



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2025/1610

22 August 2025

Peet Flagstone City Pty Ltd
C/- Colliers International Engineering & design Pty Ltd
Att: Mr Dan Collins
PO Box 1344
BUDDINA QLS 4575

Email: dan.collins@colliers.com; QLD.EDEnquiries@colliers.com

Dear Mr Collins

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

PDA Development Permit for Operational Work for Trunk Watermain Relocation at New Beith Road, Silverbark Ridge described as Lot 989 on SP348566, Lot 910 on SP346075 and Lot 911 on SP346330

On 22 August 2025, 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 Mr Ali Rizayee, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7531 or at ali.rizayee@edq.qld.gov.au, who will assist.

Yours sincerely

Brandon Bouda
A/Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	New Beith Road, Flagstone, Silverbark Ridge	
Lot on plan description	Lot number	Plan description
	989	SP348566
	910	SP346075
	911	SP346330

PDA development application details	
DEV reference number	DEV2025/1610
'Properly made' date	08/05/2025
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	Operational Work – Trunk Watermain Relocation

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: • Operational Work – Trunk Watermain Relocation
Decision date	22/08/2025
Currency period	Two (2) years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Ali Rizayee, Planner
Manager	Jennifer Sneesby, Manager
Engineer	Marco Bonotto, Director
Delegate	Brandon Bouda, A/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.	Trunk Water Cover Plan prepared by Colliers	Project No: 22-0450 Drawing No: 500 Revision D	23.07.25
2.	Trunk Water General Notes Sheet 1 of 2 prepared by Colliers	Project No: 22-0450 Drawing No: 500A Revision B	23.07.25
3.	Trunk Water General Notes Sheet 2 of 2 prepared by Colliers	Project No: 22-0450 Drawing No: 501 Revision F	23.07.25
4.	Trunk Water Live Works Details Sheet 1 of 4 prepared by Colliers	Project No: 22-0450 Drawing No: 502 Revision D	23.07.25
5.	Trunk Water Live Works Details Sheet 2 of 4 prepared by Colliers	Project No: 22-0450 Drawing No: 502A Revision D	23.07.25
6.	Trunk Water Live Works Details Sheet 3 of 4 prepared by Colliers	Project No: 22-0450 Drawing No: 502B Revision B	23.07.25
7.	Trunk Water Live Works Details Sheet 4 of 4 prepared by Colliers	Project No: 22-0450 Drawing No: 502C Revision A	23.07.25
8.	Flow Meter Detail prepared by Colliers	Project No: 22-0450 Drawing No: 503 Revision C	23.07.25
9.	Trunk Water Layout Plan Sheet 1 of 6 prepared by Colliers	Project No: 22-0450 Drawing No: 504 Revision D	23.07.25
10.	Trunk Water Layout Plan Sheet 2 of 6 prepared by Colliers	Project No: 22-0450 Drawing No: 505 Revision E	23.07.25
11.	Trunk Water Layout Plan Sheet 3 of 6 prepared by Colliers	Project No: 22-0450 Drawing No: 506 Revision C	23.07.25
12.	Trunk Water Layout Plan Sheet 4 of 6 prepared by Colliers	Project No: 22-0450 Drawing No: 507 Revision C	23.07.25
13.	Trunk Water Layout Plan Sheet 5 of 6 prepared by Colliers	Project No: 22-0450 Drawing No: 508 Revision C	23.07.25

14.	Trunk Water Layout Plan Sheet 6 of 6 prepared by Colliers	Project No: 22-0450 Drawing No: 509 Revision C	23.07.25
15.	Trunk Water Longitudinal Sections Sheet 1 of 8 prepared by Colliers	Project No: 22-0450 Drawing No: 510 Revision E	23.07.25
16.	Trunk Water Longitudinal Sections Sheet 2 of 8 prepared by Colliers	Project No: 22-0450 Drawing No: 511 Revision D	23.07.25
17.	Trunk Water Longitudinal Sections Sheet 3 of 8 prepared by Colliers	Project No: 22-0450 Drawing No: 512 Revision C	23.07.25
18.	Trunk Water Longitudinal Sections Sheet 4 of 8 prepared by Colliers	Project No: 22-0450 Drawing No: 513 Revision C	23.07.25
19.	Trunk Water Longitudinal Sections Sheet 5 of 8 prepared by Colliers	Project No: 22-0450 Drawing No: 514 Revision C	23.07.25
20.	Trunk Water Longitudinal Sections Sheet 6 of 8 prepared by Colliers	Project No: 22-0450 Drawing No: 515 Revision C	23.07.25
21.	Trunk Water Longitudinal Sections Sheet 7 of 8 prepared by Colliers	Project No: 22-0450 Drawing No: 516 Revision C	23.07.25
22.	Trunk Water Longitudinal Sections Sheet 8 of 8 prepared by Colliers	Project No: 22-0450 Drawing No: 516A Revision B	23.07.25
23.	Scour Valve Details prepared by Colliers	Project No: 22-0450 Drawing No: 517 Revision C	23.07.25
24.	Air Valve Details prepared by Colliers	Project No: 22-0450 Drawing No: 518 Revision B	23.07.25

Preamble, abbreviations, and definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

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

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

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*.

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 the approved plans and documents.	Prior to expiration of the currency period
2.	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
3.	Out of Hours Work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
4.	Certification of Operational Work Carry out all the Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
5.	Trunk Water Main Works a) Submit to EDQ IS detailed trunk water main design plans, certified by a RPEQ. The certified trunk water main design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i> ; ii) the approved plans b) Construct the trunk water main works generally in accordance with the certified plans submitted under part b) of this condition.	a) Prior to commencing work b) Prior to expiration of the currency period

³ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS 'as constructed' plans, certified by an RPEQ, of trunk water main constructed in accordance with this condition, including an asset register, pressure and water quality tests results in accordance with: i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information	c) Within 60 days from practical completion
6.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, 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; and 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. 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.	a) Prior to commencing work b) During construction c) During construction

PDA Development Conditions		
No.	Condition	Timing
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.	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) Should 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 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>	a) Prior to practical completion b) Prior to practical completion

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 ****