



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2025/1651

19 August 2025

CH Hydrangea Pty Ltd
C/- Therefor Group
Att: Ms Jen Taylor
PO Box 435
NEW FARM QLD 4005

Email: JTaylor@thereforgroup.com.au

Dear Ms Taylor

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

PDA Development Permit DEV2025/1651 for Material Change of Use for Warehouse, Low Impact Industry and Medium Impact Industry at Part of 4499-4651 Mount Lindesay Highway, North Maclean described as Part of Lot 39 on SP338781

On 19 August 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	Part of 4499-4651 Mount Lindesay Highway, North Maclean	
Lot on plan description	Lot number	Plan description
	Part of Lot 39	SP338781

PDA development application details

DEV reference number	DEV2025/1651
'Properly made' date	7 July 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	Material Change of Use for Warehouse, Low Impact Industry and Medium Impact Industry

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: • Warehouse, • Low Impact Industry, and • Medium Impact Industry.
Decision date	19 August 2025
Currency period	Six (6) 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.	Site Plan (GFA) PDA Development Scheme, prepared by Watson Young	25077, DA01, Revision P6	6 June 2025
2.	Overall Ground Floor Plan, prepared by Watson Young	25077, DA02, Revision P3	6 June 2025
3.	Office Floor Plans, prepared by Watson Young	25077, DA03, Revision P7	6 June 2025
4.	Overall Elevations, prepared by Watson Young	25077, DA04, Revision P5	6 June 2025
5.	Office Elevations, prepared by Watson Young	25077, DA05, Revision P5	6 June 2025
6.	Sections, prepared by Watson Young	25077, DA06, Revision P3	6 June 2025
7.	Roof Plan, prepared by Watson Young	25077, DA07, Revision P3	6 June 2025
8.	Lot 103 – Proposed Signage Plan, prepared by Charter Hall	–	–
9.	Landscape Concept Report, prepared by Habit8	Issue C	19 June 2025
10.	Noise Impact Assessment, prepared by Vipac	70B-25-0096-TRP-99310-1, Revision 01	30 May 2025
11.	Civil Engineering Report: Engineering Services Report, prepared by Northrop	BN250604_ESR001_B_Lot 103 Flagstone Estate, Revision B	4 July 2025
12.	Civil Engineering Report: Site Based Stormwater Management Plan, prepared by Northrop	BN250604_SBSMP001_B_Lot 103 Flagstone Estate, Revision B	4 July 2025
13.	Transport Assessment, prepared by Rytenskild Traffic Engineering	25090, Version 1	19 June 2025

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

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

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

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

CONTRIBUTED ASSET means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

a) **External Authority** means a public-sector entity other than the MEDQ;

Preamble, abbreviations, and definitions

- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

COUNCIL means the relevant local government for the land the subject of 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.

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.

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ 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.

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.

Compliance assessment

- 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:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ 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 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 commencement of use

PDA Development Conditions		
No.	Condition	Timing
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 following commencement of use
3.	Commencement of Use The approved development cannot commence use until the site has access to a constructed road in the Flagstone Logistics Estate.	As indicated
4.	Hours of Operation The approved use can operate up to 24-hours per day, 7-days a week in accordance with the Noise Impact Assessment endorsed under the conditions of this approval.	At all times following commencement of use
5.	Advertising Devices Advertising devices to be installed in accordance with the approved plans and documents.	At all times
Construction Management		
6.	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
7.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, 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
8.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times

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

PDA Development Conditions		
No.	Condition	Timing
9.	Construction Management Plan a) Submit to EDQ IS 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 management 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. 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.	a) Prior to commencing work b) During construction c) During construction
10.	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);	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	b) Where 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 the External Authority's 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 commencement of use
14.	Retaining Walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved plans and documents. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks b) Prior to commencement of use c) Prior to commencement of use
15.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved plans and documents. The certified earthworks plans are to: iii) include a geotechnical soils assessment of the site; iv) accord with the Erosion and Sediment Control Plans, as required by condition 10 – Erosion and sediment management; v) include the location and finished surface levels of any cut and/or fill; vi) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; vii) provide details of any areas where surplus soils are to be stockpiled; viii) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;	a) Prior to commencing earthworks

PDA Development Conditions		
No.	Condition	Timing
	2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and ix) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use c) Prior to commencement of use
16.	Roadworks – Internal Trafficable Area a) Submit to EDQ IS, detailed engineering plans, certified by a RPEQ, for all internal driveways and parking areas on site. The RPEQ certified engineering plans must be designed generally in accordance with the approved plans and documents. Include an RPEQ certified structural pavement analysis for the design vehicles nominated in the approved plans and documents. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS: 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 a) of this condition, and ii) all documentation as required by the Certification Procedures Manual. 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 commencement of use c) Prior to commencement of use
17.	Vehicle Access a) Construct vehicle crossovers: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a heavy-duty vehicle crossing, refer to standard drawing IPWEA RS-0510 b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
18.	Car Parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
19.	Parking – Heavy Vehicles a) Construct, sign and delineate loading dock parking/standing spaces generally in accordance with <i>Australian Standards AS2890.2: 2002 – Parking facilities – Off-street Commercial Vehicle Parking Facilities</i> and the approved plans and documents. b) Submit to EDQ IS RPEQ certification that loading dock parking/standing spaces have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
20.	Bicycle Parking a) Construct, sign and delineate bicycle parking facilities, for sixteen (16) bicycle spaces, generally in accordance with <i>Australian Standard AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking</i> and the approved plans. b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
21.	End of Trip Facilities Provide end of trip facilities in accordance with the <i>Queensland Development Code MP4.1 – Sustainable Buildings</i>, Performance Criteria and Acceptable Solution no. 12.	Prior to commencement of use
22.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use
23.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
24.	Stormwater Connection Connect the approved development to a lawful point of discharge, in accordance with the following requirements: a) Ensure 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability, b) All pits or grates in trafficable areas are to have Class D trafficable grates/lids, and c) generally in accordance with Council's current adopted standards.	Prior to commencement of use
25.	Stormwater Management (Quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> , and ii) the approved plans and documents. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use
26.	Stormwater Management (Quantity) a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> , and ii) the approved plans and documents. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS, RPEQ certification confirming stormwater infrastructure has been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use
27.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development.	a) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	b) Prior to commencement of use
28.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
29.	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
30.	Refuse Collection a) Submit to EDQ IS a Waste Management Plan in accordance with Council's Planning Scheme <i>Schedule 6 Planning Scheme Policies, SC6.2.9 Waste Management, Part 4 Non-residential refuse collection</i> . Where relevant, include evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following commencement of use
31.	Landscape Works a) Submit to EDQ DA detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the approved plans and documents, and show the following: i) irrigation infrastructure, ii) location and sizing of rainwater tanks, iii) fencing details and materiality, iv) retaining wall details, cross section and materiality, and v) landscaping area to achieve a minimum of 5% of the lot area.	a) Prior to commencement of landscape works

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS evidence from a suitably qualified person that the requirements of part b) of this condition have been met.	c) Prior to commencement of use
35.	Electric Vehicle Readiness a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity for Basic (slow) EVSE chargers to a minimum of 20% of all parking bays, including provision of dedicated conduits to individual parking bays, and ii) Installation of Basic (slow) EVSE chargers to a minimum of 6% of all parking bays. b) Electric vehicle charging shall be: i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile, and ii) designed with regard to fire retardance and ventilation. c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	For all parts of this condition, prior to commencement of use
36.	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.	Prior to commencement of use
Infrastructure Contributions		
37.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. Where the 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 ****