



Our ref: DEV2017/907/4

2 October 2024

Pioneer Fortune Pty Ltd
C/- Ethos Urban Pty Ltd
Att: Mr Morgan Randle and Ms Belinda Mackay
Level 4, 215 Adelaide Street
BRISBANE QLD 4000

Email: MRandle@ethosurban.com; BMackay@ethosurban.com

Dear Morgan and Belinda

Section 99 Approval - Application to Change PDA Development Approval
Reconfiguring a Lot – Road opening at Wyatt Road, New Beith Road and Homestead Drive, Undullah described as Lot 3 on RP45236, Lot 907 on SP332140 and Lot 50050 on SP332140 (former Lot 907 on SP281066 and Lot 908 on SP296740)

On 2 October 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 Brandon Bouda, Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7422 or at Brandon.Bouda@edq.qld.gov.au who will assist.

Yours sincerely

Development Assessment
Economic Development Queensland



PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Wyatt Road, New Beith Road and Homestead Drive, Undullah	
Lot on plan description	Lot number	Plan description
	3	RP45236
	907	SP332140
	50050	SP332140
PDA development application details		
DEV reference number	DEV2017/907/4	
'Properly made' date	12 August 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	
Description of proposal applied for	Reconfiguring a Lot – New Road Opening	
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: • PDA Development Permit for Reconfiguring A Lot – Road Opening	
Original Decision date	15 March 2018	
Change to approval date	2 October 2024	
Currency period	9 years <i>Note: On 8 December 2023, a further extension of the four (4) year currency period was approved providing a currency period for this application of seven (7) years from the original approval date. i.e. 15 March 2025. However, the application benefits from the Covid-19 Applicable Event declaration made by the MEDQ pursuant to s171N of the Economic Development Act 2012. This gave an additional two (2) year currency period extension i.e. 15 March 2027.</i>	

Assessment Team	
Assessment Manager (Lead)	Andrew McKnight, Principal Planner
Manager	Brandon Bouda, Manager
Engineer	Ava Jamali, Engineer
Delegate	Jeanine Stone, Project 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.	Homestead Drive Extension	30729-PP11 A	22 September 2017

Preamble, Abbreviations, and Definitions	
PREAMBLE Nil or insert preamble 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. CERTIFICATION PROCEDURES MANUAL means the document titled <i>Certification Procedures Manual</i>, 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. 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*.

LTA means *Land Title 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.
- 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.

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.

- 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 the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement
1a	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
2	Removal of redundant irrigation infrastructure a) Submit to EDQ IS detailed design plans for the removal of the redundant irrigation infrastructure within the proposed road reserve, certified by a RPEQ generally in accordance with the relevant Council standards. b) Submit to EDQ IS evidence that the removal of the redundant irrigation infrastructure generally in accordance with the certified plans required under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
3	Condition Deleted	
4	Hours of work - construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed

	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
7	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 <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
8	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
9	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	a) Prior to survey plan endorsement b) Prior to survey plan endorsement

	infrastructure at no cost to others and in accordance with statutory requirements and adopted 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>	
10	Earthworks – Compliance Assessment a) Submit to EDQ IS for compliance assessment detailed earthworks plans for Compliance Assessment, certified by a RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, as required by condition for Erosion and sediment management; - include the location and finished surface levels of any cut and/or fill; - identify tie-in with indicative future development; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: - all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and - any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencing earthworks b) Prior to survey plan endorsement c) Prior to survey plan endorsement
11	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: - certified to achieve a minimum 50 year design life; - designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); and - Accord with the endorsed earthworks plan as condition 10a.	a) Prior to commencing earthworks

	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.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
12	Traffic Report - Compliance Assessment Submit to EDQ IS for compliance assessment a traffic report, certified by a RPEQ, providing design parameters including signalisation for Homestead Drive Extension, Homestead Drive / Flagstonian Drive intersection and Homestead Drive / New Beith Road intersection generally in accordance with: i) PDA Guideline No. 13 – Engineering standards ii) South Logan Strategic Transport Model, Version E, prepared by Veitch Lister Consulting and dated 11/06/2020 iii) Homestead Drive Extension drawing number 30729-PP11 Issue A prepared by Veris and dated 22/09/2017 iv) The approved Flagstone City Movement IMP (as amended time to time) v) The Flagstone City Masterplan Approval (DEV2022/1312). The traffic report is to include: 1. Road cross sections for the 2 -lane (interim) and 4-lane (ultimate) roads 2. 2-lane (interim) and 4-lane (ultimate) Intersection design parameters for Homestead Drive / Flagstonian Drive and Homestead Drive / New Beith Road intersections.	Prior to commencement of road works
13	Roadworks - Compliance Assessment – Homestead Drive a) Upon endorsement from EDQ of a traffic report under Condition 12, submit to EDQ IS for Compliance Assessment preliminary functional layout plans, certified by a suitably qualified RPEQ, for the Homestead Drive 4-lane (ultimate) and 2-lane (interim) road works, generally in accordance with: i) PDA Guideline No. 13 – Engineering standards ii) The Traffic Report endorsed by EDQ in accordance with Condition 1 iii) Homestead Drive Extension drawing number 30729-PP11 Issue A prepared by Veris and dated 22/09/2017 The design of Homestead Drive is to make provisions for any on-road or indented public transport infrastructure including a single unit rigid bus of 14.5m in length and to align with the Homestead Drive / New Beith Road functional layout plans endorsed by EDQ under Condition 12 and minimise temporary / redundant works for future delivery of this intersection. b) Submit to EDQ IS detailed engineering design plans certified by a RPEQ, for all roadworks generally in accordance with the	a) Prior to commencement of road works b) Prior to commencement of road works

	approved functional layout plans required under part a) of this condition. c) Construct the 2-lane interim works generally in accordance with the endorsed plans as required under part b) of this condition. d) Submit to EDQ IS: i) Certification from a RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part c) of this condition; and ii) all documentation as required by the Certification Procedures Manual. iii) As-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	c) Prior to survey plan endorsement d) Prior to survey plan endorsement
14	Roadworks - Compliance Assessment – Homestead Drive / Flagstonian Drive and Homestead Drive / New Beith Road Intersections a) Upon endorsement from EDQ of a traffic report under Condition 12, submit to EDQ IS for Compliance Assessment preliminary functional layout plans, supported by turn templates, certified by a suitably qualified RPEQ, for the Homestead Drive / Flagstonian Drive 4-lane (ultimate) and 2-lane (interim) and Homestead Drive / New Beith Road 4-lane (ultimate) and 2-lane (interim) intersections including turning templates generally in accordance with: i) PDA Guideline No. 13 – Engineering standards ii) The Traffic Report endorsed by EDQ in accordance with Condition 12 iii) Homestead Drive Extension drawing number 30729-PP11 Issue A prepared by Veris and dated 22/09/2017 b) Submit to EDQ IS detailed engineering design plans certified by a RPEQ, for all intersection works generally in accordance with the approved the 2-lane (interim) intersections required under part a) of this condition. c) Construct all interim works generally in accordance with the endorsed plans as required under part b) of this condition. d) Submit to EDQ IS: i) Certification from a RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part c) of this condition; and ii) all documentation as required by the Certification Procedures Manual. iii) As-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	a) Prior to commencement of road works b) Prior to commencement of road works c) Prior to survey plan endorsement d) Prior to survey plan endorsement

15	Street Lighting Comply with either parts a) and c) or parts b) and c) of this condition. a) Design and install a <u>Rate 2</u> street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) meet the relevant standards of Energex; ii) be endorsed by Energex as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Energex 'billable customer'; iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> ii) meet the requirements of AS3000 – '<i>SAA Wiring Rules</i>'. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority. c) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement c) Prior to survey plan endorsement
16	Water Reticulation a) Submit to EDQ IS detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; b) Construct water reticulation 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, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Logan City Council (Logan Water) current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencing water reticulation work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
17	Sewer Reticulation a) Submit to EDQ IS detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition.	a) Prior to commencing sewer reticulation work b) Prior to survey plan endorsement

	c) Submit to EDQ IS 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: i) Logan City Council (Logan Water) current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	c) Prior to survey plan endorsement
18	Stormwater Management (Quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> b) Construct the stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing stormwater work b) Prior to survey plan endorsement
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</i>. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater work b) Prior to survey plan endorsement
20	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
21	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. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement

22	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 survey plan endorsement b) Prior to survey plan endorsement
23	Streetscape Works Either: a) Submit to EDQ IS detailed landscape plans for streetscape works, including a schedule of assets, certified by an AILA, generally in accordance with Council's Infrastructure Planning Scheme Policy – Landscaping b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS 'As Constructed' plans and asset register in a format acceptable to Council. Or: d) Where the streetscape works do not comply with Council's Infrastructure Planning Scheme Policy – Landscaping, submit to EDQ IS for compliance assessment functional streetscape layout plans, including a schedule of proposed standard and non-standard assets to be transferred to Council certified by an AILA. The detailed functional layout plans are to include where applicable: 1. location and type of street lighting 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines. e) Submit to EDQ IS detailed streetscape works plans certified by an AILA generally in accordance with the endorsed plans required under part a) of this condition. f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition.	a) Prior to commencement of streetscape works b) Prior to survey plan endorsement c) Prior to survey plan endorsement d) Prior to commencement of site works e) Prior to commencement of streetscape works f) Prior to survey plan endorsement

	g) Submit to EDQ IS 'As Constructed' plans and asset register in a format acceptable to Council.	g) Prior to survey plan endorsement
24	Vegetation Management and Clearing a) Submit to EDQ DA a Vegetation Management and Clearing Plan prepared by a relevant professional e.g. qualified Ecologist or Arborist AQF level 5 or above) b) Carry out the vegetation management and clearing generally in accordance with the certified plans under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
25	Easements over Infrastructure a) 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. b) 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 the Contributed Assets.	At registration of survey plan for all parts.

STANDARD ADVICE

1. Please note that in order 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.
2. Trunk infrastructure identified in the Greater Flagstone Development Charges Offset Plan (DCOP) may be offsetable against infrastructure charges. Applicants can request an offset in accordance with the process set out in the DCOP.

**** End of Package ****