



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1558

15 May 2025

Roubaix Properties Pty Ltd
C/- Urbis Ltd
Att: Ms Erin Brooks and Mr Joe Selwood
Level 32, 300 George Street
BRISBANE CITY QLD 4000

Email: ebrooks@urbis.com.au; jiselwood@urbis.com.au

Dear Ms Brooks and Mr Selwood

S89(1)(a) Approval of PDA Development Application

PDA Preliminary Approval for Material Change of Use for factory outlets and distribution centre with development Guideline at 4693-4703, 4705-4715, 4717-4731 and 4733-4743 Mount Lindesay Highway, North Maclean described as Lots 3, 4, 5 and 6 on RP137101

On 15 May 2025, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the website at [Current applications and approvals](#).

If you require any further information, please contact Nicole Tobias, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6752 or at nicole.tobias@edq.qld.gov.au, who will assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	4693-4703, 4705-4715, 4717-4731 and 4733-4743 Mount Lindesay Highway, North Maclean	
Lot on plan description	Lot number	Plan description
	3	RP137101
	4	RP137101
	5	RP137101
	6	RP137101
PDA development application details		
DEV reference number	DEV2024/1558	
'Properly made' date	24 October 2024	
Type of application	☒ PDA development application for: ☒ Material change of use ☒ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Preliminary Approval for Material Change of Use for Factory Outlets and Distribution Centre with Development Guideline	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. The approval is for: A Preliminary Approval for Material Change of Use for factory outlets and distribution centre which align with the approved development guideline document which forms part of this approval	
Decision date	15 May 2025	
Currency period	10 years from the date of the decision	

Assessment Team	
Assessment Manager (Lead)	Nicole Tobias, Senior Planner EDQ development Assessment
Manager	Jennifer Sneesby, Manager EDQ Development Assessment
Engineer	Xi Gan, Principal Engineer EDQ Infrastructure Solutions
Delegate	Amanda Dryden, Director EDQ Development Assessment

Approved plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved plans and documents		Number	Date
1.	North Maclean Factory Outlets and Distribution Centre – Industry and Business Zone (Lot 3, 4, 5 and 6 on RP137101) Development Guideline prepared by Urbis for Roubaix Properties Pty Ltd (amended in red)	-	March 2025
2.	Design Guideline prepared by Urbis (amended in red)	P0045017 DG-01 Rev 7	27.03.2025
3.	Infrastructure Master Plan prepared by Urbis	P0045017 IM-01	04.12.2024
Supporting Documents			
4.	North Maclean Factory Outlets & Distribution Centre Civil Engineering Report, prepared by Burchills Engineering Solutions	BE220566-RP-CER-03	16.12.2024

Preamble, abbreviations, and definitions
PREAMBLE <u>PDA preliminary approval generally</u> As per section 94(1) of the Economic Development Act, a <i>PDA preliminary approval</i> is a PDA development approval that - a) approves development, but does not authorise PDA assessable development to take place; and b) approves development— c) to the extent stated in the approval; and d) subject to the conditions of the approval. <u>Notification Requirements for land uses under the preliminary approval</u> a) Uses with PDA preliminary approval are required to submit subsequent development applications seeking PDA development permit/s. Such applications may not require public notification where they are consistent with the PDA preliminary approval. b) Future PDA development applications that are inconsistent with the PDA preliminary approval (masterplan) may require public notification. ABBREVIATIONS AND DEFINITIONS The following is a list of abbreviations utilised in this approval: EDQ means Economic Development Queensland. EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

PDA Development Conditions

No.	Condition	Timing
General		
1.	Preliminary Approval – Development Guidelines a) Future development applications, including those for Development Permits, are to be in accordance with the approved Development Guidelines prepared by Urbis for Roubaix Properties Pty Ltd, dated March 2025, amended in red, including: i) A.1 Design Guideline (amended in red); P0045017 DG-01 Revision 7, prepared by Urbis, dated 27.03.2025; ii) A.2 Infrastructure Masterplan; P0045017 IM-01, prepared by Urbis, dated 04.12.2024; iii) North Maclean Factory Outlets & Distribution Centre Civil Engineering Report, prepared by Burchills Engineering Solutions, dated 16 December 2024; and iv) <i>PDA Guideline 10: Industry and Business Areas</i> where the Development Guidelines are silent on a design outcome. b) Any development not listed in the Development Guidelines, including a Reconfiguring a Lot, Operational Works or Material Change of Use, will need to be assessed against the Development Scheme.	As indicated
2.	Vegetation and Habitat Offset Future development applications, including those for Development Permits, are to maintain the existing vegetation within the Vegetation and Habitat Offset area depicted in Design Guideline; P0045017 DG-01 Rev 7, prepared by Urbis, dated 27.03.2025, and clear of any infrastructure.	As indicated
Engineering		
3.	Vehicle Access – Remove Future development applications, including those for Development Permits, must demonstrate the removal and permanent closure of existing vehicular accesses from Mount Lindesay Highway to Lots 3, 4, 5 and 6 on RP137101.	As indicated.

PDA Development Conditions		
No.	Condition	Timing
4.	Road Access Future development applications, including those for Development Permits are to demonstrate that road access works and road access locations generally in accordance with the Design Guideline; P0045017 DG-01 Rev 7, prepared by Urbis, dated 27.03.2025.	As indicated.
5.	Traffic Impact Assessment Future development applications, including those for Development Permits are to include the submission of a Traffic Impact Assessment (TIA) which considers the development's impact on the State Transport Network and demonstrates compliance with PO25 to PO28 of State Code 1 of the <i>State Development Assessment Provisions</i> (SDAP), version 3.1 and effective 18 February 2022. The TIA shall address the minimum assessment criteria required for an assessment as defined in TMR's <i>Guide to Traffic Impact Assessment</i> (https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Guide-to-Traffic-Impact-Assessment). The TIA must (but not limited to): - Demonstrate that traffic generated by the proposed development will not impact the safety or operating efficiency of Mount Lindesay Highway (State-controlled Road) and surrounding road network, including the northern Crowson Lane / Chambers Flat Road Interchange. - Consider the intersection treatment requirements for any new proposed intersection along the new Mount Lindesay Highway service road required for the proposed development and consider its ultimate geometric form and land required to meet forecasted future traffic demand (i.e., for a fully developed PDA beyond the final stage of the proposed development) - Demonstrate trip generation, distribution and traffic growth rates are appropriately justified and supported, including any available local data. All assumptions about trip rates, directionality and any discounts for existing use of the site must be clearly identified and justified.	As indicated.
6.	Roadworks – Mount Lindesay Highway Service Road Future development applications, including those for Development Permits, are to: - include the Mount Lindesay Highway service road Functional Layout Plans, certified by a RPEQ, generally in accordance with: - the approved Design Guideline; P0045017 DG-01 Rev 7, prepared by Urbis, dated 27.03.2025; - PDA Guideline No.13. The certified drawings are to include, but not limited to: 2 x 4.0m wide traffic lanes and 2.5m wide parking lanes on both sides of the road, within a minimum 23m wide road reserve.	As indicated

PDA Development Conditions		
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	2. Minimum 3.0m shared pathway within the adjacent road verge in accordance with relevant design standards and guidelines as part of the Principal Cycle Network Plan. 3. Ultimate intersection treatments for the service road/Willowbrook Road East intersection (e.g., dedicated turn lanes, road reserve widening). 4. Sufficient provision for services within a defined adjacent road verge, for underground and overhead infrastructure satisfactory to the relevant minimum desirable design standards. 5. achieving setback and clearance from the Department of Transport and Main Roads' planned and protected Mount Lindesay Highway corridor and its associated infrastructure, including but not limited to, drainage infrastructure. b) include design drawings in PDF, as well as the electronic model/s in AutoCAD, Revit and/or 12da format using GDA2020 Zone 56 coordinates to the Australian Height Datum (AHD).	
7.	Roadworks – Willowbrook Road East Future development applications, including those for Development Permits, are to: a) include Willowbrook Road East Functional Layout Plans, certified by a RPEQ, generally in accordance with: i) the Design Guideline; P0045017 DG-01 Rev 7, prepared by Urbis, dated 27.03.2025; ii) PDA Guideline No.13. b) include certified drawings with, but not limited to: i) 2 x 4.0m wide traffic lanes and 2.5m wide parking lanes on both sides of the road, within a 23m wide road reserve. ii) Minimum 3.0m shared pathway within the adjacent road verge.	As indicated
8.	Land Transfers – Mt Lindesay Highway Service Road Future development applications, including those for Development Permits must include dedicated road reserve at no cost to the Department of Transport and Main Roads, for the extent of land required to accommodate the Mount Lindesay Highway service road and any necessary road infrastructure including, but not limited to, traffic signal systems and electrical, raised traffic islands, active transport infrastructure. Land dedicated as road must include minimum road verge width of 6.0m from back of kerb or road edge line, whichever is applicable to the property boundary.	As indicated.

PDA Development Conditions		
No.	Condition	Timing
9.	Earthworks Future development applications, including those for Development Permits are to ensure: a) Excavation, filling/backfilling/compaction, retaining structures, and other works involving ground disturbance, including for road works, must not: i) de-stabilise or cause damage to the State-controlled road or the land supporting this infrastructure, or cause similar adverse impact; ii) adversely impact on the State-controlled road through the addition or removal of lateral loads or additional surcharge load. b) RPEQ certification with supporting documentation must be provided, confirming that the development has been designed in accordance with part a) of this condition. In particular, the supporting documentation must include detailed structural engineering design drawings and supporting technical documentation for any ground disturbance abutting State-controlled road, including where relevant: i) geotechnical investigations where informing the development design; and ii) structural engineering design drawings and supporting technical documentation for the development.	As indicated
10.	Stormwater Management a) Future development applications, including those for Development Permits must demonstrate the following: i) Flood and stormwater management for both the development and any associated roadworks must not result in worsening or actionable nuisance to the Mount Lindesay Highway. ii) Overland flow paths on the site must not be modified in a way that alters the flow characteristics or causes an increase in flood levels, duration of inundation, or flood-related impacts to adjoining properties, including the Mount Lindesay Highway. iii) If stormwater or watercourse runoff from the Mount Lindesay Highway currently flows through the site, it must not be obstructed. The development must accommodate and manage this flow to avoid adverse impacts external to the site. iv) future works will not impede flood and stormwater flows from the State transport infrastructure or surcharge any existing culvert or drain on State-controlled road; v) future works will not result in a material worsening of flooding impacts within the State-controlled road, including any new discharge points for flood management. b) Future applications for Development Permits must include stormwater and flood assessments, along with any supporting information, to demonstrate compliance with the requirements outlined in part (a) of this condition.	As indicated

PDA Development Conditions		
No.	Condition	Timing
11.	Service Connections Future development applications, including those for Development Permits must demonstrate that relevant services including but not limited to water, sewer and electricity are appropriately provided to each lot.	As indicated

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 ****