

LEVEL 32
300 GEORGE STREET
BRISBANE QLD 4000

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

14 October 2024

EDQ Development Assessment Team
GPO Box 2202
Brisbane QLD 4001
Via email: pdadevelopmentassessment@dsdmip.qld.gov.au

Dear Sir / Madam,

PDA DEVELOPMENT APPLICATION – DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE IN ACCORDANCE WITH A PLAN OF DEVELOPMENT ON LOT 3, 4, 5 AND 6 ON RP137101

1. INTRODUCTION

In accordance with Section 82 of the *Economic Development Act 2012* ('ED Act') and on behalf of Roubaix Properties Pty Ltd ('the Applicant'), please find attached a 'properly made' development application over land located at 4693-4703, 4705-4715, 4717-4731 and 4733-4743 Mount Lindesay Highway, North Maclean QLD 4280 formally described as Lot 3, 4, 5 and 6 on RP137101.

The development application seeks the Minister for Economic Development Queensland's ('MEDQ') approval for the following components of PDA assessable development:

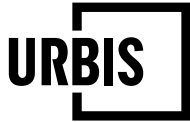
- Development Permit for a Material Change of Use in accordance with a Plan of Development.

The proposal seeks approval to continue development of the Greater Flagstone Urban Development Area, specifically within the North Maclean industry and business zone portion.

2. ACCOMPANYING INFORMATION

We enclose the following information to accompany the development application:

- Planning Report prepared by Urbis, including:
 - **Appendix A** - PDA Development Application Form;
 - **Appendix B** – Title Searches;
 - **Appendix C** – Landowner's Consent;
 - **Appendix D** – Plan of Development, prepared by *Urbis*;
 - **Appendix E** – Civil Engineering Report, prepared by *Burchills*;



- **Appendix F** – Ecology Advice, prepared by *28 South Environmental*; and
- **Appendix G** – Stormwater Conveyance Certificate, prepared by *Burchills*.

3. EDQ APPLICATION FEE

In accordance with the Economic Development Queensland Development Assessment Fees and Charges Schedule (2024 – 2025), the relevant application fee is calculated as **\$15,156.00** as confirmed prior to lodgement by EDQ.

We kindly request an invoice be issued as soon as convenient to enable the commencement of assessment.

4. CONCLUSION

We thank you for your attention to this matter. Should you have any queries regarding this PDA development application, please don't hesitate to contact the undersigned or Joe Selwood on (07) 3007 3800.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Erin Brooks".

Erin Brooks
Associate Director
+61 7 3007 3800
ebrooks@urbis.com.au