



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2025/1659

28 August 2025

Monarch Glen No 1 Pty Limited ATF the Monarch Glen Trust No 1
C/- Colliers International Engineering & Design Pty Ltd
Att: Mr Nick Gill
PO Box 1344
BUDDINA QLD 4575

Email: nick.gill@colliers.com; QLD.EDEnquiries@colliers.com

Dear Mr Gill

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

PDA Development Permit DEV2025/1659 for Operational Work for Bulk Earthworks and Vegetation Clearing at Rice Road, Monarch Glen described as Lot 1 on SP351245 and Lot 989 and 908 on SP348566

On 28 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 Tiana Hill, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7518 or at tiana.hill@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	
Site address	Rice Road, Monarch Glen	
Lot on plan description	Lot number	Plan description
	1	SP351245
	989	SP348566
	908	SP348566

PDA development application details	
DEV reference number	DEV2025/1659
'Properly made' date	10/07/2025
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	Bulk Earthworks and Vegetation Clearing

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice. The approval is for: • Operational Works – Bulk Earthworks and Vegetation Clearing
Decision date	28/08/2025
Currency period	2 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Tiana Hill, Principal Planner
Manager	Leila Torrens, Manager
Engineer	Jack Landsberg, Principal Technical Officer
Delegate	Brandon Bouda, A/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.	COVER PLAN	25-0521 0001 Revision A	27.06.25
2.	DRAWINGS LISTS	25-0521 0002 Revision A	27.06.25
3.	GENERAL NOTES	25-0521 0003 Revision A	27.06.25
4.	SAFETY IN DESIGN	25-0521 0004 Revision A	27.06.25
5.	OVERALL LAYOUT PLAN	25-0521 0005 Revision A	27.06.25
6.	BULK EARTHWORKS OVERALL LAYOUT (Amended in Red)	25-0521 0100 Revision A	27.06.25
7.	BULK EARTHWORKS DEPTH RANGE PLAN (Amended in Red)	25-0521 0110 Revision A	27.06.25
8.	BULK EARTHWORKS LAYOUT PLAN SHEET 1 OF 15	25-0521 0120 Revision A	27.06.25
9.	BULK EARTHWORKS LAYOUT PLAN SHEET 2 OF 15 (Amended in Red)	25-0521 0121 Revision A	27.06.25
10.	BULK EARTHWORKS LAYOUT PLAN SHEET 3 OF 15	25-0521 0122 Revision A	27.06.25
11.	BULK EARTHWORKS LAYOUT PLAN SHEET 4 OF 15	25-0521 0123 Revision A	27.06.25
12.	BULK EARTHWORKS LAYOUT PLAN SHEET 5 OF 15	25-0521 0124 Revision A	27.06.25
13.	BULK EARTHWORKS LAYOUT PLAN SHEET 6 OF 15	25-0521 0125 Revision A	27.06.25
14.	BULK EARTHWORKS LAYOUT PLAN SHEET 7 OF 15	25-0521 0126 Revision A	27.06.25
15.	BULK EARTHWORKS LAYOUT PLAN SHEET 8 OF 15 (Amended in Red)	25-0521 0127 Revision A	27.06.25
16.	BULK EARTHWORKS LAYOUT PLAN SHEET 9 OF 15 (Amended in Red)	25-0521 0128 Revision A	27.06.25
17.	BULK EARTHWORKS LAYOUT PLAN SHEET 10 OF 15	25-0521 0129 Revision A	27.06.25
18.	BULK EARTHWORKS LAYOUT PLAN SHEET 11 OF 15 (Amended in Red)	25-0521 0130 Revision A	27.06.25
19.	BULK EARTHWORKS LAYOUT PLAN SHEET 12 OF 15	25-0521 0131 Revision A	27.06.25

20.	BULK EARTHWORKS LAYOUT PLAN SHEET 13 OF 15	25-0521 0132 Revision A	27.06.25
21.	BULK EARTHWORKS LAYOUT PLAN SHEET 14 OF 15	25-0521 0133 Revision A	27.06.25
22.	BULK EARTHWORKS LAYOUT PLAN SHEET 15 OF 15	25-0521 0134 Revision A	27.06.25
23.	BULK EARTHWORKS SECTIONS SHEET 1 OF 3	25-0521 0140 Revision A	27.06.25
24.	BULK EARTHWORKS SECTIONS SHEET 2 OF 3	25-0521 0141 Revision A	27.06.25
25.	BULK EARTHWORKS SECTIONS SHEET 3 OF 3	25-0521 0142 Revision A	27.06.25
26.	BULK EARTHWORKS TYPICAL RETAINING WALL DETAILS (Amended in Red)	25-0521 0143 Revision A	27.06.25
27.	EROSION & SEDIMENT CONTROL LAYOUT PLAN PHASE 1 – SHEET 1 OF 2 (Amended in Red)	25-0521 0150 Revision A	27.06.25
28.	EROSION & SEDIMENT CONTROL LAYOUT PLAN PHASE 1 – SHEET 2 OF 2 (Amended in Red)	25-0521 0151 Revision A	27.06.25
29.	TYPICAL DETAILS FOR EROSION AND SEDIMENT CONTROL	25-0521 0152 Revision A	27.06.25
Supporting Documents		Number	Date
30.	Geotechnical Investigation Detention Basins Report Monarch Glen ROL4 Flagstone	7960-24-231 Revision 0	26.03.25
31.	Geotechnical Investigation Proposed Trunk Sewer Line Monarch Glen ROL4 Flagstone	8043-24-231 Revision 0	28.03.25
32.	Rock Excavatability Report Geotechnical Investigation Proposed Residential Development Monarch Glen, ROL4 Flagstone	8062-24-231 Revision 0	01.04.25
33.	Technical Memorandum – Soil Erodibility Review: ‘Tranche 1A’ Development, Undullah	GE25.019.L1	08.04.25
34.	Dispersive Soil Management Plan (DSMP): ‘Tranche 1A’ Development, Undullah	GE25.019.R1b	28.04.25

Preamble, abbreviations, and definitions

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).

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;
- 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.

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.
- 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.

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.

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
1	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans.	Prior to expiration of the currency period
2	Hours of Work – Construction 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: - noise and dust in accordance with the EP Act; - 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; - contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; - complaints procedures; - site management: - for the provision of safe and functional alternative pedestrian routes, past, through or around the site; - to mitigate impacts to public sector entity assets, including street trees, on or external to the site; - for safe and functional temporary vehicular access points and frequency of use; - for the safe and functional loading and unloading of materials including the location of any remote loading sites; - for the location of materials, structures, plant and equipment;	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	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.	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	Detailed Earthworks Plans – Compliance Assessment a) Submit to EDQ IS for Compliance Assessment, amended earthworks plans generally in accordance with the approved, marked up drawings which demonstrate the following:	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	i. Works within the future road corridor to show all proposed Erosion and Sediment Control measures and proposed swale outlet details. b) Construct the works per the approved Earthworks Plans submitted under part a) of this condition.	b) During construction
8	Vegetation Management Plan & Rehabilitation Plan (Lots 908 and 989 on SP348566) For vegetation clearing on Lots 908 and 989 on SP348566: a) Submit to EDQ IS a Vegetation Management Plan & Rehabilitation Plan prepared by a suitably qualified professional b) Implement the certified Vegetation Management Plan & Rehabilitation Plan submitted under part a) of this condition. Advice Note: <i>Clearing of vegetation on Lot 1 on SP351245 is to be undertaken pursuant to DEV2021/1168.</i>	a) Prior to commencing clearing works b) During construction
9	Vegetation Clearing Offsets a) Pay to the MEDQ a monetary contribution for the clearing of vegetation as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015; or If compensatory planting is proposed, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015: b) Submit to EDQ DA a planting plan certified by a qualified arborist (AQF Level 5) or ecologist showing the extent of compensatory planting to be undertaken, including location, type and extent of planting, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015. c) Undertake compensatory planting in accordance with c) of this condition. d) Once compensatory planting has been undertaken, submit to EDQ DA confirmation from a qualified arborist (AQF Level 5) or ecologist that the compensatory planting has been undertaken in accordance with b) of this condition. Advice: <i>An Environmental Protection and Biodiversity Conservation Act 1999 (EPBC) approval may be required for the clearing of vegetation. Where the EPBC approval has been granted, the vegetation clearing</i>	a) Prior to commencement of vegetation clearing b) Prior to commencement of vegetation clearing c) Within 3 months of commencement of vegetation clearing d) Within 12 months of commencement of vegetation clearing

PDA Development Conditions		
No.	Condition	Timing
	<i>offsets under this condition will not be applicable for the same matters under the EPBC approval.</i>	

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.

All EDQ practice notes, guidelines and forms, such as those for Compliance Assessment, Plan Sealing, Out of Hours Work Requests, can be accessed at the EDQ website.

This approval does not permit access to private properties. Where access to private properties are required to carry out the development, this is to be negotiated directly with the landowners.

**** End of Package ****