



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1523

25 September 2024

Logan City Council
C/- Wolter Consulting Group
Att: Mr Toby Heap, Senior Planner
PO Box 436
NEW FARM QLD 4005

Email: theap@wolterconsulting.com.au

Dear Mr Heap

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Material Change of Use for Community Facility (Community Centre) at Parklands Drive, Flagstone described as Lot 30013 on SP332140

On 25 September 2024, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

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

If you require any further information, please contact Nicole Tobias, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6752 or at nicole.tobias@edq.qld.gov.au, who will assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	Parklands Drive, Flagstone	
Lot on plan description	Lot number	Plan description
	30013	SP332140
PDA development application details		
DEV reference number	DEV2024/1523	
'Properly made' date	16 July 2024	
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Community Facility (Community Centre)	
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. The approval is for: • a district community centre.	
Decision date	25 September 2024	
Currency period	6 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Nicole Tobias, Senior Planner	
Manager	Brandon Bouda, Manager	
Engineer	Sanjib Bhowmick, Senior Engineer	
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.

Approved plans and documents		Number	Date
1.	Proposed Site Plan prepared by Fulton Trotter Architects	DA101_C	20/08/2024
2.	Proposed Floor Plan prepared by Fulton Trotter Architects	DA201_B	13/08/2024
3.	Proposed Carpark prepared by Fulton Trotter Architects	DA202_B	13/08/2024
4.	Future Carpark – After Road 1 Construction prepared by Fulton Trotter Architects	DA203_B	13/08/2024
5.	West Elevation prepared by Fulton Trotter Architects	DA301_B	20/08/2024
6.	East Elevation prepared by Fulton Trotter Architects	DA302_B	20/08/2024
7.	South Elevation prepared by Fulton Trotter Architects	DA303_B	20/08/2024
8.	North Elevation prepared by Fulton Trotter Architects	DA304_B	20/08/2024
9.	Section A prepared by Fulton Trotter Architects	DA311_B	20/08/2024
10.	LC01 Proposed Landscape Concept Plan – Draft prepared by Wolter Consulting Group	Flagstone Community Centre 23-0086L, Rev B	04/06/2024
11.	Traffic Impact Assessment prepared by PTT	23-460 Rev A	27/06/2024
12.	Civil Engineering Services Report and Site-based Stormwater Management Plan prepared by Bligh Tanner	2023.0165 Version 1	27/06/2024
13.	Waste Management Plan prepared by MRA Environmental	MRA23-034	28/06/2024
14.	Geotechnical Investigation prepared by Soil Surveys Engineers	1-26299 BR 1.1	27/07/2023

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

BFP means Building Format Plan.

BASIC (SLOW) CHARGERS means an electric vehicle charging facility on a dedicated electrical circuit, typically used in long park situations such as dwellings and workplaces. Basic (slow) EV chargers use AC (240 volts) power and require a minimum 20 Amps, as well as installation of an Electric Vehicle Supply Equipment (EVSE) unit capable of supplying up to 7kW of power.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

COUNCIL means the relevant local government for the land the subject of this approval.

DCOP means Development Charges Offset Plan, as amended from time to time.

EDQ means Economic Development Queensland.

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

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

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.

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.

- 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.
 - 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
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use.
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
3.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times

PDA Development Conditions		
No.	Condition	Timing
4.	Services Screening All refuse and plant areas will be suitably screened to all boundaries, specifically to the Parklands Road frontage. i. The refuse area is to include both fence and landscape screening. ii. All air conditioning, lift rooms, ventilation plant and other equipment located on the roof or externally around the building will be treated as an integral part of the building and either screened from view or painted to match the surrounding building.	At all times following commencement of use
Construction Management and Engineering		
5.	Construction management plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment.	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
6.	Erosion and sediment management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii) Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites; iii) International Erosion Control Association (IECA) Best Management Practices (2016); iv) the latest version of the IECA guidelines; and v) Council's requirements. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
7.	Traffic management plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing work b) During construction

PDA Development Conditions		
No.	Condition	Timing
8.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use b) Prior to commencement of use
9.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments; ii) the approved documents and drawings; and iii) Recommendations made in Geotechnical Investigation prepared by Soil Surveys Engineering, dated July 2023 for Project No. 1-26299. The certified earthworks plans are to: i) accord with the Erosion and Sediment Control Plans, as required by condition 6 – Erosion and sediment management; ii) include the location and finished surface levels of any cut and/or fill; iii) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv) provide details of any areas where surplus soils are to be stockpiled; v) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s); and viii) to achieve compaction with Level 1 Supervision. b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks b) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material. Advice: The designed Earthworks Drawings prepared as per this condition must be signed by a RPEQ with the RPEQ number, revision and date prior to undertaking any earthworks on site.	c) Prior to commencement of use
10.	Retaining walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with Australian Standard AS4678 – Earth Retaining Structures and relevant material standards (e.g. AS3600 – Concrete Structures); iii) located and designed generally in accordance with the approved documents and drawings. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks b) Prior to commencement of use c) Prior to commencement of use
11.	Vehicle access Stage 1: a) Construct vehicle crossover: i) located generally in accordance with the approved plans DA202_B prepared by Fultan Trotter dated 13/08/2024; ii) designed generally in accordance with recommendations made in Traffic Impact Assessment prepared by PIT Traffic and Transport Engineering, dated 27 June 2024 for Project Number: 23-460. b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition. Stage 2: c) Construct vehicle crossover: i) located generally in accordance with the approved plans DA203_B prepared by Fultan Trotter dated 13/08/2024;	a) Prior to commencement of use b) Prior to commencement of use c) At completion of Parklands Drive (Road 1 - Future) construction to the west.

PDA Development Conditions		
No.	Condition	Timing
	ii) designed generally in accordance with recommendations made in Traffic Impact Assessment prepared by PIT Traffic and Transport Engineering, dated 27 June 2024 for Project Number: 23-460. d) Remove the crossover from Stage 1 and reinstate footpaths and provide car parks in accordance with the approved plans referenced in c)i) above and landscaping in accordance with the landscape plans submitted under condition 24. e) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part c) of this condition.	d) Within 4 weeks of completion of the driveway. e) Within 4 weeks of completion of the driveway.
12.	Car parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans; and b) Construct car park generally in accordance with drawings number DA202_B & DA203_B prepared by Fulton Trotter dated 13/08/2024. Please be advised that notes for the accessible paths and entries are to be complied with as per the drawing details to ensure an effective car park design. c) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use c) Prior to commencement of use
13.	Electric Vehicle Readiness a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity for Basic (slow) EVSE chargers to all non-visitor parking bays, including provision of dedicated conduits and circuits to individual parking bays. b) Electric vehicle charging shall be: i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii) designed with regard to fire retardance and ventilation. c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	a) Prior to commencement of the use b) At all times. c) Prior to commencement of use
14.	Bicycle parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.	a) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	b) Prior to commencement of use
15.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Logan City Council current adopted standards.	Prior to commencement of use
16.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Logan City Council current adopted standards.	Prior to commencement of use
17.	Stormwater connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use
18.	Stormwater management (quality) a) Submit to EDQ the existing detailed engineering drawings, certified by a RPEQ, of the stormwater connection and treatment infrastructure that has been designed and built to support the proposed development generally in accordance with: i) PDA Guideline No. 13 Engineering standards – Stormwater quality and; ii) State Planning Policy 2017 (SPP); and iii) Stormwater management strategy based on an Engeny concept stormwater strategy catchments for the Flagstone Town Centre (M45000_012(0). Refer to a technical memo by Peak Urban(21-0008.TM.DC, 2021.)" b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
19.	Stormwater management (quantity) a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) PDA Guideline No. 13 Engineering standards – Stormwater quantity; ii) Stormwater management strategy based on Engeny concept stormwater strategy catchments for the Flagstone Town Centre – A Technical Memo by Peak Urban (2021); and iii) Bligh Tanner Site Concept Stormwater Plan titled as ‘Preliminary Concept Site Plans’. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council. Advice: Please be advised that ‘Bligh Turner Concept Site Plans’ must be updated with a drawing and revision number with a date prior to use for this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use
20.	Flood Management (Waterway Corridor) a) The applicant must construct the proposed development generally in accordance with: i) Survey of compacted earthworks (Veris); and b) Trunk Roadworks and Drainage Layout Construction Plan (Titled ‘Roadworks and Drainage Layout Plan’, Drawing no:102, Revision B, dated 14/10/22 prepared by PeakUrban.	a) All times following commencement of use b) At all times following commencement of use
21.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
22.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.	a) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to commencement of use
23.	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
24.	Landscape Works a) Submit to EDQ IS detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the following approved plans (LC01 Proposed Landscape Concept Plan – Draft dated 4/06/2024 prepared by Wolter Consulting Group) and is i. to incorporate the detailed refuse landscaping screening require by Condition 4 and ii. Detail landscaping for both stage 1 and stage 2 of the development b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of building work b) Prior to commencement of use
25.	Waste management Implement the waste management strategies for the proposed development generally in accordance with the approved Operational Waste Management Plan, prepared by MRA Environmental, Revision 1 dated 28 June 2024.	All times following commencement of use.
26.	Outdoor Lighting Outdoor lighting within the site is to be designed and constructed in accordance with Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.	Prior to commencement of use
27.	Easements over infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain	Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	the Contributed Assets.	
Infrastructure Charges		
28.	Infrastructure Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP.

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 ****