

Our ref: DEV2025/1627

14 November 2025

Frasers Property New Beith Pty Ltd
C/- Urbis Ltd
Att: Mr Nicholas Kelly
Email: nkelly@urbis.com.au

Dear Applicant

Priority Development Area (PDA) Decision Notice

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

PDA:	Greater Flagstone PDA
PDA Development Type:	Development Permit for Reconfiguring a Lot for creation of road reserve and Operational Works for road works
Property Location:	Lot 4 Olson Road, New Beith and Lot 910 Falcon Circuit, Flagstone
Property Description:	Lot 4 on SP332712 and Lot 910 on SP350037

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 Nicole Tobias on (07) 3452 6752 or by email at nicole.tobias@edq.qld.gov.au.

Yours sincerely



Adam Dunn
Director
Development Services
Economic Development Queensland
cc. Logan City Council – Email council@logan.qld.gov.au

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	Lot 4 Olson Road, New Beith and Lot 910 Falcon Circuit, Flagstone	
Lot on plan description	Lot number	Plan description
	Lot 4	SP332712
	Lot 910	SP350037

PDA Development Approval details

DEV Reference No.	DEV2025/1627
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	Reconfiguring a Lot – 1 into 2 lots, creation of road reserve and Operational Work for Road Works
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	4 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. New Beith - Precinct B – Cover Plan	23-0154 5001 Rev B	Colliers	21 August 2025
2. New Beith - Precinct B – General Notes	23-0154 5002 Rev B	Colliers	21 August 2025
3. New Beith - Precinct B – Existing Features Layout Plan	23-0154 5100 Rev B	Colliers	21 August 2025
4. New Beith - Precinct B – Bulk Earthworks Layout Plan (amended in red)	23-0154 5110 Rev C	Colliers	3 October 2025
5. New Beith - Precinct B – Roadworks and Drainage Layout Plan (amended in red)	23-0154 5200 Rev D	Colliers	3 October 2025
6. New Beith - Precinct B – Survey Setout and Kerb Types Layout Plans	23-0154 5210 Rev B	Colliers	21 August 2025
7. New Beith - Precinct B – Road Typical Cross Sections and Details	23-0154 5220 Rev B	Colliers	21 August 2025
8. New Beith - Precinct B – R034 Longitudinal Section	23-0154 5230 Rev B	Colliers	21 August 2025
9. New Beith - Precinct B – R034 Cross Sections Sheet 1 of 5	23-0154 5231 Rev B	Colliers	21 August 2025
10. New Beith - Precinct B – R034 Cross Sections Sheet 2 of 5	23-0154 5232 Rev B	Colliers	21 August 2025
11. New Beith - Precinct B – R034 Cross Sections Sheet 3 of 5	23-0154 5233 Rev B	Colliers	21 August 2025
12. New Beith - Precinct B – R034 Cross Sections Sheet 4 of 5	23-0154 5234 Rev B	Colliers	21 August 2025
13. New Beith - Precinct B – R034 Cross Sections Sheet 5 of 5	23-0154 5235 Rev B	Colliers	21 August 2025
14. New Beith - Precinct B – Signs and Linemarking Layout Plan	23-0154 5270 Rev B	Colliers	21 August 2025

15. New Beith – Precinct B – Stormwater Drainage External Catchment Layout Plan	23-0154 5300 Rev B	Colliers	21 August 2025
16. New Beith – Precinct B – Stormwater Drainage Catchment Layout Plan	23-0154 5310 Rev B	Colliers	21 August 2025
17. New Beith – Precinct B – Stormwater Drainage Longitudinal Sections Sheet 1 of 3	23-0154 5320 Rev B	Colliers	21 August 2025
18. New Beith – Precinct B – Stormwater Drainage Longitudinal Sections Sheet 2 of 3	23-0154 5321 Rev B	Colliers	21 August 2025
19. New Beith – Precinct B – Stormwater Drainage Longitudinal Sections Sheet 3 of 3	23-0154 5322 Rev B	Colliers	21 August 2025
20. New Beith – Precinct B – Stormwater Drainage Structure Details	23-0154 5330 Rev B	Colliers	21 August 2025
21. New Beith – Precinct B – Stormwater Drainage Calculations Sheet 1 of 2	23-0154 5350 Rev B	Colliers	21 August 2025
22. New Beith – Precinct B – Stormwater Drainage Calculations Sheet 2 of 2	23-0154 5351 Rev B	Colliers	21 August 2025
23. New Beith – Precinct B – Stormwater Culvert Layout Plan	23-0154 5360 Rev D	Colliers	3 October 2025
24. New Beith – Precinct B – Stormwater Culvert 1 Typical Sections	23-0154 5370 Rev E	Colliers	3 October 2025
25. New Beith – Precinct B – Stormwater Culvert 2 Typical Sections	23-0154 5371 Rev D	Colliers	3 October 2025
26. New Beith – Precinct B – Stormwater Culvert 3 Typical Sections	23-0154 5372 Rev D	Colliers	3 October 2025
27. New Beith - Precinct B – Trunk Water Cover Plan	23-0154 5650 Rev B	Colliers	21 August 2025
28. New Beith - Precinct B – Trunk Water General Notes	23-0154 5651 Rev B	Colliers	21 August 2025
29. New Beith - Precinct B – Trunk Water Layout Plan	23-0154 5660 Rev B	Colliers	21 August 2025
30. Vegetation Clearing & Fauna Management Plan – Cover Sheet	10941 E 01 S_Bridge VCFMP B	Saunders Havill	-

31. Vegetation Clearing & Fauna Management Plan - Vegetation Clearing Notes	10941 E 02 S-Bridge VCFMP B	Saunders Havill	8 May 2025
32. Vegetation Clearing & Fauna Management Plan - Vegetation Clearing Notes	10941 E 03 S_Bridge VCFMP B	Saunders Havill	8 May 2025
33. Vegetation Clearing & Fauna Management Plan - Detail Sheets Context	10941 E 04 S-Bridge VCFMP B	Saunders Havill	8 May 2025
34. Vegetation Clearing & Fauna Management Plan - <i>Sheet 05</i>	10941 E 05 S_Bridge VCFMP B	Saunders Havill	13 May 2025
35. Vegetation Clearing & Fauna Management Plan - <i>Sheet 06</i>	10941 E 06 S_Bridge VCFMP B	Saunders Havill	13 May 2025
36. Vegetation Clearing & Fauna Management Plan - <i>Sheet 07</i>	10941 E 07 S_Bridge VCFMP B	Saunders Havill	13 May 2025
37. Vegetation Clearing & Fauna Management Plan - <i>Sheet 08</i>	10941 E 08 S_Bridge VCFMP B	Saunders Havill	13 May 2025
38. Vegetation Clearing & Fauna Management Plan - <i>Clearing Direction</i>	10941 E 10 S_Bridge VCFMP B	Saunders Havill	13 May 2025
39. Southern Entry Bridge VFCMP B Tree Schedule - Pages 1 to 16	10941	Saunders Havill	13 May 2025
40. Round Mountain Project Flagstone Creek – Fauna Crossing Plan - Cover Sheet	10941 E 01 FCP A	Saunders Havill	8 September 2025
41. Round Mountain Project Flagstone Creek – Fauna Crossing Plan – Introduction and Notes	10941 E 02 FCP A	Saunders Havill	8 September 2025
42. Round Mountain Project Flagstone Creek – Fauna Crossing Plan – Site Context	10941 E 03 FCP A	Saunders Havill	8 September 2025
43. Round Mountain Project Flagstone Creek – Fauna Crossing Plan – Mitigation Measures	10941 E 04 FCP A	Saunders Havill	8 September 2025
44. Round Mountain Project Flagstone Creek – Fauna Crossing Plan – Example Fauna Exclusion Fencing	10941 E 05 FCP A	Saunders Havill	8 September 2025

45. Round Mountain Project Flagstone Creek – Fauna Crossing Plan – Example Koala Refuge Pole Detail	10941 E 06 FCP A	Saunders Havill	8 September 2025
46. Round Mountain Project Flagstone Creek – Fauna Crossing Plan – Example Fauna Crossing Approach	10941 E 07 FCP A	Saunders Havill	8 September 2025
47. Round Mountain Project Flagstone Creek – Fauna Crossing Plan – Example Fauna Movement Shelf: Part 1	10941 E 08 FCP A	Saunders Havill	8 September 2025
48. Round Mountain Project Flagstone Creek – Fauna Crossing Plan – Example Fauna Movement Shelf: Part 2	10941 E 09 FCP A	Saunders Havill	8 September 2025
49. Round Mountain Project Flagstone Creek – Fauna Crossing Plan – Example Fauna Log Connectivity Part 1	10941 E 10 FCP A	Saunders Havill	8 September 2025
50. Round Mountain Project Flagstone Creek – Fauna Crossing Plan – Example Fauna Log Connectivity Part 2	10941 E 11 FCP A	Saunders Havill	8 September 2025
51. Round Mountain - Flagstone Creek Crossing – Statement of Landscape Design Intent	Issue A	Urbis	8 October 2025
52. New Beith, Flagstone Creek Flood Study	Version 3	DesignFlow	November 2025

Supporting Documents and Plans

53. Geotechnical Investigation Report Precinct B Subdivision	J001800-005-R-Rev0	Core Consultants PTY LTD	-
--	--------------------	--------------------------	---

Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

- a) The Applicant must:
 - i. pay to EDQ 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. the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment.
 - ii. **within 20 business days** – MEDQ 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.

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.

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 Development Services: developmentservices@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 for the relevant stage
Engineering conditions		
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.	Certification of Operational Work	
	Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
4.	Construction management plan	
	a) Submit to EDQ Development Services 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; 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;	a) Prior to commencing work

PDA Development Conditions

No.	Condition	Timing
	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.	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. Traffic Management Plan

- | | |
|---|--|
| <p>a) Submit to EDQ Development Services a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> 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. <p>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.</p> | <p>a) Prior to commencing work</p> <p>b) During construction</p> |
|---|--|

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.

PDA Development Conditions

No.	Condition	Timing
6.	Earthworks	
	a) Submit to EDQ Development Services detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved plans The certified earthworks plans are to: i) include a geotechnical soils assessment of the site, including long term local and global slope stability assessment; ii) accord with the Erosion and Sediment Control Plans, as required by condition 8 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) 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.	a) Prior to commencing earthworks
	b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to survey plan endorsement
	c) Submit to EDQ Development Services 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.	c) Prior to survey plan endorsement
7.	Retaining Walls	
	a) Submit to EDQ Development Services 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 <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved plans	a) Prior to commencing earthworks
	b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	b) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ Development Services 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.	c) Prior to survey plan endorsement
8.	Erosion and sediment management	
	a) Submit to EDQ Development Services 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>. The certified plan is to include: 1. appropriate scour protections near the inlet and outlet of the bridge culverts.	a) Prior to commencing work
	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
9.	Flood Assessment Report	
	Carry out operational works in accordance with the flood study report entitled “New Beith, Flagstone Creek Flood Study”, Version 3, prepared by DesignFlow, November 2025.	Prior to survey plan endorsement
10.	Acid Sulfate Soil Management Plan (ASSMP)	
	a) Where on-site ASS are encountered, submit to EDQ IS an Acid sulfate soil management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).	a) Prior to or during earthworks
	b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.	b) Prior to survey plan endorsement
	c) Submit to EDQ Development Services a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	c) Prior to survey plan endorsement
11.	Dispersive Soil Management	
	a) Submit to EDQ Development Services a Dispersive Soil Management Plan, prepared by a soil science/soil chemistry specialist that details for the design, construction, and operational phases of the development including:	a) Prior to commencing works

PDA Development Conditions

No.	Condition	Timing
	i) the suite of methods with the exposure and re-use of dispersive soils, and ii) details of the areas where dispersive soils will be disturbed and treated/rehabilitated.	
	b) Implement and monitor the actions identified in the Dispersive Soil Management Plan as required under part a) of this condition.	b) At all times during construction
12.	Existing Trunk Sewer	
	a) Submit to EDQ Development Services detailed engineering plans, certified by a RPEQ, outlining appropriate protection measures for the existing trunk sewer to ensure it is not compromised during and after construction activities.	a) Prior to commencing works
	b) Submit to EDQ Development Services certification from a RPEQ confirming that: i) The sewer protection measures have been constructed generally in accordance with the certified plans submitted under part (a) of this condition. ii) A CCTV inspection has been undertaken, with records provided to demonstrate that the sewer has not been damaged during construction.	b) Within 30 days after practical completion
13.	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 practical completion
	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.	b) Prior to practical completion
	<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>	
14.	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';	a) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
	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 – ‘SAA Wiring Rules’. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority.	b) Prior to survey plan endorsement
	c) Submit to EDQ Development Services ‘as-constructed’ plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	c) Prior to survey plan endorsement
15.	Environment Protection and Biodiversity Conservation Act (EPBC) approval	
	Submit to EDQ Development Services any environmental approval under the EPBC Act for the proposed clearing.	Prior to any clearing commencing on site.
16.	Vegetation and Fauna Management	
	Undertake all vegetation and fauna management within the Flagstone Creek Corridor in accordance with the relevant approved plans/documents.	Prior to survey plan endorsement
17.	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.	At registration of survey plan for the relevant stage
	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.	

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.

