

Our ref: 12648

5 August 2025

Attention: Brandon Bouda
The Minister for Economic Development Queensland
c/- Department of State Development Infrastructure and Planning
PO Box 15009
City East QLD 4002

Via email: Brandon.Bouda@edq.qld.gov.au

Dear Brandon

**RE: OPERATIONAL WORKS (BULK EARTHWORKS AND VEGETATION CLEARING)
232-250 MOUNTAIN RIDGE ROAD, SOUTH MACLEAN QUEENSLAND 4280**

We act on behalf of Daleford Property Pty Ltd, the Applicant, to prepare this development application. The development application seeks approval for Operational Works (Bulk Earthworks and Vegetation Clearing).

This letter includes the following sections:

- Background;
- Proposed Development;
- Legislative Assessment; and
- Summary.

In support of our application, the following documentation has been provided as attachments:

Attachment A	Property Searches
Attachment B	Earthworks Plans
Attachment C	Vegetation Management Plan



1. Project Summary

Property Summary

Site Address	232-250 Mountain Ridge Road, South Maclean Queensland 4280
Real Property Description	Lot 4 on RP193185 & Lot 5 on RP193185
Site Area and Frontage	40,480m ² site area Frontage approx. 153m
Easements / Encumbrances	N/A
CLR / EMR	N/A
Land Owners	Daleford Property Pty Ltd
Local Government	Logan

Application/Planning Framework Summary

PDA	Greater Flagstone Priority Development Area
Development Scheme	Greater Flagstone Development Scheme
Description	Bulk Earthworks and Vegetation Clearing
Type of Approval Sought	Operational Works – Development Permit
Assessment Manager	Economic Development Queensland
Category of Assessment	PDA Assessable Development



2. Background

Cedar Woods Properties (CWP) have acquired 232-240 & 242-250 Mountain Ridge Road, South Maclean, specifically Lots 4 & 5 on RP193185. These lots are located in the Greater Flagstone PDA and are located on the western side of Pebble Creek Way, South Maclean.

CWP currently have an approval over the sites directly to the east for Flourish Estate (EDQ Ref: DEV2019/1013/35). Recently, this approval was amended and the amended included a redesign of Stages 104. It has become apparent that Stages 1-4 of Flourish requires significant import of earthworks material to complete the project and sufficient fill is not available from the balance of the estate.

Mortons Urban Solution have undertaken a preliminary grading on the new acquisition sites and have determined that these sites will generate an excess of cut earthworks material once fully developed. Therefore, due to the same ownership and proximity, CWP have the opportunity to use the excess earthwork materials from 232-250 Mountain Ridge Road for Stages 1-4 of the Flourish project and therefore avoid costly import of fill for Flourish.

EDQ have been made aware of the plan to undertake earthworks on these acquisition sites in advance of any Reconfiguration of a Lot or Material Change of Use application and have provided 'in-principle' agreement for the application to be lodged. We also note that a prelodgement meeting has been held in relation to the acquisition sites (subject site) and a preliminary lot configuration has been presented to EDQ as part of this prelodgement process. EDQ provided feedback on the layout and feedback has been incorporated into the revised layout, which has been previously presented to EDQ. The proposed bulk earthworks are consistent with this layout as noted below in **Section 3**.

3. Proposed Development

Cedar Woods Properties seek approval for undertaking cut on Lots 4 & 5 for the purpose of filling the adjoining approved Flourish Estate, specifically Stages 1 – 4 of the approved Flourish estate (DEV2019/1013/35). To facilitate the intended development across the site, this application seeks approval for PDA Development Permit for Operational Works (Bulk Earthworks & Vegetation Clearing) not associated with a Reconfiguration of a Lot or Material Change of Use.

Earthworks plans signed by a Registered Professional Engineer Queensland (RPEQ) are provided as part of this application (**Attachment B**) showing the proposed earthworks to occur to the additional Flourish acquisition area, in order to obtain fill for Flourish Stages 1-4. We note that the earthworks plans (**Attachment B**), prepared by Mortons, incorporate the below feedback provided by EDQ when providing 'in-principle' support for the application:

- A consistent 10m setback is applied to the western boundary (adjoining property);
- The earthworks grade back to natural *before* this 10m setback;
- The earthworks are limited to the disturbed parts of the site and maintain a large setback to the biodiversity corridor (a setback recommended by the project Ecologist from Saunders Havill) – the future development of this land will push significantly further towards Flagstone



Creek as indicated in the lot configuration underlaid (but keeping ultimate 200m corridor width); however, it was recommended to stop well short of the corridor for these proposed earthworks;

- Section drawings that show east-west and north-south sections;
- Sections indicate approx. 2m batters fronting roads, grading generally per the lot & road configuration, then back to natural before the western and southern extents.

In addition, to undertake the required earthworks the site is required to be cleared of existing vegetation. Please refer to the accompanying Vegetation Management Plan (**Attachment C**) to support this application.

4. Legislative Assessment

We have undertaken an assessment of the proposal against the relevant provisions of the *Greater Flagstone Priority Development Scheme* (the Development Scheme), the *Economic Development Act 2012* and other relevant legislation.

5. Summary

In summary, we believe that the proposed development has adequately assessed the proposed development against the provisions of the Development Scheme and other relevant legislation. We believe the development is consistent with the Development Scheme and is appropriate for the locality. It is therefore recommended that the development application be approved, subject to relevant and reasonable conditions.

Upon receipt of Council's assessment fee, we will coordinate payment at earliest opportunity.

Should you wish to discuss the above matters further, please do not hesitate to contact me on (07) 3539 6703 or email at rachaelcaton@saundershavill.com.

Yours sincerely

Saunders Havill Group



Rachael Caton

Senior Town Planner

