

Our ref: DEV2025/1701

15 January 2026

Peet Flagstone City Pty Ltd
C/- RPS AAP Consulting Pty Ltd
Att: Mr Nick Meadows
PO Box 155
FORTITUDE VALLEY QLD 4006
Nick.meadows@rpsconsulting.com

Dear Applicant

PDA Decision Notice

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

Priority Development Area (PDA):	Greater Flagstone
PDA Development Type:	Development Permit for OPW for Vegetation Clearing
Property Location:	Lots 907, 908 and 90010 Flagstonian Drive; Lots 30013, 50050, 90011 and 90013 Parklands Drive, Flagstone
Property Description:	Lot 907 on SP332140, Lot 908 on SP348566, Lot 90010 on SP316978, Lot 30013 on SP332140, Lot 50050 on SP332140, Lot 90011 on SP307980 and Lot 90013 on SP315400

On 13 January 2026 Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA 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 Mr Ali Rizayee on (07) 3452 7531 or by email at ali.rizayee@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

Site information		
Name of Priority Development Area (PDA)	Greater Flagstone PDA	
Site address	Lots 907, 908 and 90010 Flagstonian Drive; Lots 30013, 50050, 90011 and 90013 Parklands Drive, Flagstone	
Lot on plan description	Lot number	Plan description
	Lot 907	SP332140
	Lot 908	SP348566
	Lot 90010	SP316978
	Lot 30013	SP332140
	Lot 50050	SP332140
	Lot 90011	SP307980
	Lot 90013	SP315400
PDA Development Approval details		
DEV Reference No.	DEV2025/1701	
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	Vegetation Clearing	
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	13/01/2026	
Currency Period	Two (2) 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.	Vegetation Management Plan - Title Sheet	Job Ref: 8418 Drawing No: 8418 E 01 Town Centre VMP I	Saunders Havill Group	9 May 2024
2.	Vegetation Management Plan – Vegetation Clearing Notes	Job Ref: 8418 Drawing No: 8418 E 02 Town Centre VMP I	Saunders Havill Group	9 May 2024
3.	Vegetation Management Plan – Detail Sheet Context	Job Ref: 8418 Drawing No: 8418 E 03 Town Centre VMP I	Saunders Havill Group	9 May 2024
4.	Vegetation Management Plan – Detail Sheets	Job Ref: 8418 Drawing No: 8418 E 04-20 Town Centre VMP I	Saunders Havill Group	9 May 2024
5.	VMP I - Tree Schedule	Job Ref: 8418 Page 1 - 71	Saunders Havill Group	9 May 2024

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.

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) 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.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to 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 the approved plans.	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.	Certification of Operational Work Carry out all Operational Work under this approval in accordance	At all times

PDA Development Conditions		
No.	Condition	Timing
	with the <i>Certification Procedures Manual</i> .	
4.	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; 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
5.	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
6.	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
7.	Vegetation Management a) Carry out vegetation clearing generally in accordance with the relevant approved plans/documents. b) Vegetation clearing is to be supervised by a qualified arborist (AQF Level 5). c) Submit to EDQ DA, written certification from a qualified arborist (AQF Level 5) that vegetation clearing has been carried out generally in accordance with part a) of this condition.	a) At all times b) At all times c) Within 3 months of completion of clearing
8.	Fauna Spotter a) A licensed Wildlife Spotter/Catcher under the Nature	a) Prior to

PDA Development Conditions		
No.	Condition	Timing
	Conservation Act 1992 is to undertake a survey of the site to identify any fauna or habitat features (e.g. nests, tree hollows) and certify that any necessary fauna protection measures or relocation procedures have been implemented.	commencement of vegetation clearing
	b) A licensed Wildlife Spotter/Catcher must be present during the vegetation clearing.	b) At all times during vegetation clearing
	c) Submit to EDQ DA certification from the licensed Wildlife Spotter/Catcher that vegetation clearing was carried out generally in accordance with the conditions of approval.	c) Within 3 months of the completion of vegetation clearing

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 ****