

Appendix H

Pre-lodgement meeting minutes

PRELODGE MENT ADVICE

- ☒ MEETING ADVICE
☐ WRITTEN ADVICE
☐ PHONE ADVICE

Date of Advice	19 May 2026	Time: 12pm to 1pm
Meeting Location	Microsoft Teams	
EDQ PRE Ref. No.	PRE-2026-FLA-4647	
EDQ Contact Officer	Rachel Ritchie rachel.ritchie@edq.qld.gov.au	

Site Details / Proposal

Priority Development Area (PDA)	Oonoonba
Proposal	PDA Development Permit for Reconfiguring a Lot (staged development for 37 residential lots, 2 balance lots, open space/ open space lots and new road) and associated plan of development.
Site Address	16 Darter Street, Oonoonba
Real Property Description	Lot 9001 on SP306214 and Part of Lot 1099 on SP280605

Meeting Attendance

Name	Role	Organisation
Adam Dunn	Director	EDQ
Leila Torrens	Manager	EDQ
Rachel Ritchie	Principal Planner	EDQ
Ali Rizayee	Planner	EDQ
Josh Botten	Applicant/Development Manager	EDQ
Matt Bolton	Town Planner	RPS Urban Design
Samantha Buchanan	Town Planner	RPS Urban Design
Lyndelle Seymour	Town Planner	RPS Urban Design

Support for proposal

In principle, EDQ supports the proposed development, subject to addressing the matters below in the PDA development application.

Planning Matters

The PDA Development Scheme that outlines the conditions and direction for development of this site is the Oonoonba PDA Development Scheme.

The following Development Scheme assessment criteria have been identified as relevant to the proposal:

- Zone/precinct requirements
- PDA-Wide Criteria
 - Housing and community
 - Neighbourhood, block and lot design
 - Street design and parking
 - Environment and sustainability
- Implementation Strategy
- Design Outcomes
- Traffic, Access, Parking, Servicing

PDA Guidelines

The following PDA Guidelines have been identified as relevant to the proposal;

- PDA guideline no. 1 - Residential 30 (May 2015)
- PDA guideline no. 05 - Neighbourhood planning and design (May 2015)
- PDA guideline no. 06 - Street and movement network (February 2019)
- PDA guideline no. 12 - Park planning and design (May 2015)
- PDA guideline no. 13 – Engineering standards (September 2017)
- PDA guideline no. 14 – Environmental values and sustainable resource use (May 2015)
- PDA guideline no. 15 – Protection from flood and storm tide inundation (May 2015)

State Interests

The following State Interests have been identified as relevant to the proposal;

- Agriculture – Agricultural land classification – Class A and B
- Biodiversity – MSES – Regulated vegetation (intersecting a watercourse), MSES – Regulated vegetation (category R)
- Coastal environment – Coastal management district
- Natural hazards, risk and resilience - Flood hazard area – local government flood mapping area, medium storm tide inundation area, flood hazard area – Level 1 – Queensland floodplain assessment overlay, high storm tide inundation area, erosion prone area
- Transport Infrastructure – Railway corridor, active transport corridor
- Strategic airports and aviation facilities – Lightning area buffer 6km, wildlife hazard buffer zone, height restriction zone 90m, aviation facility.

Site Background/ Development History

There are no previous development applications over the site.

Issues/Matters for Discussion

Applicant Questions	EDQ Response
The applicant has sought confirmation that the following reporting is not required for the assessment of the application: • Acoustic Reporting • Geotechnical Advice • Bushfire Hazard Assessment	EDQ confirms that an acoustic report, geotechnical advice and bushfire hazard assessment are not required to be submitted with the application.
Proposal overview, layout and staging alignment with enabling infrastructure funding.	EDQ is comfortable with the proposed staging, noting that the proposed layout is more acceptable in regard to flood constraints than the previous layout. Referral to Council and TMR will be required as part of the assessment process. EDQ's Infrastructure Planning team will review the application as part of the assessment process with regards to DCOP considerations.
Civil Engineering - Bulk earthworks are currently being refined to determine the vegetation that can be retained within the basins. - Any cut material is to be assumed for off-site disposal rather than reuse as fill within the open space area. - Works are proposed to be delivered through compliance assessment under conditions of the ROL approval, rather than by separate Operational Works applications/approvals.	No information available for assessment with regards to earthworks, however earthworks for the proposed development will be subject to flooding constraint. Provide an acid sulphate soil investigation report and acid sulphate soil management plan (if required). All available material should be lodged for assessment and a Compliance Assessment condition can be included for anything missing/required.
Stormwater and Flooding Outcomes A key change from the previous stormwater quality management strategy is replacing the previously proposed freshwater wetland with a tidal wetland system connecting the central drainage corridor to the Ross River. This tidal system is preferred due to improved vegetation health, enhanced mangrove and salt marsh habitats, increased fish habitat potential, lower long-	Stormwater quality treatment is required to be constructed as part of this development to ensure there is no stormwater quality impact downstream. The previously submitted stormwater and flood reports should be updated for the current application. Ensure the flood evacuation route (flood free

term maintenance (especially weed control), and improved flood storage capacity, and has been broadly accepted by EDQ Development Assessment. The strategy seeks to convert downstream sections of the drainage corridor to tidal systems while maintain freshwater conditions upstream with a tidal barrier. Further detail will be proved with the development application. b. Proposed Lot 5016 will be created to support the future delivery of the linear wetland along the eastern rail corridor for flood mitigation. Due to likely delays associated with its proximity to TMR land, it is proposed that this work not be included in this application.	evacuation) is addressed in the flood report.
Open Space Design a. The northern open space lots adjacent to the Ross River area proposed to be delivered after the residential lots and should not be tied to residential lot sealing, allowing separate handover to Council. b. Vehicle barriers and bollards are proposed along the east-west road to the northern open space area adjacent to the Ross River. c. The zone of disturbance and buffers will be documented in the landscape package on minimal, fit-for-purpose basis for handover, with weed management addressed but no additional embellishment proposed. d. Street tree locations have been based on assumed driveway locations and will be refined during streetscape design, with parameters to avoid conflicts such as lighting poles. e. Landscaping within the central tidal area will be limited to making good areas affected by earthworks, with no additional works proposed. f. Footpaths: i. The proposal includes completion of unfinished footpath connections, noting that some areas will require 'width transitions' for alignment.	EDQ is comfortable with this approach of the northern open space lots adjacent to the Ross River area being delivered after the residential lots and not being tied to residential lot sealing. Town Planning report or landscape concept plan to provide further detail on any proposed embellishments including vehicle barriers and bollards or in the open space areas. EDQ accepts that the location of street trees moving slightly in the detailed design. Landscaping within the central tidal area will not require a separate OPW application as long as this is limited to minor works. Major works are not permitted without a separate approval.

ii. A pedestrian crossing over Holyoak Avenue to the future park/open space has been investigated, however, a connection is not feasible due to existing infrastructure and parking bays.	
Supporting materials, EDQ application fee, and assessment timing a. We seek EDQ's confirmation of the supporting documentation required for the application, the applicable application fee, and the likely timeframe for assessment and decision. b. We understand that landowner consent from Council may be required for the proposed operational works within the existing channel that has previously been dedicated to Council (part of Lot 1099 on SP280605). As this aspect of development is operational work and would not ordinarily require landowner consent under section 82(2) of the Act, we may request that EDQ accept the application as properly made under section 82(3)(b) if Council consent is not obtained by lodgement. The application is intended to be submitted in mid-May.	The supporting documentation required for the application includes: • Town Planning Report • RAL plans • POD plans and details • Landscape plans • Engineering Services Report (see below) • Traffic Impact Assessment Report (see below) • Flood Report • Stormwater Quality and Quantity Report • Acid sulphate soil investigation report and acid sulphate soil management plan (if required) The application fee will be determined upon lodgment of the application. The application fee will be paid via an internal transfer. Landowner consent will be required from Council for the previously dedicated Council Lot in order for the application to be considered Properly Made. Alternatively, a separate application can be lodged for this lot.

Engineering Matters

Stormwater/flooding

Refer above

Earthworks

No information available for assessment, however earthworks for the proposed development must address any flood constraints.

Transportation/active transport

The applicant originally submitted an Operational Works application (DEV2025/1647) to upgrade the intersection of Lakeside Drive/Riveredge Boulevard. Since DEV2025/1669 was withdrawn, the operational works component (intersection upgrade) was also withdrawn.

The submitted application must include a Traffic Impact Assessment to assess the intersection of Lakeside Drive/Riveredge Boulevard. The applicant is to demonstrate that there is sufficient capacity on the existing Lakeside Drive/ Riveredge Boulevard intersection to cater for additional 37 lots.

The proposed footpath crossing across the rail corridor at the northeast corner of the development is a good initiative. EDQ is supportive of a footpath connection subject to DTMR approval and conditions.

Water & Sewer

Provide an Engineering Services Report to demonstrate that the development can be serviced by water and sewer infrastructure.

Noise/acoustics

Noise assessment is not required as the development is more than 300m from the rail corridor and Abbott Street (state-controlled road).

Other Matters

- The requirement for public notification is to be determined.
- If it is determined that waterway barriers works are not required for the Stage 1B road, provide information regarding this assessment in the application.

Lodgement Material

1. A PDA Development Application can be lodged with EDQ via:
 - the online customer portal <https://portal.edq.qld.gov.au/> OR
 - [Email: developmentservices@edq.qld.gov.au](mailto:developmentservices@edq.qld.gov.au)
2. If you intend to lodge a PDA Development Application in the future, please include a copy of this advice with your application.

Disclaimer: *This prelodgement process provides initial advice relevant to a development proposal to assist in streamlining the formal development assessment process. The initial advice provided is based on the relevant Development Scheme in effect on the date the advice is provided. The advice given by EDQ officers does not constitute a formal response or decision by MEDQ and in no way fetters a future decision by MEDQ. Please note that MEDQ may provide to third parties or publish this document if required or authorised by the Information Privacy Act 2009, Right to Information Act 2009, Economic Development Act 2012, other legislation or by law.*

Should you require any further information about this matter, please contact Rachel Ritchie, as referenced above.