

Our ref: DEV-2026-FLA-4983

29 September 2026

Peet Limited
C/- RPS AAP Consulting
Attn: Ms Emma Gurney
emma.gurney@rpsconsulting.com.au

Dear Applicant

PDA Decision Notice

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

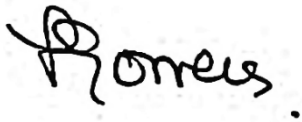
Priority Development Area (PDA):	Greater Flagstone
PDA Development Type:	Development Permit for Reconfiguring a Lot (new road, access easements and balance allotment)
Property Location:	Parklands Drive and Trailblazer Drive, Flagstone
Property Description:	Lot 50050 on SP332140

On 29 September 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, Principal Planner on (07) 3522 8586 or by email at rachel.ritchie@edq.qld.gov.au.

Yours sincerely



Leila Torrens
A/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	Parklands Drive and Trailblazer Drive, Flagstone	
Lot on plan description	Lot number	Plan description
	50050	SP332140
PDA Development Approval details		
DEV Reference No.	DEV-2026-FLA-4983	
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	Development Permit for Reconfiguring a Lot (new road, access easements and balance allotment)	
Decision	EDQ has decided to grant <u>all</u> of the PDA Development Approval applied for, <u>subject to</u> PDA Development Conditions forming part of this Decision Notice.	
Decision date	29 September 2026	
Currency Period	4 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.	Reconfiguration of Lot 50050 on SP332140 – Creation of New Road	110056-692, Revision A	RPS	28 May 2026
2.	Traffic Assessment	P6887.004T DCC Road ROL Technical Memo	Bitzios Consulting	19 August 2026
Supporting Plans and Documents		Reference No.	Prepared By	Date
3.	Civil Drawings – Flagstone City – Regional Recreation Park	21-0008, Revision 0, Drawings 700, 701, 710, 720, 721, 730, 731, 735, 736, 740, 750, 751, 760, 761, 762, 763, 764, 800, 801, 802, 803, 900, 901, 910 to 913, 920, 921, Revision 0	Colliers	24 July 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:

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.

- 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, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

PDA Development Conditions – Reconfiguring a Lot

No.	Condition	Timing
1.	Carry out the Approved Development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement for the relevant stage
2.	Street naming Submit to EDQ a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
Construction of development		
3.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours	During construction

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	unless otherwise endorsed
4.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6.	Construction Management Plan 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: a) for the provision of safe and functional alternative pedestrian routes, past, through or around the site; b) to mitigate impacts to public sector entity assets, including street trees, on or external to the site; c) for safe and functional temporary vehicular access points and frequency of use; d) for the safe and functional loading and unloading of materials including the location of any remote loading sites; e) for the location of materials, structures, plant and equipment; f) of waste generated by construction activities; g) detailing how materials are to be loaded/unloaded; h) of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); i) of employee and visitor parking areas; j) of anticipated staging and programming; k) for the provision of safe and functional emergency exit routes; and l) any out of hours work as endorsed via Compliance Assessment.	a) Prior to commencing work for the relevant stage b) During construction of the relevant stage c) During construction of the relevant stage

³ The out of hours work request form is available at EDQ's website.

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	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.	
7.	Erosion and Sediment Management 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 for the relevant stage b) During construction of the relevant stage
8.	Traffic Management Plan a) Submit to EDQ DS a Traffic Management Plan (TMP), certified by a RPEQ holding a current Traffic Management Design qualification. The TMP must include the following: i. provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii. provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii. provision of parking for workers and materials delivery; iv. risk identification, assessment and identification of mitigation measures; v. ongoing monitoring, management review and certified updates (as required); and vi. traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing work for the relevant stage b) During construction of the relevant stage
9.	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.	a) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
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	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 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>	b) Prior to survey plan endorsement for the relevant stage
10.	Streetscape Works a) Streetscape works shall be carried out in accordance with design for the road reserve area included in approved plans for CA-2026-FLA-4484.	a) Prior to commencing streetscape work for the relevant stage
Roadworks		
11.	Roadworks - Intersection - Compliance Assessment a) Submit to EDQ DS for compliance assessment, functional layout plans, certified by a RPEQ, for Parklands Drive / new road intersection (interim and ultimate), including signalisations, traffic devices, line marking, a sight distance assessment for the interim layout of the Parkland Drive/Centre Access Street, swept path diagrams for the design vehicle, pedestrian/cyclist paths and all services. The certified engineering plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) The approved Flagstone City Development Movement Network Infrastructure Master Plan (Amended in red), approved in DEV2012/209/6/10. iii) The approved Flagstone City Centre Masterplan, approved in DEV2022/1312 iv) The ultimate approved access arrangements for the District Community Centre (DEV2024/1523) v) relevant Council standards b) Construct roadworks generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ: i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	a) Prior to commencing roadworks b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
12.	Street Lighting Comply with either parts a) and c) or parts b) and c) of this condition.	

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	a) Design and install a Rate 2 street lighting system, certified by a suitably qualified RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i. meet the relevant standards of Energex; ii. be endorsed by Energex as 'Rate 2 Public Lighting'; iii. be endorsed by Council as the Energex 'billable customer'; iv. be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. b) Design and install a Rate 3 street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i. be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> ii. meet the requirements of AS3000 – 'SAA Wiring Rules'. iii. meet the requirements of Energex for unmetered supply iv. be endorsed by the relevant ownership authority. c) Submit to EDQ DS 'as-constructed' plans and test documentation, certified by a suitably qualified RPEQ, in a format acceptable to Council.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to on-maintenance for the relevant sub-stage
Surveying, Land Transfers and Easements		
13.	Easements over Infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	At registration of survey plan for the relevant stage
Infrastructure Charges		
14.	Infrastructure Charges – Municipal & State Charges The applicant will pay to the MEDQ the Municipal & State Charges in accordance with the DCOP, indexed to the date of payment.	In accordance with the DCOP
15.	Infrastructure Charges – Implementation Charge The applicant will: a) If the ICID applies to the development, the applicant will pay to the MEDQ the ID Implementation Charge (calculated in accordance with the ICID); or b) If the ICID does not apply to the development, the applicant must pay the MEDQ the relevant charges calculated in accordance with the DCOP, indexed to the date of payment.	a) In accordance with the ICID; or b) In accordance with the DCOP
16.	Infrastructure Charges – Sub-Regional & Value Capture Charges a) If the SRIA or DSRICA applies to the development, the applicant will provide the MEDQ with a copy of an invoice from Logan City Council	

PDA Development Conditions – Reconfiguring a Lot		
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	(the Council) for the IA Sub-regional charges (calculated in accordance with the SRIA) and written evidence that those charges have been paid to the Council; or b) If the SRIA or DSRCIA do not apply to the development, the applicant must pay to the MEDQ the Sub-regional and Value Capture charges in accordance with the DCOP, indexed to the date of payment.	a) In accordance with the SRIA, DSRCIA; or b) In accordance with the DCOP

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 ****