

RPS ref: PR110056-28

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Date: 19 June 2026

Economic Development Queensland
Department of State Development, Infrastructure & Planning
GPO Box 2202
Brisbane QLD 4001

Dear Sir / Madam,

Lodgement of a PDA Development Application Pursuant to Section 82 of the *Economic Development Act 2012*
PDA Development Permit for Reconfiguring a Lot by Subdivision (New Road, Access Easements and Balance Allotment)
Parklands Drive, Flagstone QLD 4280 (Lot 50050 on SP332140)

We act on behalf of *Peet Flagstone City Pty Ltd* (the 'Applicant') in lodging this application seeking approval from the *Minister for Economic Development Queensland* (MEDQ) over land located at Parklands Drive, Flagstone.

Specifically, this PDA Development Application seeks approval for:

- **PDA Development Permit for Reconfiguring a Lot** by Subdivision (New Road, Access Easements and Balance Allotment)

Under the *Greater Flagstone Development Scheme* (Development Scheme), the subject site is within the Major Centre Zone. In accordance with the Table of Assessment, reconfiguring a lot is permissible development. The purpose of this application is to create and open new road replacing the current access easement arrangement for access to the Logan City Council (Council) District Community Centre (DCC) site, and establish temporary turning easements.

The proposal has been subject to preliminary informal discussions with EDQ in June 2026 during inception phase. We confirm no changes have been made to the proposal since these discussions.

This report provides greater detail on the nature of the proposal and provides an assessment against the relevant code requirements and statutory planning documents.

1 Background

Full details of the site, proposal and relevant planning framework are set out in **Table 1** below.

Table 1: Summary

Details	
Site Address:	Parklands Drive, Flagstone <i>Refer to Figure 1 – Location Plan</i>
Priority Development Area:	Greater Flagstone
Owner(s):	PEET Flagstone City Pty Ltd <i>Certificate/s of title confirming site ownership details are included at Appendix B</i>

ROL Details		
RPD:	Lot 50050 on SP332140 <i>Refer to Figure 2 – Cadastral Plan</i>	
Area:	69.663 hectares	
Aspect of Development:	Reconfiguring a Lot – Subdivision (new road, access easements and balance allotment)	
Encumbrances:	Existing Easement A on SP332140 (No 721800872) burdening the land	
Current Use:	Vacant balance land	
Application Details		
Permit Type Sought:	Development Permit	
Application Type/Description:	Reconfiguring a Lot	
Assessment Manager:	Economic Development Queensland	
Development Scheme:	<i>Greater Flagstone Urban Development Area Development Scheme 2011</i>	
Zone:	Major Centre Zone <i>Refer to Figure 3 – Zoning Plan</i>	
Context Area:	Approved Context Area 1 [EDQ Ref: DEV2012/403]	
Level of Assessment:	Permissible Development	
State Interests:	• SEQ Regional Plan land use categories – Urban Footprint • Queensland waterways for waterway barrier works – Low Risk • Water resource planning area boundaries • Regulated vegetation management map (Other vegetation categories) – Essential Habitat – MSES Regulated vegetation management map (Category A and B extract) – Category B (endangered RE) • Core koala habitat area	
Applicant Contact Details		
Applicant:	PEET Flagstone City Pty Ltd c/- RPS AAP Consulting Pty Ltd PO Box 1559 Fortitude Valley QLD 4006	
Applicant Contact Person:	Emma Gurney Senior Planner D: +61 7 3539 9692 E: emma.gurney@rpsconsulting.com	Nick Meadows Principal Planner D: +61 7 3539 9708 E: nick.meadows@rpsconsulting.com

Outlined below are further details in relation to the proposal.

1.1 Site Locality and Approval History

The subject site is designated within the boundaries of the Greater Flagstone Priority Development Area (PDA) and comprises one (1) land parcel with an area of 69.663ha. The site location and its cadastral extent are shown in **Figure 1** and **Figure 2** respectively. Zoning of the subject site and surrounding lands is shown on **Figure 3**, as per the *Greater Flagstone Development Scheme* (the Development Scheme).

The land forms part of PEET's approved landholding in Greater Flagstone and is sited within the Town Centre Core of approved Context Area 1 (EDQ Ref: DEV2012/403). The site and surrounding land are also subject to the approved Flagstone City Master Plan (EDQ Ref: DEV2022/1312), which guides future land uses and built form within the masterplan area, being the southeastern portion of the Town Centre Core.

Lot 50050 is currently burdened by Easement A on SP332140, approved and delivered in favour of Lot 30013 for access purposes (EDQ Ref: DEV2021/1186). Lot 30013 is owned by Logan City Council (Council) for their District Community Centre (DCC) which is reaching construction completion in 2026. Refer to a current aerial shown in **Figure 4**.

A certificate of title confirming site ownership details for the subject site are included in **Appendix B**.

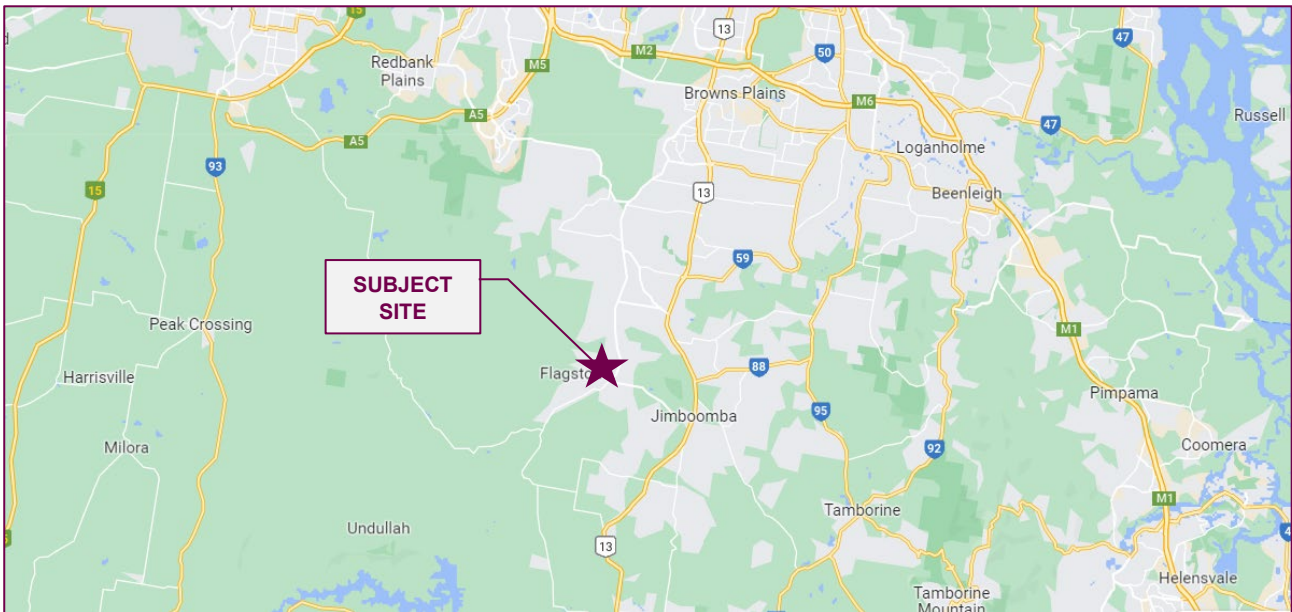


Figure 1: Site Location (Google Maps, 2026)

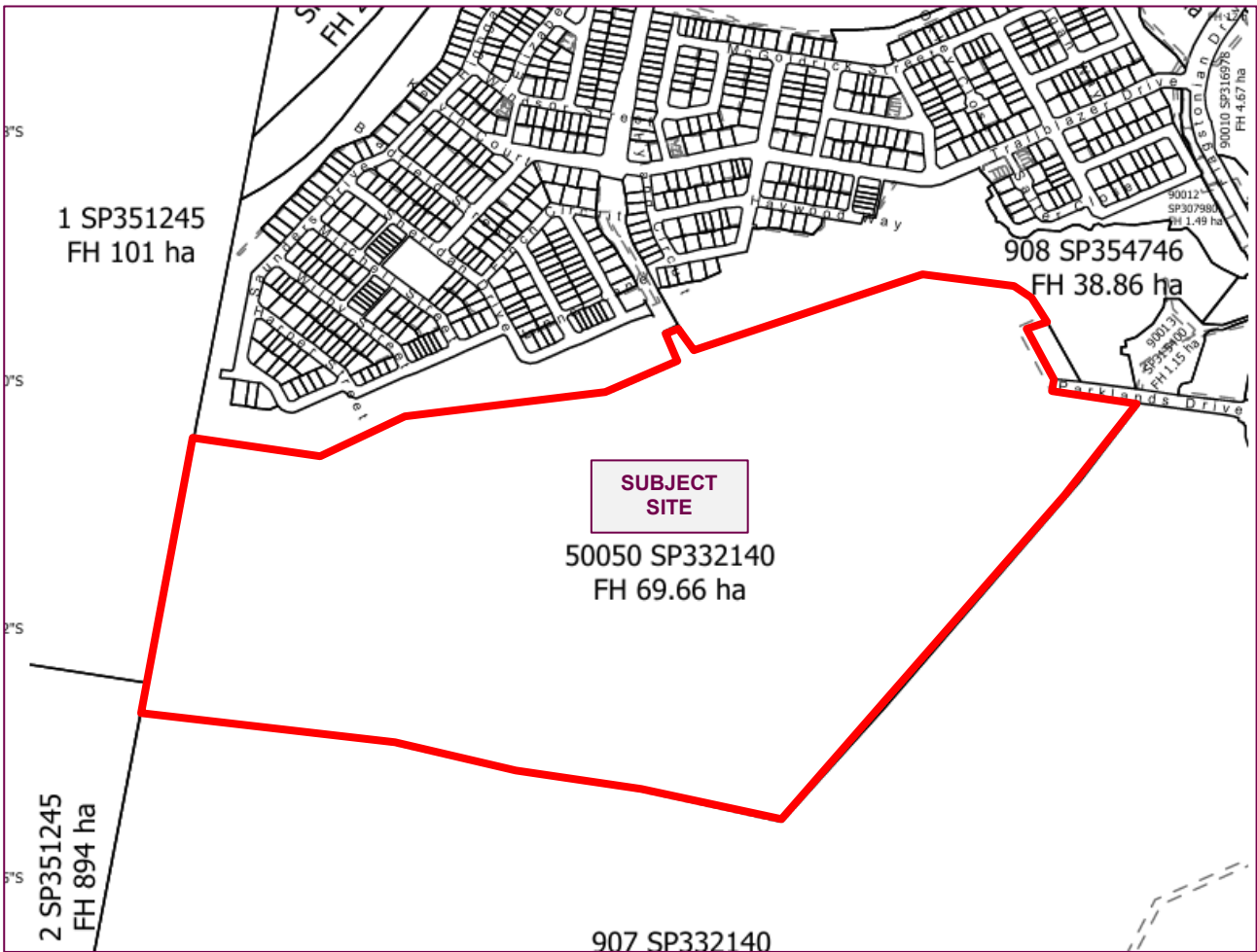


Figure 2: Cadastral Plan (SmartMap, 2026)

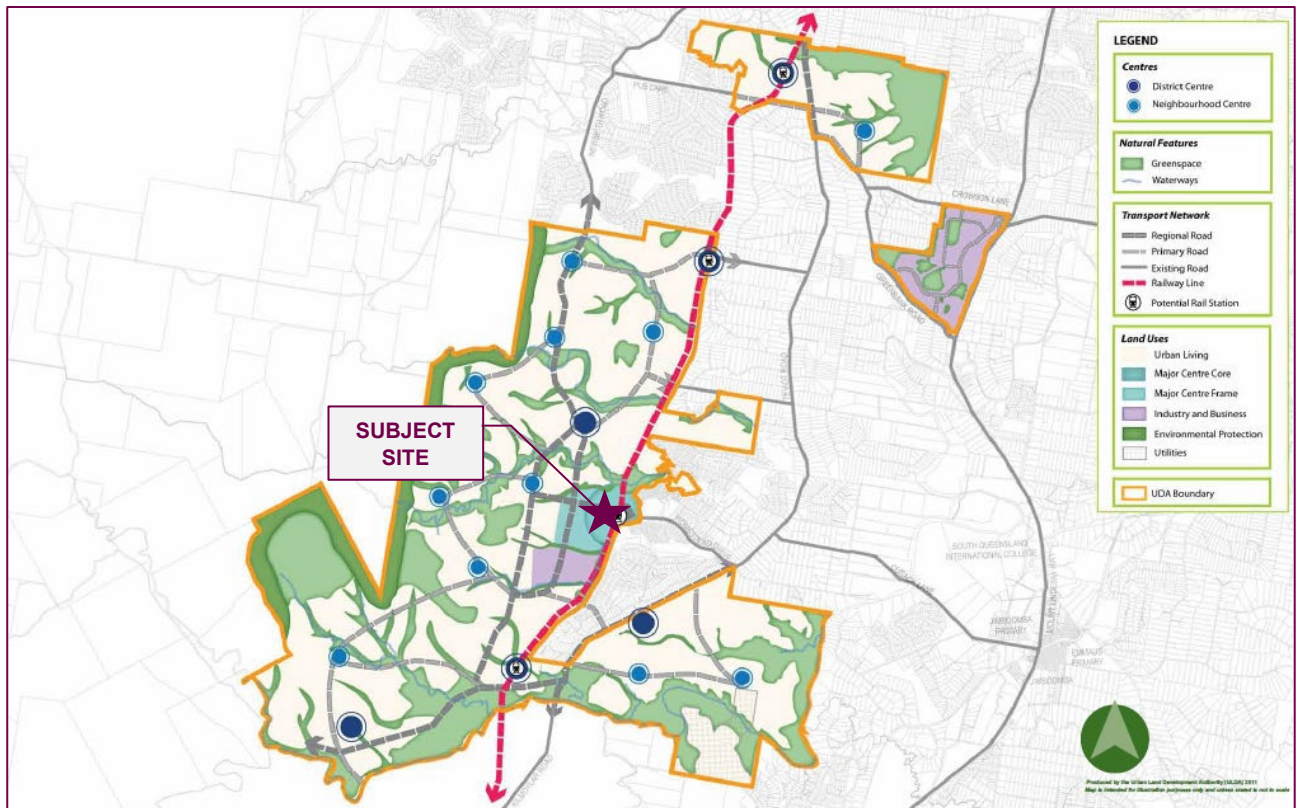


Figure 3: Zoning



Figure 4: Aerial (NearMap, February 2026)

2 Proposal

The proposed development seeks a Development Permit for Reconfiguring a Lot by Subdivision (1 lot into new road and balance lot) over land located at Parklands Drive, Flagstone and formally described as Lot 50050 on SP332140.

As part of the District Community Centre (DCC) ROL (EDQ Ref: DEV2021/1186), access to the DCC lot was established by way of Parklands Drive (referred to at the time as High Active Transport User Area (HATUA) road). A 10m wide access easement wrapping around the west and northern boundaries of the DCC lot was registered to provide flexibility in the ultimate location of any crossover, noting the ultimate design of the DCC building and site layout was unknown at the time and fully at the discretion of Council. The easement was not required to achieve sole lawful access to the DCC lot

As the District Community Centre lot sits within the community sports facilities Leisure Centre precinct in the Town Centre which will ultimately be owned and operated by Logan City Council and adjoins the Regional Recreation Park, a road was always envisioned at this location as per the approved Town Centre Masterplan. The road is shown in Town Centre Masterplan as a bespoke DCC Access 2 Lane (13.5m). Refer to **Figure 5**.

It is noted that the Regional Recreation Park (adjoining Lot 908 on SP254746) has lawful road frontage to Parklands Drive, however this new road will provide a formalised access point to a parking area within the park.

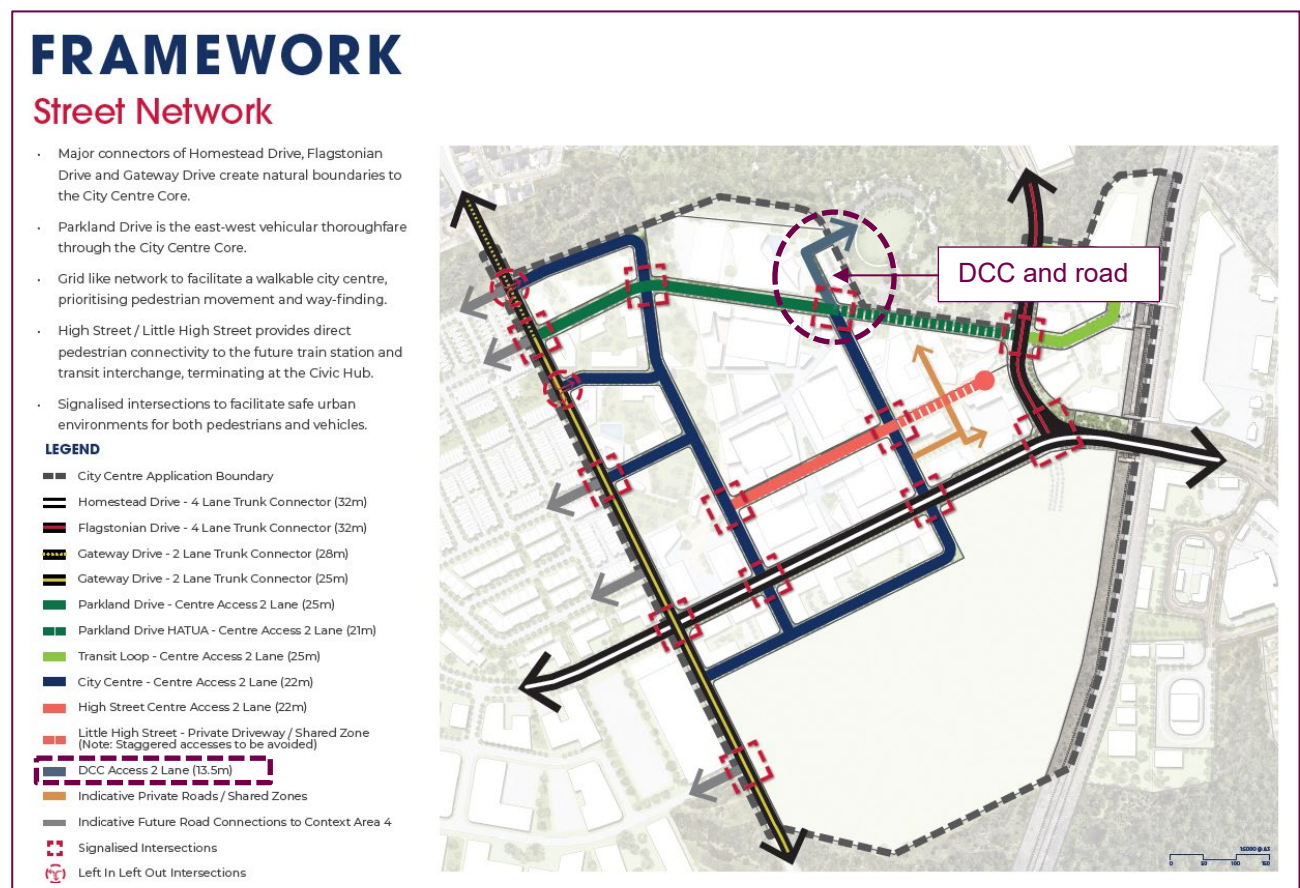


Figure 5: Street Network Plan (Approved Masterplan Report Section A, Rev F, Pg 34 of 43)

As per the aerial in **Figure 4**, the DCC has nearly reached project completion. A crossover has been established along the southern boundary to Parklands Drive (HATUA). Accordingly, there is no function or purpose for the access easement anymore (for neither construction nor operation of the DCC).

Accordingly, in collaboration with Council it has been confirmed the easement is no longer relevant and Council have requested Peet deliver the DCC Access Road.

The proposal seeks to **extinguish Easement A** with the opening **public new road** to formalise and deliver the DCC Access Road. Two access easements are also proposed, they will allow for temporary turnaround locations as an interim arrangement and will be cancelled in the future as the ultimate road and public facilities are established on adjoining lots.

Refer to **Table 2** and **Figure 6**.

Table 2: Summary of Proposal

Existing RPD	Existing Area	Proposed RPD	Proposed Lot Area
Balance Lot 50050 on SP332140	69.663ha	Balance Lot 50050 on SP332140	69.302ha
		New Road (Stage 1A)	0.201ha
		New Road (Stage 1D)	0.161ha
		<i>Temporary Easements</i>	<i>0.0980ha 0.0645ha</i>

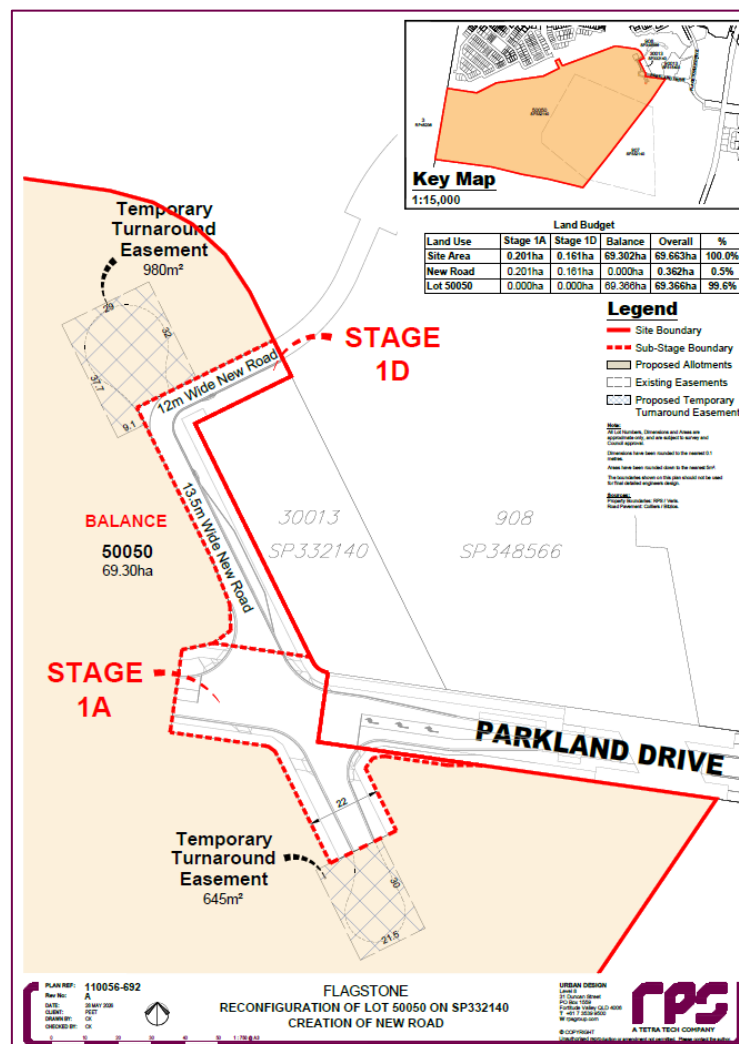


Figure 6: Proposed Subdivision Plan

The DCC Access Road comprises a 13.5m wide road along the western DCC boundary and 12.0m wide road along the northern DCC boundary. The 13.5m wide cross section includes an indented bus bay as per the indicative cross sections informing the approved Town Centre Masterplan (Section A) and included in the endorsed Movement Infrastructure Master Plan (IMP) (EDQ Ref: DEV2012/209/6/10). The new road area is consistent with these cross sections. Refer to **Appendix C – Proposed Subdivision Plan**.

The western verge (within the adjoining balance Lot 50050, which is in the future Leisure Centre precinct by Council) is **not** included within the dedicated road reserve. This reflects that the detailed design of the Leisure Centre remains undefined and is subject entirely to Council and EDQ discretion, with delivery likely to occur in the longer term. This arrangement avoids locking the precinct into a streetscape outcome prematurely given frontage and built form design remain undetermined at this stage. Accordingly, the DCC Access Road is proposed to be constructed to approximately $\frac{3}{4}$ of its ultimate extent in this interim arrangement. Sufficient space for the DCC-side verge treatments, including electrical clearance requirements, is included in the road extent for the DCC Access Road.

Intersection and road design line marking has been included on the proposed subdivision plans (informed by the detailed engineering design for the Parklands Drive intersections, and Town Centre roads, being prepared by Colliers). This line marking is provided for EDQ's information purposes only. Road design will be assessed during detailed design phase as per normal.

In accordance with requirements under the *Land Act 1994*, Easement A will be fully absorbed (and therefore nulled) by the new road as reflected on the Survey Plan lodged with Titles Queensland. The easement surrender will require execution by the burdened lot (subject Lot 50050 owned by Peet) and the benefited lot (DCC Lot 30013 owned by Council).

Staging

This subdivision is proposed in two (2) stages. "Stage 1A" comprises land for the Parkland Drive 4-way signalised intersection with DCC Access Road and City Centre Access Street (extending south to Town Centre). It includes land for the western and southern road stubs at their ultimate design (width and line marking). Stage 1A wholly reflects the extent of approved Stage 1A within the Town Centre Stage 1 ROL PDA Development Approval (EDQ Ref: DEV2022/1313), refer to **Figure 7**.

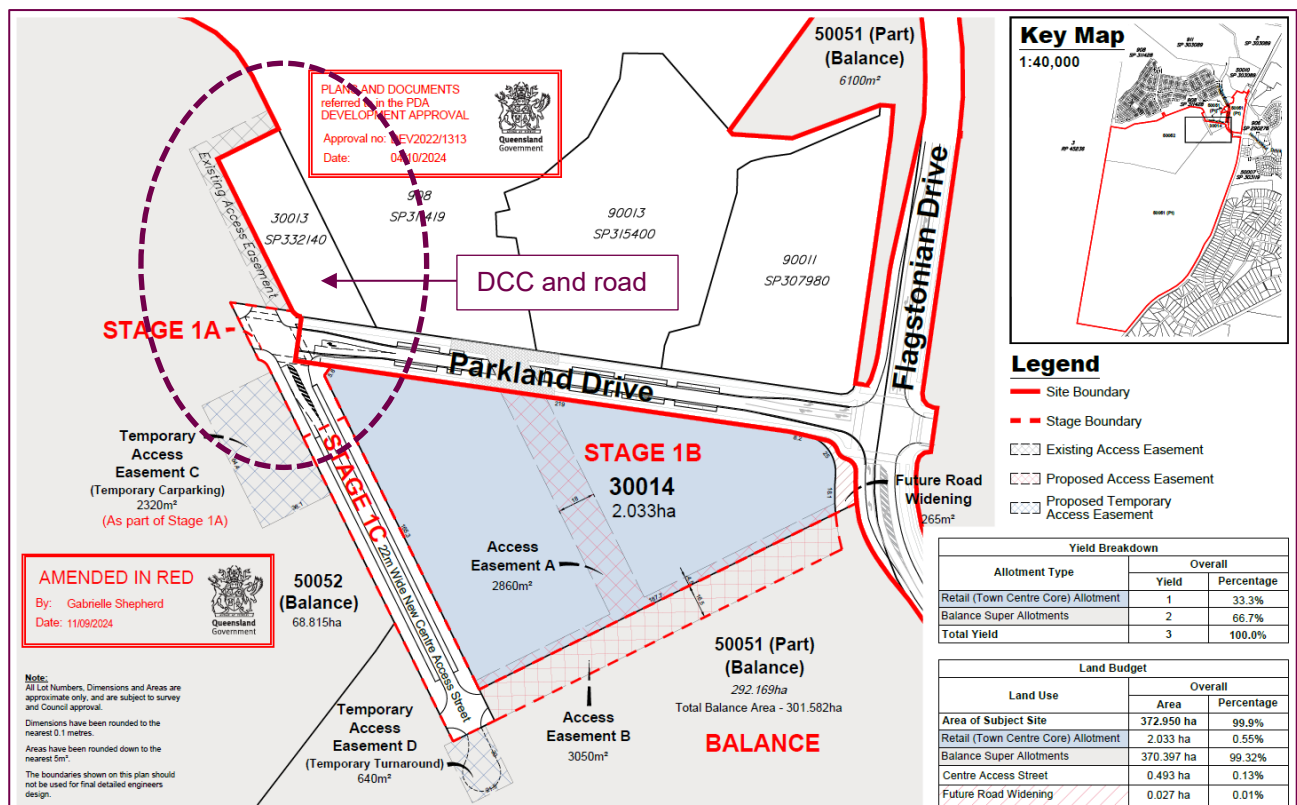


Figure 7: Approved Town Centre Stage 1 ROL (Plan Ref 110056-533C, 15 August 2024)

The purpose of including Stage 1A within this proposed subdivision is to recognise the intersection required for the DCC Access Road, and for consistency between the two (2) approvals capturing the same overlapping intersection – accordingly, either the DCC ROL (this proposal) or Town Centre Stage 1 ROL can occur first. "Stage 1D" comprises the DCC Access Road.

Temporary Turnaround Areas

A temporary turnaround easement (645m²) is proposed at the southern road stub (part of Stage 1A) as light vehicles may use this stub to access the approved temporary carparking area under the Town Centre Stage 1 ROL. This reflects the extent of approved Stage 1A as abovementioned.

The western road stub will incorporate upfront 'closed road' signage and blockades to prevent direct access (this is anticipated to be a condition of approval by MEDQ) and does **not** require a temporary turnaround.

A new temporary turnaround easement (980m²) is proposed at the northern end of the DCC Access Road within the adjoining balance Lot 50050. This turnaround area has a 12.5m turning circle radius and can sufficiently cater a bus vehicle utilising the bus bay within the DCC Access Road as informed by preliminary engineering design phase by Colliers. This temporary turnaround space will not be required once the Leisure Centre Precinct has been delivered by Logan City Council.

A turnaround facility is **not** proposed within the Regional Recreation Park lot (existing adjoining Lot 908 on SP348566) as the ability to turnaround is delivered in the ultimate carpark design. The pending works for the Regional Recreation Park, include the park oval, access, carpark and driveway, drainage infrastructure, and landscaped pedestrian areas. The Regional Recreation Park will ultimately be Council-owned land once the park is constructed by Peet and transferred to Council at on-maintenance phase. Refer to **Appendix E** for the engineering drawings prepared for this tranche of works(which are provided for information and contextual purposes only).

Engineering & Services

A traffic engineering tech memo by Bitzios has been prepared to support this subdivision and demonstrate the opening of new road has no significant traffic or transport impacts that would preclude approval. Swept path analysis is also provided for the change in cross section width of the DCC Access Road. Refer to **Appendix D**.

The submitted engineering drawings (refer **Appendix E**) demonstrate that all relevant surrounding lots, while not subject to the current application, are appropriately serviced as part of the proposed road creation. The plans confirm the orderly extension and provision of essential infrastructure within the DCC Access Road, including access, stormwater drainage, and future utility services, ensuring no adverse impacts on adjoining land. The Regional Recreation Park has appropriate connections to Parklands Drive frontage and existing Lot 90013 (Flagstone Water Play Park).

Balance Lot 50050 remains as a management lot for future development and services are not applicable at this stage.

3 Legislative Requirements

This section assesses the application against relevant statutory planning provisions for the application. The PDA development application requires assessment against relevant provisions of the *Economic Development Act 2012* (the Act) and the *Greater Flagstone Urban Development Area Development Scheme* (the Development Scheme).

3.1 Economic Development Act 2012

Section 82 of the *Economic Development Act 2012* (the Act) identifies considerations for MEDQ in making a decision on any development application. Compliance is considered below.

- a) *Main Purpose of the Act – the proposed development is consistent with the purpose of the Act to 'facilitate economic development, and development for community purposes, in the state' and*
- b) *Any relevant state interest – the state interests MEDQ can consider are very broad and adequately addressed in the Greater Flagstone Development Scheme. The proposed development is wholly consistent with the development parameters of the Development Scheme and endorsed IMPs and SS.*

The proposal is more broadly associated with the approved and in-progress delivery of PEET's landholdings in Greater Flagstone PDA, and therefore is consistent with the purpose of the Act.

State interests are addressed under section 3.4 below.

3.2 Confirmation that Development is not Prohibited

The proposed reconfiguring a lot is not prohibited as per the levels of assessment applicable to the Major Centre Zone (Table 2: Levels of assessment, column 3A), under the Development Scheme.

3.3 Greater Flagstone Priority Development Area (PDA)

The Greater Flagstone area has been identified as an important residential growth area to meet the region's affordable housing needs. Consequently, the *Greater Flagstone Urban Development Area* was formally declared on 8 October 2010 and was subsequently re-declared on 1 February 2013 with the introduction of the *Economic Development Act 2012*. The subject land is within the designated Greater Flagstone PDA boundaries as defined by the Development Scheme.

In accordance with abovementioned Table 2, the proposal is subject to permissible development.

The proposal seeks to establish new road replacing an approved access easement, resulting in the revised extent of balance Lot 50050. Importantly, the proposal is for management purposes only and will not result in the creation of any additional lots, nor isolated or unserviceable lots. The proposal is consistent with the intent of the Urban Living Zone and the Development Scheme.

3.4 State Interests

3.4.1 South East Queensland Regional Plan 2023

The subject site is situated wholly within the Greater Flagstone PDA and subject to the Urban Footprint of the *SEQ Regional Plan 2023* (ShapingSEQ 2023). The proposal ensures that development of land uses and proposed infrastructure can be integrated to achieve sustainable urban outcomes in accordance with the intent of the Urban Footprint.

3.4.2 Koala Habitat

The subject site is marginally impacted by Core Koala Habitat in the southwestern boundary, likely as a result of GIS inaccuracies. The proposed opening area for new road is not impacted by Koala habitat. Therefore, the benchmarks for Koala habitat are not applicable.

3.5 Landowners Consent

In accordance with section 82 of the Act, a PDA development application must be accompanied by the consent of the owner of the relevant land, as defined in Schedule 1.

Pursuant to section 82(1)(b) and Practice Note 21, owners consent is provided for the subject land of this proposal, being Lot 50050 on SP332140. Easement A on SP332140 burdens Lot 50050 and benefits an adjoining premises, however this premises is not subject to the application. Lot 50050 is the only land constituting 'relevant land' – consent is provided in **Appendix B**.

Certificate of Title for Lot 50050 and Easement Documentation for Easement A is also provided at **Appendix B**.

The surrender of Easement A will require General Consent at registration of this ROL survey plan.

4 Application Material

We ask that EDQ now proceed with the assessment of the development application and accordingly enclose the following documentation.

Appendix A: MEDQ Development Application Form

Appendix B: Certificate of Title & Owner's Consent

Appendix C: Proposed Subdivision Plan

Appendix D: Traffic Engineering Tech Memo

Appendix E: Engineering Drawings (for information purposes)

5 Conclusion

This town planning report supports a development application made on behalf of *PEET Flagstone City Pty Ltd* seeking approval from MEDQ over land located at Parklands Drive, Flagstone.

The application formally seeks:

- **Development Permit for Reconfiguring a Lot** for Subdivision (New Road, Access Easements and Balance Allotment)

Under the Development Scheme, the subject site is within the Major Centre Zone. In accordance with the Table of Assessment, reconfiguring a lot is permissible development. The purpose of this application is to create and open new road replacing the currently approved access easement.

Approval is sought subject to reasonable and relevant conditions.

We trust this information is sufficient for your purposes and look forward to continuing working with you on this development. Should you require any further details, please contact the writer as per the details below or Nick Meadows on 07 3539 9708.

Yours sincerely,
for RPS AAP Consulting Pty Ltd



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