

Our ref: DEV-2026-FLA-4618

28 August 2026

Department of Education Queensland
C/- Therefor Group
Attention: Jen Taylor
Jtaylor@thereforgroup.com.au

Dear Applicant

PDA Decision Notice

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

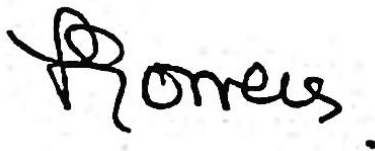
Priority Development Area (PDA):	Greater Flagstone
PDA Development Type:	Development Permit for MCU for Educational establishment, Child care centre, Community facility and Health care services
Property Location:	New Beith Road, Silverbark Ridge
Property Description:	Part of Lot 911 on SP356636

On 28 August 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 Rachel Ritchie on (07) 3522 8586 or by email at rachel.ritchie@edq.qld.gov.au.

Yours sincerely



Leila Torrens
Director
Development Services
Economic Development Queensland

Cc: Logan City Council

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Greater Flagstone	
Site address	New Beith Road, Silverbark Ridge	
Lot on plan description	Lot number	Plan description
	Part of Lot 911	SP356636
PDA Development Approval details		
DEV Reference No.	DEV-2026-FLA-4618	
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	Educational establishment, Child care centre, Community facility and Health care services	
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	28 August 2026	
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.	New Primary School in Greater Flagstone - Concept Master Plan	N/A	GroupGSA	20 March 2026
2.	Noise Impact Assessment	QE025-01F02 Rev 3	Renzo Tonin & Associates	20 March 2026

Supporting Plans and Documents		Reference No.	Prepared By	Date
3.	New State Primary School – Greater Flagstone – Traffic Impact Assessment	25-278 Rev B	Pekol Traffic and Transport	8 July 2026
4.	Civil Engineering Report – A new primary school in Greater Flagstone	251257 Rev A	Northrop	25 March 2026
5.	Operational Waste Management Plan	MOD25650QLD – OWMP Rev B	Modus Transport and Traffic Engineering	24 March 2026
6.	Landscape Concept Master Plan	2525, Revision D	Shepherd Urban Landscape Architecture	24 March 2026

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.

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.

- 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 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
3.	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
4.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
5.	Construction Management Plan	

PDA Development Conditions		
No.	Condition	Timing
	a) Submit to EDQ DS 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; 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
6.	Erosion and Sediment Management	

PDA Development Conditions		
No.	Condition	Timing
	a) Submit to EDQ DS 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
7.	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) Where existing public infrastructure requires 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. <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 commencement of use b) Prior to commencement of use
8.	Earthworks – Compliance Assessment a) Submit to EDQ DS, for Compliance Assessment, 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 and documents. The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management;	a) Prior to commencing earthworks b) Prior to commencement of use c) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	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; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DS 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.	
9.	Retaining Walls a) Submit to EDQ DS 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>Australian Standard 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 and documents and the plans certified under condition 9. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencing earthworks b) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ DS 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 commencement of use
10.	Roadworks – Compliance Assessment a) Submit to EDQ DS, for Compliance Assessment, Roadworks Functional Layout Plans, certified by an RPEQ, demonstrating: i) The driveway access into the Kindergarten and Community Hub, located within the functional area of the signalised intersection, operates as left-in, left-out. ii) The Short-Term Parking Access includes an Auxiliary Left Lane designed in accordance with Austroads Guide to Road Design, Part 4A, based on a posted 60km/h speed. The certified engineering plans must be designed generally in accordance with: i) PDA Guideline No. 13 Engineering standards; and ii) The functional road layout plans approved under DEV2023/1414, DEV2024/1491 and DEV-2026-FLA-4645. b) Submit to EDQ DS, for Compliance Assessment, Signs and Line Marking Plans, certified by an RPEQ, for 'school zone' line marking, as required for the trunk collector road: i) PDA Guideline No. 13 Engineering standards; and ii) DTMR's Queensland Road Safety Technical User Volumes Guide to Schools. c) Construct roadworks generally in accordance with the certified plans submitted under parts a) and b) of this condition. d) Submit to EDQ DS the following: i) RPEQ certification that all roadworks have been constructed generally in accordance with the certified plans submitted under part a) and b) of this condition; ii) All documentation as required by the Construction Procedures Manual; as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all works constructed in accordance with this condition. <i>NOTE: The road network surrounding the site is to be completed by others, under development approvals DEV2023/1414,</i>	a) Prior to commencing roadworks to b) Prior to commencing roadworks to c) Prior to commencement of use d) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	<i>DEV2024/1491, and DEV-2026-FLA-4645. It is the applicant's responsibility to ensure the site is connected to a fully constructed road prior to commencement of use.</i>	
11.	Vehicle Access – Compliance Assessment a) Construct vehicle crossovers: i) located generally in accordance with the approved plans and certified plans under condition 11; and ii) designed generally in accordance with Council's adopted standards for a vehicle crossover. b) Submit to EDQ DS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
12.	Car Parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ DS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
13.	Internal Pathway Network a) Carry out the internal pathway network on the school site generally in accordance with the approved Concept Masterplan (Pedestrian Movement Plan), prepared by Group GSA, dated 10/03/2026, page xiii. b) The pedestrian network required in part a) of this condition must be in accordance with Table 1: Active Transport and Schedule 1 of the <i>Planning for Safe Transport Infrastructure at Schools</i>, Australian Standards, <i>Austroads Guide to Road Design Part 6A: Paths for Walking and Cycling</i> and Council standards. c) Submit RPEQ certification, with supporting documentation, to EDQ DS confirming that the development has been designed in accordance with parts (a) and (b) of this condition.	a) Prior to the commencement of use and to be maintained at all times for each Stage b) Prior to the commencement of use and to be maintained at all times for each stage c) Prior to the commencement of works for each stage

PDA Development Conditions		
No.	Condition	Timing
	d) Submit RPEQ certification, with supporting documentation, to EDQ DS confirming that the development has been constructed in accordance with parts a) to c) of this condition.	d) Prior to the commencement of use for each stage
14.	Rider Parking a) Provide the following rider parking and end of trip facilities as a minimum for 1,185 students and 93 staff: i) 178 bicycle parking spaces for students (Stage 1: 107, Stage 2: +57, Stage 3: +14); ii) 45 visitor bicycle parking spaces (Stage 1: 27, Stage 2: +14, Stage 3: +4); iii) 60 scooter parking spaces (Stage 1: 36, Stage 2: +19, Stage 3: +5) or 2 racks per stage, whichever is greater; iv) 1 skateboard parking rack per stage; v) 10 staff bicycle parking spaces (Stage 1); vi) End of trip facilities for staff (19 lockers, 1 shower & 1 wash basin, 1 female and 1 male toilet (Stage 1). b) Construct, sign and delineate bicycle parking facilities generally in accordance with Australian Standard AS2890.3:2015 Parking facilities, Part 3: Bicycle parking and the approved plans, including additional bicycle parking for visitors at the entrance of the Kindergarten and Community Hub area. c) Submit to EDQ DS evidence demonstrating rider parking and end-of-trip facilities have been constructed in accordance with part a) and b) of this condition.	a) Prior to commencement of use b) Prior to commencement of use c) Prior to commencement of use
15.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Logan Water's current adopted standards.	Prior to commencement of use
16.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Logan Water's current adopted standards.	Prior to commencement of use
17.	Stormwater Connection Connect the approved development to a lawful point of discharge:	Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	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.	
18.	Electricity a) Submit to EDQ DS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
19.	Telecommunications a) Submit to EDQ DS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
20.	Broadband a) Submit to EDQ DS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
21.	Refuse Collection a) Submit to EDQ DS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following

PDA Development Conditions		
No.	Condition	Timing
		commencement of use
22.	Acoustic Treatments a) Construct the approved development to include the acoustic treatments specified in the approved Noise Impact Assessment, prepared by Renzo Tonin & Associates, reference QE025-01F02 Rev 3, dated 20 March 2026. b) Submit to EDQ DS evidence that the requirements of part a) of this condition have been met.	a) Prior to commencement of use b) Prior to commencement of use
23.	Infrastructure charges Pay to the MEDQ infrastructure charges in accordance with the Greater Flagstone PDA Development Charges and Offset Plan, indexed to the date of payment Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	

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 ****