



Our ref: DEV2022/1312/2

11 September 2024

Peet Flagstone City Pty Ltd
C/- RPS Australia Asia Pacific
Att: Ms Louisa Sloan
Level 8, 31 Duncan Street
Fortitude Valley QLD 4006, Australia

Email: louisa.sloan@rpsgroup.com.au

Dear Ms Sloan

Section 99 Approval - Application to Change PDA Development Approval
PDA Preliminary Approval for Material Change of Use for development in accordance with a Master Plan at Lot 907 Flagstonian Drive, and endorsed Context Plan, Flagstone described as Lots 907 and 50050 on SP332140

On 11 September 2024 the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website [Current applications and approvals](#).

If you require any further information, please contact Gabrielle Shepherd, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7914 or at gabrielle.shepherd@edq.qld.gov.au, who will assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Lot 907 Flagstonian Drive, Flagstone	
Lot on plan description	Lot number	Lot number
	907	907
	50050	50050
PDA development application details		
DEV reference number	DEV2022/1312	
'Properly made' date	23 August 2024	
Type of application	<input type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Description of proposal applied for	Endorsement of a Context Plan	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.	
Original Decision date	25 July 2024	
Change to approval date	11 September 2024	
Currency period	6 years from the original decision date	
Assessment Team		
Assessment Manager (Lead)	Gabrielle Shepherd, Principal Planner	
Manager	Brandon Boudier, Manager	
Delegate	Amanda Dryden, Director	

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Endorsed plan		Number	Date
1.	Flagstone Context Area One, Context Plan, prepared by RPS	110056-112L	14 September 2022
Plans and documents previously approved on 25 July 2024		Number	Date
1.	Flagstone City Centre Masterplan Report Section A, prepared by RPS AAP Consulting Pty Ltd	Revision F	19/04/24, as amended in red on 18/07/24

Preamble, Abbreviations, and Definitions

ABBREVIATIONS AND DEFINITIONS

EDQ DA means Economic Development Queensland's – Development Assessment team.

MP means Master Plan

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
- iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
- iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
- v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting Documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
1.	Carry out future development Carry out future development generally in accordance with the approved Flagstone Town Centre Master Plan.	Ongoing
2.	Community Facilities Infrastructure Master Plan (MP) a) Submit to EDQ DA for compliance assessment, an updated Community Facilities Infrastructure Master Plan, pursuant to the requirements of the whole of site approval (DEV2012/209). b) Submit to EDQ DA, evidence that the updated IMP as required by part a) of this condition, has been endorsed by EDQ	a) Prior to the lodgement of the first application in the MP area subsequent to the original decision date of this approval b) Prior to the approval of the first application in the MP area subsequent to the original decision date of this approval
3.	Stormwater Infrastructure Master Plan – Compliance assessment a) Submit to EDQ DA for compliance assessment, an updated Stormwater Infrastructure Master Plan, certified by a suitably qualified RPEQ, pursuant to the requirements of the whole of site approval (DEV2012/209).	a) Prior to the lodgement of the first application in the MP area subsequent to the original decision date of this approval

PDA Development Conditions		
No.	Condition	Timing
	b) Submit to EDQ DA, evidence that the updated IMP as required by part a) of this condition, has been endorsed by EDQ	b) Prior to the approval of the first application in the MP area subsequent to the original decision date of this approval
4.	Stormwater Infrastructure All future developments within the Master Plan must be ultimately connected to the permanent stormwater infrastructure identified in the updated Stormwater IMP required by Condition 2 above.	Ongoing
5.	Water Network Analysis - Compliance Assessment Submit to EDQ DA for compliance assessment, a Water Network Analysis report for the Master Plan area, certified by a suitably qualified RPEQ, in accordance with the endorsed Water IMP and the <i>PDA Guideline No. 13 Engineering standards</i> . The Water Network Analysis report shall include the following: i) Pressure data and pressure management outcomes; ii) Layout of proposed district metering areas in accordance with Council's requirements; iii) Infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development.	Prior to the lodgement of the first application in the MP area subsequent to the original decision date of this approval
6.	Sewer Network Plan - Compliance Assessment Submit to EDQ DA for compliance assessment, a Sewerage Network Plan report for the Master Plan area certified by a suitably qualified RPEQ, in accordance with the endorsed Sewer IMP and the <i>PDA Guideline No. 13 Engineering standards</i> . The Sewerage Network Plan shall include the following: i) Preliminary plans and longitudinal sections for any trunk sewers with revised sizes based on actual grades; ii) Alignments of sewerage infrastructure that minimise impacts to the vegetation corridor; iii) Provision for the connection of upstream precincts; iv) Infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development.	Prior to the lodgement of the first application in the MP area subsequent to the original decision date of this approval

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****