

LEVEL 32
300 GEORGE STREET
BRISBANE QLD 4000

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

1 August 2025

EDQ Development Assessment Team
GPO Box 2202
Brisbane QLD 4001
Via email: pdadevelopmentassessment@dsdmip.qld.gov.au

Dear Sir / Madam,

PDA DEVELOPMENT APPLICATION – DEVELOPMENT PERMIT FOR RECONFIGURING A LOT FOR SUBDIVISION ON LOT 7 AND 8 ON RP137101

1. INTRODUCTION

In accordance with Section 82 of the *Economic Development Act 2012* ('ED Act') and on behalf of *Roubaix Properties Pty Ltd* ('the Applicant'), please find attached a 'properly made' development application over land located at 4745-4759 and 4761-4773 Mount Lindesay Highway, North Maclean QLD 4280 formally described as Lot 7 and 8 on RP137101.

The development application seeks the Minister for Economic Development Queensland's ('MEDQ') approval for the following components of PDA assessable development:

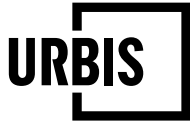
- Development Permit for Reconfiguring a Lot (2 into 17 lots)

The proposal seeks approval to continue development of the Greater Flagstone Urban Development Area, specifically within the North Maclean industry and business zone portion.

2. ACCOMPANYING INFORMATION

We enclose the following information to accompany the development application:

- Planning Report prepared by Urbis, including:
 - **Appendix A** - PDA Development Application Form;
 - **Appendix B** – Title Searches;
 - **Appendix C** – Landowner's Consent;
 - **Appendix D** – Proposal Plans, prepared by *Burchills*;
 - **Appendix E** – North Maclean Planning Context, prepared by *Urbis*;
 - **Appendix F** – Civil Engineering Report, prepared by *Burchills*;



– **Appendix G** – Conceptual Stormwater Management Plan, prepared by *Burchills*.

3. EDQ APPLICATION FEE

In accordance with the Economic Development Queensland Development Assessment Fees and Charges Schedule (2025 – 2026), the relevant application fee is calculated as **\$7,835.00**.

We kindly request an invoice be issued as soon as convenient to enable the commencement of assessment.

4. CONCLUSION

We thank you for your attention to this matter. Should you have any queries regarding this PDA development application, please don't hesitate to contact the undersigned or Jorja Feldt on (07) 3007 3800.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Erin Brooks", written in a cursive style.

Erin Brooks
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