



Our ref: DEV2025/1638

8 July 2025

CH Hydrangea Pty Ltd
C/- Therefor Group
Att: Ms Jen Taylor
PO Box 436
NEW FARM QLD 4005

Email: jtaylor@thereforgroup.com.au

Dear Ms Taylor

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

PDA Development Permit DEV2025/1638 for Reconfiguring a Lot for 1 Lot into 2 Lots plus Temporary Access Easement at 4499-4651 Mount Lindsay Highway, North Maclean described as Lot 39 on SP338781

On 8 July 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 Chessa Lao, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7425 or at Chessa.Lao@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	4499-4651 Mount Lindesay Highway, North Maclean	
Lot on plan description	Lot number	Plan description
	Lot 39	SP338781
PDA development application details		
DEV reference number	DEV2025/1638	
'Properly made' date	17 June 2025	
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	Reconfiguring a Lot for 1 Lot into 2 Lots plus Temporary Access Easement	
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: • Subdivision of 1 Lot into 2 Lots plus temporary access easement.	
Decision date	8 July 2025	
Currency period	Four (4) years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Chessa Lao, Planner	
Manager	Jennifer Sneesby, Manager	
Engineer	Jack Landsberg, Principal Technical Officer	
Delegate	Amanda Dryden, Director	

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.	Plan of Reconfiguration, prepared by Therefor Group	25-0142P-01, Sheet No. 1 of 1, Revision D	16 June 2025

Preamble, abbreviations, and definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

DCOP means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.

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.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions		
No.	Condition	Timing
General		
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 survey plan endorsement
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
3.	Temporary Access Easements – Lot 2 a) Submit to EDQ DA easement documentation for the temporary access easements in favour of Lot 2 in accordance with the approved Plan of Reconfiguration to allow for vehicular access to/from Lot 2. b) Submit to EDQ IS, evidence Temporary Access Easements have been surrendered.	a) Prior to survey plan endorsement b) Within 3 months of the estate road corridor being on maintenance, OR When dedicated site access is available
Infrastructure Contributions		
4.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. Where that 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.	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 ****