

Our ref: DEV2025/1666

14 November 2025

Redcape Hotel Group
C/- Bartley Burns Town Planning
Att: Mr Ben Lewis
Unit 10/ 16 Metroplex Avenue
MURARRIE QLD 4172

ben@bartleyburns.com.au

Dear Applicant

Priority Development Area (PDA) Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

PDA:	Grater Flagstone
PDA Development Type:	Development Permit for MCU for Bottle Shop Drive-Thru and Awning
Property Location:	242-250 Homestead Drive and 6-24 Gates Road, Flagstone
Property Description:	Lots 25000 and 25010 on SP286481

On 14 November 2025 Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Carly Prenzler, Senior Planner on (07) 3882 8475 or by email at carly.prenzler@edq.qld.gov.au.

Yours sincerely



Adam Dunn

Director

Development Services

Economic Development Queensland

cc. Logan City Council – council@logan.qld.gov.au

1 William Street Brisbane
PO Box 15185 City East
Queensland 4002 Australia
Website www.edq.qld.gov.au
ABN 65 959 415 158

PDA Decision Notice

Approved form made under section 175 of the *Economic Development Act 2012*

Site information		
Name of Priority Development Area (PDA)	Greater Flagstone	
Site address	242-250 Homestead Drive and 6-24 Gates Road, Flagstone	
Lot on plan description	Lot number	Plan description
	25000	SP286481
	25010	SP286481
PDA Development Approval details		
DEV Reference No.	DEV2025/1666	
PDA Development Approval Type	☒ Material change of use ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Reconfiguring a lot ☐ PDA Preliminary Approval ☐ PDA Development Permit ☐ Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit	
Approval details	Extension to Shop - Drive-Thru and Awning to existing Bottle Shop	
Decision	EDQ has decided to grant all of the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Decision Notice.	
Decision date	14 November 2025	
Currency Period	6 years from the Decision date	

Approved plans and documents

The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.

Plan/Document Name	Reference No.	Prepared By	Date
1. Location Plan	EDQ01 Rev A	Alchemy	5 July 2025
2. Part Site/Floor Plan (as amended in red)	EDQ02 Rev A	Alchemy	5 July 2025
3. Elevations	EDQ03	Alchemy	25 June 2025
4. Traffic Engineering Letter (as amended in red)		Modus	8 July 2025
5. B85 Swept Path Assessment	MOD24774QLD- SK01 Rev C	Modus	8 July 2025
6. SRV Swept Path Assessment	MOD24774QLD - SK02 Rev C	Modus	8 July 2025
7. Modus Recommended Linemarking Plan (as amended in red)	MOD24774QLD – SK03 Rev A	Modus	7 October 2025

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ Development Services use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to:

- a) EDQ DA: developmentsservices@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 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

PDA Development Conditions

No.	Condition	Timing
3.	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.	a) Prior to commencing work
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.	b) During construction
<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>		
4.	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;	a) Prior to commencing work

PDA Development Conditions

No.	Condition	Timing
	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.	b) During construction
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
5.	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.	a) Prior to commencement of use or BFP endorsement, whichever occurs first
	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.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
	<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>	
6.	Stormwater Connection	
	Connect the approved development to a lawful point of discharge:	Prior to commencement of use
	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.	
7.	Outdoor Lighting	
	Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use
8.	Easement – Lawful Access between Lot 25000 and Lot 25010	
	Submit to EDQ DA a registered easement demonstrating lawful access between Lot 25000 on SP286481 and Lot 25010 on SP286481	Prior to commencement of use

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.

