

RPS ref: 110056

Level 8, 31 Duncan Street
Fortitude Valley QLD 4006
T +61 7 3539 9500

Date: 20 August 2026

Economic Development Queensland
GPO Box 2202
Brisbane QLD 4001

Dear Sir / Madam,

Lodgement of a Development Application pursuant to Section 82 of the *Economic Development Act 2012*
Operational Works for Waterway Barrier Works
Context Area 4 of the Greater Flagstone Priority Development Area
71 Flagstonian Drive, Flagstone QLD 4280
Lot 907 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) for Operational Works for Waterway Barrier Works over land located at 71 Flagstonian Drive, Flagstone.

Specifically, this PDA Development Application seeks approval for:

- **PDA Development Permit for Operational Works** for Waterway Barrier Works.

Under the *Greater Flagstone Development Scheme* (Development Scheme), the subject land is within the Major Centre Zone. In accordance with the Table of Assessment, the proposed operational works constitute permissible development. The purpose of this application is to obtain approval to conduct waterway barrier works (fill) for a 240m length of a low risk mapped waterway within Flagstone's Context Area 4 (CA4).

Written SARA pre-lodgement advice dated 26 April 2024, relating to the extent of waterways within the PEET Flagstone landholdings, determined that the upper limit of the subject waterway was -27.81204S, 152.93911E. The advice determined that any work which is proposed within the waterway downstream of these coordinates, is required to demonstrate compliance with the accepted development requirements (ADR). Where compliance with the ADR cannot be achieved, a development permit is required to be obtained. Compliance with the ADR was not able to be achieved due to the nature of the waterway barrier works proposed.

The waterway barrier works application is supported by a response to *State code 18: Constructing or raising waterway barrier works in fish habitats* of the SDAP.

The application is submitted to MEDQ under the *Economic Development Act 2012* with internal referral to SARA required due to the nature of the works.

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

Table 1: Development Summary

Details		
Site Address	71 Flagstonian Drive, Flagstone, QLD 4280	
Priority Development Area	Greater Flagstone	
Owner(s)	PEET Flagstone City Pty Ltd	
Real Property Descriptions	Lot 907 on SP332140	
Site Area	301.5999 hectares	
Application Details		
Permit Type Sought	Development Permit	
Application Type / Description	Operational Works – Waterway Barrier Works (filling of a mapped waterway)	
Assessment Manager	Economic Development Queensland	
Development Scheme	Greater Flagstone Urban Development Area Development Scheme	
Zone	Major Centre Zone	
Context Area	Context Area 4 (EDQ Approval Reference: DEV2020/1155)	
Level of Assessment	Assessable Development - Permissible Development	
State Interests	• Development And Construction – Priority Development Area • Biodiversity – MSES - Regulated Vegetation (Intersecting A Watercourse) – MSES - Regulated Vegetation (Category B) – MSES - Regulated Vegetation (Essential Habitat) – MSES - Wildlife Habitat (Koala Habitat Areas - Core) • Natural Hazards Risk And Resilience – Flood Hazard Area - Local Government Flood Mapping Area – Bushfire Prone Area • Transport Infrastructure – Railway Corridor	
Matters of Interest	• SEQ Regional Land Use Categories – Urban Footprint • Queensland Waterways for Waterway Barrier Works – Low – Moderate – High • Water Resource Planning Area Boundaries • Core Koala Habitat Area • Railway Corridor • Area within 25m of a Railway Corridor • Regulated Vegetation Management Map (Category A and B extract) ◦ Category B on the regulated vegetation management map	
Applicant Contact Details		
Applicant	PEET Flagstone City Pty Ltd c/- RPS AAP Consulting Pty Ltd PO Box 1559 Fortitude Valley QLD 4006	
Applicant Contact Details	Nick Meadows Principal Planner D: +61 7 3539 9708 E: nick.meadows@rpsconsulting.com	Emma Gurney Senior Planner D: +61 7 3539 9692 E: emma.gurney@rpsconsulting.com

1.1 Site Details

The subject site is designated within the boundaries of the Greater Flagstone Priority Development Area (PDA). The subject site is comprised of one (1) large parcel totalling approximately 302 hectares. The site location and its extent are shown in **Figure 1** and **Figure 2** respectively.

In accordance with the Development Scheme, the site is zoned for Major Centre (refer **Figure 3**). The site is located within Context Area 4 (EDQ Ref: DEV2020/1155) of the PEET Flagstone land holdings.



Figure 1 – Site Location

Source: Queensland Globe, 2026

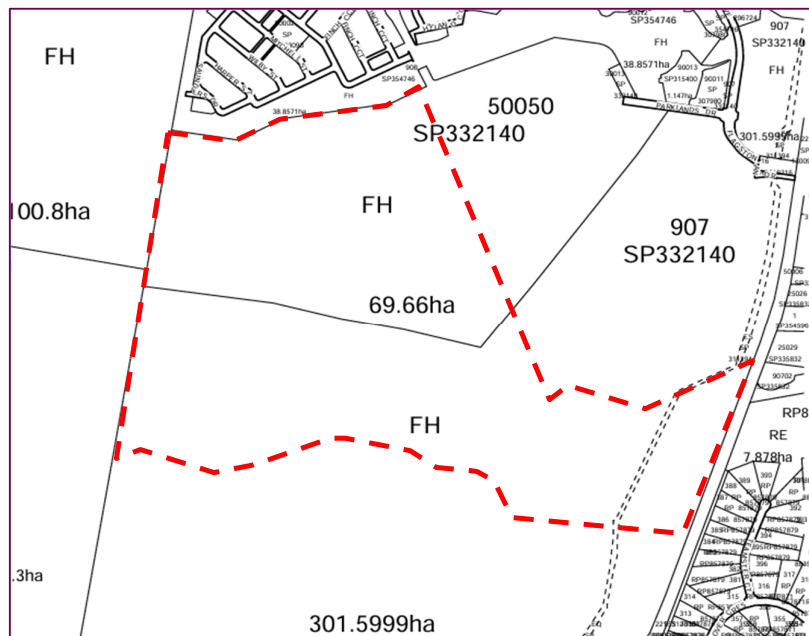


Figure 2 – Cadastral Plan (CA4 marked in red)

Source: SmartMap, 2026

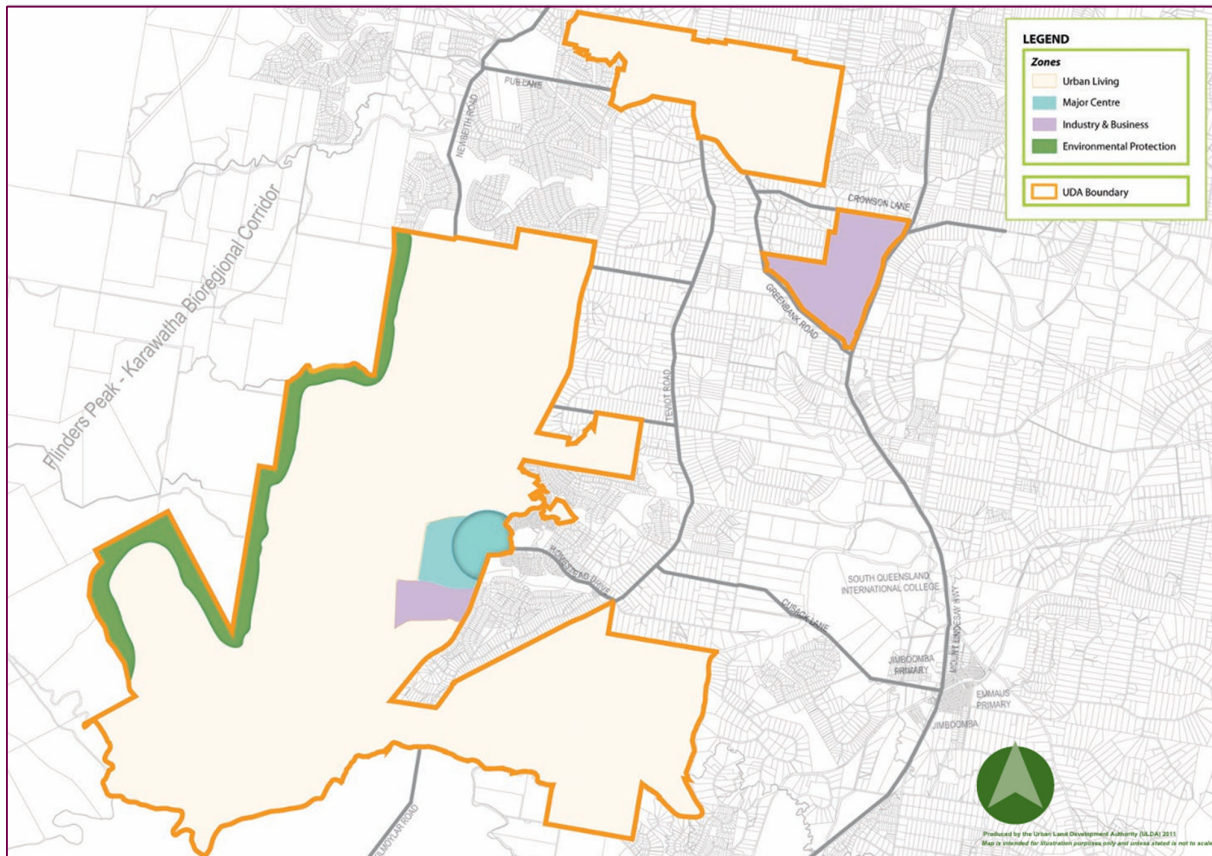


Figure 3 – Zoning

Source: Greater Flagstone Development Scheme, MEDQ

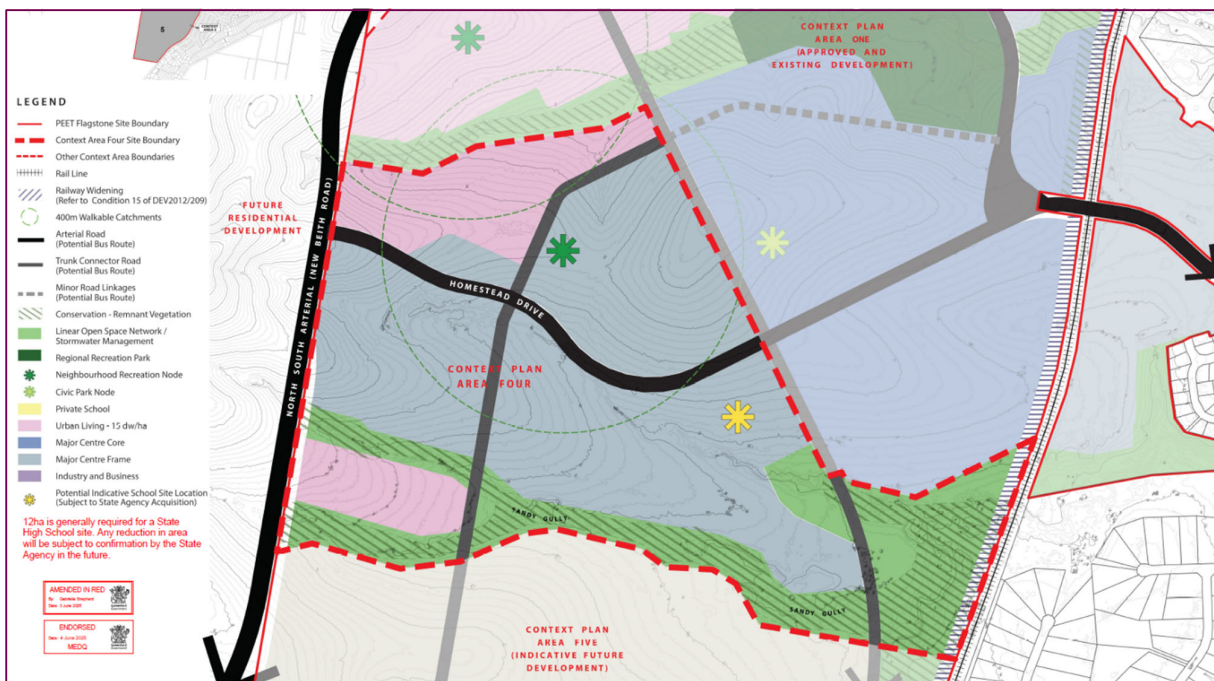


Figure 4 – Context Plan Ref: DEV2020/1155

Source: RPS

2 Proposal

The proposed development involves permanent *waterway barrier works* for the filling of a mapped waterway over part of CA4 to facilitate the future delivery commercial development. The broader town centre and frame concept within CA4 provides for a mix of future land uses such as large format retail, service industry/business, business park, other mixed uses, parks, civic open space, and drainage areas.

The development of CA4 necessitates the filling of the waterway to prepare the site to ultimately establish public road reserves and the development footprint. Importantly, this operational works application is intended to precede future development permits for the site, including subsequent applications for reconfiguration of a lot/subdivision, road works, and future land use development.

Peet are currently progressing the first subdivision application of CA4, which will establish commercial and other non-residential uses south of Homestead Drive. The project inception phase has determined the earthworks strategy to establish the lots within this subdivision. Notably, a portion of the mapped waterway is required to be filled in order to establish developable lots containing minimal topographical variation catering for future slabs and built form.

The extent of the mapped waterway, upstream from coordinates -27.8120S, 152.93911E, was determined to not meet the definition of a waterway in accordance with pre-lodgement advice from SARA. Refer to **Attachment E**.

Approximately 240m length of waterway downstream from these coordinates is proposed to be filled.

The total affected area, including the upstream extent (in acknowledgment of the currently mapped extent), comprises approximately 3,101m² of affected area for earthworks.

2.1 Proposed Fill

Colliers have prepared earthworks and catchment drawings, and sections, to demonstrate the proposed works extent. Refer to **Attachment D**.

The submitted engineering drawings are conceptual and indicative only, as well as the subdivision layout utilised within the plan set. These drawings have been prepared to demonstrate how the site may be developed in principle and to provide a technical basis for future assessment. Any earthworks specifications, including the extent and configuration of indicative retaining walls will be resolved through detailed engineering design and approval.

Similarly, the drainage plans indicate that stormwater management is to be located in a manner that responds to the waterway and flood constraints, with the precise sizing and configuration subject to further modelling. As shown in the earthworks drawings, the eastern extent of works will include a batter from the future road levels, sloping down to the natural waterway bed levels. The batter acts as a natural landform tie-in and no further works are proposed beyond this point.

2.2 Ecological Assessment

The proposed operational works have been prepared in response to State Code 18: Constructing or raising waterway barrier works in fish habitats. Saunders Havill have prepared an ecological assessment, including State Code 18. Refer to **Attachment C**.

The mapped waterway is highly disturbed, ephemeral and eroded, with limited fish habitat value and no evidence of fisheries resources recorded. Importantly, an existing rural access track historically used on the site introduces a significant barrier to fish dispersal – this track is aligned along the western extent of works.

The waterway is also mapped as a drainage feature under the *Water Act 2000* and as a MSES watercourse intersected by regulated vegetation (State Planning Policy), although no regulated vegetation occurs within the impact area. Accordingly, the works will not result in adverse impacts on waterways or fish passage.

The proposed development will maintain and rehabilitate existing fish passage channels downstream of the works area and within adjoining tributaries, thereby supporting the broader environmental management approach for the site. Rehabilitation will include weed management, barrier removal and stabilisation works within the mapped waterway channels and banks. Refer to the Concept Rehabilitation Plan within Saunders Havill's reporting.

For reference, refer to the Impact Plan in **Figure 5**.

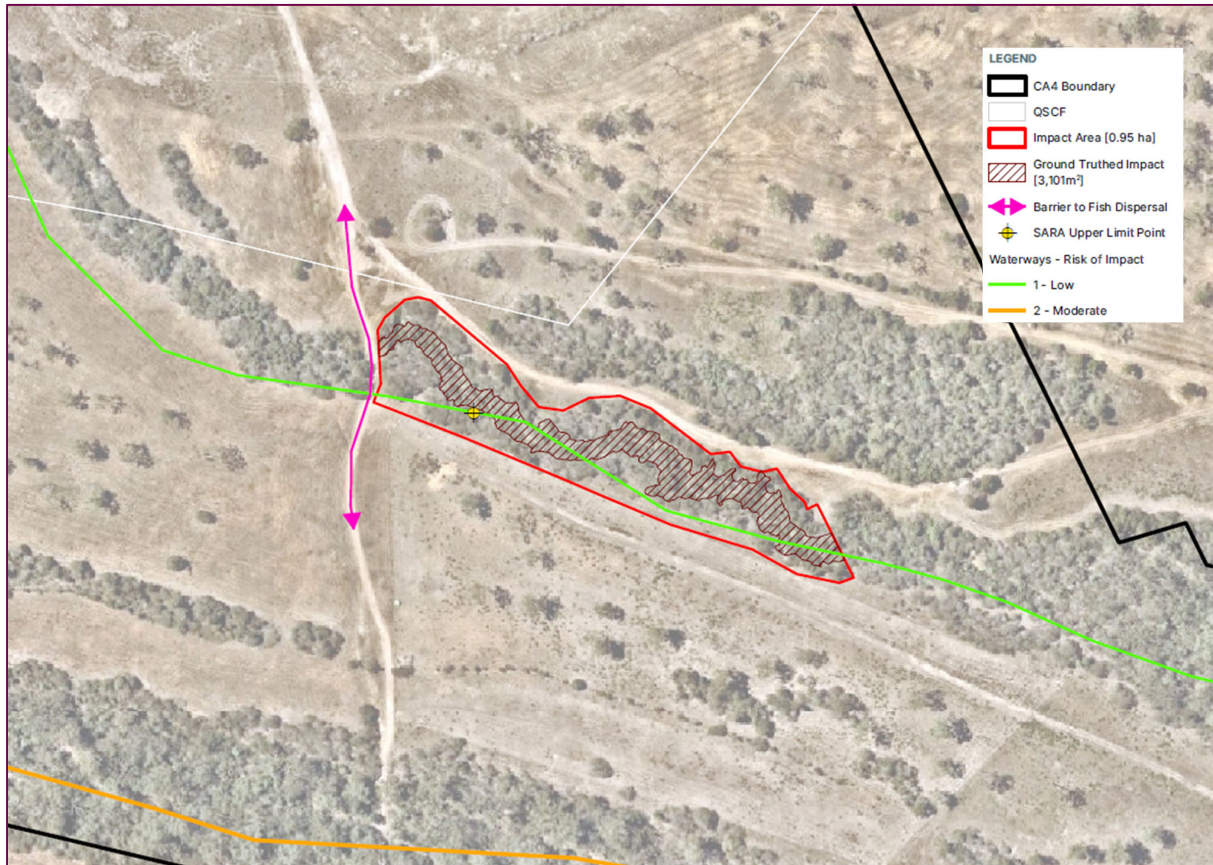


Figure 5 – Field Survey Results

Source: Waterway Barrier Works State Code 18 Response Package, SHG

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 Act identifies the requirements for a PDA development application, including:

- a. *Be made to MEDQ in the approved form; and*
- b. *Contain, or be accompanied by, the consent of the owner of the relevant land; and*
- c. *Be accompanied by the application fee decided by MEDQ.*

Section 82(2) of the Act allows for applications for operational work, other than for operational work below the high-water mark and outside the boundaries of a canal, to be made without the consent of the relevant landowner. Accordingly, this application does not require landowner's consent however notwithstanding this, it has been provided to accompany the application.

Decision making considerations for MEDQ on any development application are contained within section 87 of the Act. 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 operational works are not prohibited as per the levels of assessment in the Development Scheme applicable to the Major Centre Zone (refer to Table 2: Levels of Assessment, column 3A).

3.3 Greater Flagstone Priority Development Area

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 PDA 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.

The proposal is required to progress the design and delivery of land in CA4 and the Town Centre Frame area. Future development of this land seeks to provide for uses complementary to surrounding residential growth in Peet's landholdings and Greater Flagstone.

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 the Urban Footprint of the SEQ Regional Plan 2023 (ShapingSEQ 2023). The proposal ensures that future 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 Area

The subject site is partially mapped as containing Core Koala Habitat. The proposal does not include any waterway barrier works within mapped Core Koala Habitat.

3.4.3 Fish Habitat Areas

The subject site is mapped by waterways for Sandy Creek, Sandy Gully and their respective drainage corridors and reaches. The site is mapped as containing low, moderate and high Queensland waterways for waterway barrier works.

Specifically, this application seeks to conduct waterway barrier works (fill) over a waterway identified as 'low Queensland waterway'. The application has a direct impact on the mapped waterway and is categorised as "operational work that is constructing or raising waterway barrier works". In accordance with the *Planning Regulation 2017*, Schedule 10, Part 6, Division 4, Subdivision 3 the development application is required to be referred by MEDQ to the chief executive being the chief executive of the department in which the Fisheries Act is administered.

3.4.4 Water Resources

The subject site is within the Water resource planning area. This state interest has no impact on the proposed waterway barrier works.

3.4.5 Railway Corridor and Area within 25m of a railway corridor

The subject site is mapped as containing both a railway corridor and site area within 25m of a railway corridor. The proposed operational works for waterway barrier works application are not located within either mapped areas of the site resulting in the proposal having no impact on the railway corridor.

3.4.6 Native Vegetation Clearing

The subject site is predominantly mapped by Category X vegetation, with regulated remnant vegetation (Category B) along partial extents of the abovementioned mapped waterways. The proposed operational works for waterway barrier works does not impact upon Category B regulated remnant vegetation. Vegetation is regulated by PEET's Context Area planning, endorsed Natural Environment Site Strategy for whole-of-site landholdings, and future Operational Works approvals.

4 Application Material

It is requested that EDQ now proceed with the assessment of the development application and accordingly enclose the following documentation.

- **Attachment A:** MEDQ Development Application Form
- **Attachment B:** Certificate of Title, Owner's Consent and Searches
- **Attachment C:** Ecological Assessment and State Code 18 Response
- **Attachment D:** Civil Engineering Drawings
- **Attachment E:** Copy of SARA Waterway Determination

5 Conclusion

This town planning report supports a development application made on behalf of *PEET Flagstone City Pty Ltd* to EDQ for waterway barrier works to enable the delivery of Context Area 4.

The application specifically seeks:

- **PDA Development Permit for Operational Works** for Waterway Barrier Works.

The site is comprised of one (1) large parcel totalling approximately 301ha of the Greater Flagstone PDA. The proposed waterway barrier works is for filling of part of a mapped waterway. The works are for the establishment of Context Area 4 and comprises land zoned for Major Centre Business purposes.

The proposed development is permissible development and is consistent with the intent of the zone and the Development Scheme.

Approval is sought subject to reasonable and relevant conditions.

We trust this information is sufficient for your purposes and look forward to working with you on this development. Should you require any further details, please contact the writer as per the details below or Emma Gurney on (07) 3539 9692.

Yours sincerely,
for RPS AAP Consulting Pty Ltd



Nick Meadows

Principal Planner

nick.meadows@rpsconsulting.com

+61 7 3539 9708