



Our ref: DEV2025/1618

22 July 2025

Fraser Property Australia
C/- Colliers International Engineering & Design Pty Ltd
Attn: Alana White and Dan Collins
PO Box 1344
Buddina QLD 4575

Email: Alana.White@colliers.com, Dan.Collins@colliers.com,
QLDEDEnquiries@colliers.com

Dear Alana and Dan

S89(1)(a) Approval of PDA Development Application
PDA Development Application DEV2025/1618 for a Development Permit for Operational Work for Vegetation Clearing and Drainage Work at 272-280 Mountain Ridge Road, South Maclean described as Lot 1 on RP193185

On 22 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 Vivian Lun, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6781 or at vivian.lun@edq.qld.gov.au, who will assist.

Yours sincerely

Brandon Bouda
A/Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site Information		
Name of Priority Development Area (PDA)	Greater Flagstone PDA	
Site Address	270-280 Mountain Ridge Road, South Maclean	
Lot on Plan Description	Lot Number	Plan Description
	Lot 1	RP193185
PDA Development Application Details		
DEV Reference Number	DEV2025/1618	
'Properly made' Date	10 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	Vegetation Clearing and Drainage Work	
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	
Decision Date	22 July 2025	
Currency Period	2 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Vivian Lun, Planner – Development Assessment	
Manager	Jennifer Sneesby, Manager – Development Assessment	
Engineer	Sanjib Bhowmick, Senior Engineer – Infrastructure Solution	
Delegate	Brandon Bouda, A/Director – 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.	Vegetation Clearing & Fauna Management Plan - Cover Sheet, prepared by Saunders Havill Group	10941 E 01 ER S2 VCFMP C Issue C	4 March 2025 (As amended in red)
2.	Vegetation Clearing & Fauna Management Plan - Notes, prepared by Saunders Havill Group	10941 E 02 ER S2 VCFMP C Issue C	4 March 2025
3.	Vegetation Clearing & Fauna Management Plan - Fauna Management Notes, prepared by Saunders Havill Group	10941 E 03 ER S2 VCFMP C Issue C	4 March 2025
4.	Vegetation Clearing & Fauna Management Plan - Detail Sheet Context, prepared by Saunders Havill Group	10941 E 04 ER S2 VCFMP C Issue C	4 March 2025 (As amended in red)
5.	Vegetation Clearing & Fauna Management Plan - Detail Sheet 11, prepared by Saunders Havill Group	10941 E 11 ER S2 VCFMP C Issue C	14 March 2025
6.	Vegetation Clearing & Fauna Management Plan - Detail Sheet 12, prepared by Saunders Havill Group	10941 E 12 ER S2 VCFMP C Issue C	14 March 2025
7.	Vegetation Clearing & Fauna Management Plan - Detail Sheet 13, prepared by Saunders Havill Group	10941 E 13 ER S2 VCFMP C Issue C	14 March 2025
8.	Vegetation Clearing & Fauna Management Plan - Clearing Direction, prepared by Saunders Havill Group	10941 E 11 ER S2 VCFMP C Issue C	4 March 2025 As amended in red)
9.	Stage 2 VCFMP B Tree Schedule – 10941, prepared by Saunders Havill Group	Pages 1 to 9 of 9	12 March 2025 (As amended in red)
10.	Stage 2 - Proposed Road Upgrade – Cover Plan, prepared by Colliers	20-0181, 700 Rev. B	2 April 2025 (As amended in red)
11.	Stage 2 - Proposed Road Upgrade – General Notes, prepared by Colliers	20-0181, 701 Rev. B	2 April 2025 (As amended in red)
12.	Stage 2 Roadworks and Drainage Layout Plan Sheet 2 of 3, prepared by Colliers	20-0181, 706 Rev. B	18 Feb 2025 (As amended in red)
13.	Stage 2 Stormwater Drainage Catchment Layout Plan Sheet 1 of 3, prepared by Colliers	20-0181, 722 Rev. B	18 Feb 2025 (As amended in red)
14.	Stage 2 Stormwater Drainage Catchment Layout Plan Sheet 2 of 3, prepared by Colliers	20-0181, 723 Rev. B	18 Feb 2025 (As amended in red)
15.	Stage 2 Stormwater Drainage Catchment Layout Plan Sheet 3 of 3, prepared by Colliers	20-0181, 724 Rev. B	18 Feb 2025 (As amended in red)

16.	Stage 2 Stormwater Drainage Longitudinal Sections Sheet 1 of 4, prepared by Colliers	20-0181, 725 Rev. B	18 Feb 2025 (As amended in red)
17.	Stage 2 Stormwater Drainage Longitudinal Sections Sheet 2 of 4, prepared by Colliers	20-0181, 726 Rev. B	18 Feb 2025 (As amended in red)
18.	Stage 2 Stormwater Drainage Longitudinal Sections Sheet 3 of 4, prepared by Colliers	20-0181, 727 Rev. B	18 Feb 2025 (As amended in red)
19.	Stage 2 Stormwater Drainage Longitudinal Sections Sheet 4 of 4, prepared by Colliers	20-0181, 728 Rev. B	18 Feb 2025 (As amended in red)
20.	Stage 2 Stormwater Drainage Calculations Table Sheet 1 of 2, prepared by Colliers	20-0181, 729 Rev. B	18 Feb 2025 (As amended in red)
21.	Stage 2 Stormwater Drainage Calculations Table Sheet 2 of 2, prepared by Colliers	20-0181, 730 Rev. B	18 Feb 2025 (As amended in red)
22.	Stage 2 Stormwater Drainage Structure Details, prepared by Colliers	20-0181, 731 Rev. B	18 Feb 2025 (As amended in red)

Preamble, Abbreviations, and Definitions

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS

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

CERTIFICATION PROCEDURES MANUAL means the document titled Certification Procedures Manual, prepared by EDQ, dated April 2020 (as amended 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.

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.

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.	Prior to expiration of the currency period
2.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
3.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
4.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, 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: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment.	a) Prior to commencing work

PDA Development Conditions		
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.	b) During construction c) During construction
5.	Erosion and Sediment Management	
	a) Submit to EDQ IS 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 b) During construction
6.	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. b) Should existing public infrastructure require 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>	a) Prior to practical completion b) Prior to practical completion
7.	Vegetation clearing	
	a) Undertake vegetation clearing generally in accordance with the approved Vegetation Clearing & Fauna Management Plan, prepared by Saunders Havill Group dated 4 March 2025 and amended in red by EDQ 15 July 2025. b) Vegetation clearing is to be supervised by a qualified arborist (AQF Level 5). c) Submit to EDQ DA, written certification from a qualified arborist (AQF Level 5) that vegetation clearing has been carried out generally in accordance with part a) of this condition.	a) At all times b) At all times c) Within 3 months of completion of clearing
8.	Fauna spotter	
	a) A licensed Wildlife Spotter/Catcher under the Nature Conservation Act 1992 is to undertake a survey of the site to identify any fauna or habitat features (e.g. nests, tree hollows) and certify that any necessary fauna protection measures or relocation procedures have been implemented.	a) Prior to commencement of vegetation clearing

PDA Development Conditions		
No.	Condition	Timing
	b) A licensed Wildlife Spotter/Catcher must be present during the vegetation clearing. c) Submit to EDQ DA certification from the licensed Wildlife Spotter/Catcher that vegetation clearing and fauna protection measures was carried out generally in accordance with the conditions of approval.	b) At all times during vegetation clearing c) Within 3 months of the completion of vegetation clearing
9.	Stormwater/Flooding Management - No adverse impact on existing conditions Submit to EDQ IS certification from a RPEQ Engineer specialised in hydraulics & hydrology confirming that the road upgrade works completed on site have not adversely impacted existing stormwater or flooding conditions downstream properties located within PDA.	Within 90 days from the completion date of the road upgrade work on Mountain Ridge Road

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 ****