



Our ref: DEV2025/1678

9 September 2025

Daleford Property Pty Ltd
C/- Saunders Havill Group
Att: Ms Rachael Caton
Level 1, 6 Yoga Way
Springfield Central Qld 4300

Email rachaelcaton@saundershavill.com

Dear Ms Caton

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

PDA Development Permit for Operational Works – Bulk Earthworks and Vegetation Clearing at 242-250 and 232-240 Mountain Ridge Road, South Maclean described as Lots 4 and 5 on RP193185

On 9 September 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 Jennifer Davison, Principal Planner Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7127 or at Jennifer.davison@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	242-250 and 232-240 Mountain Ridge Road, South Maclean	
Lot on plan description	Lot number	Plan description
	4	RP193185
	5	RP193185

PDA development application details	
DEV reference number	DEV2025/1678
'Properly made' date	20 August 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	Operational Works – 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
Decision date	9 September 2025
Currency period	2 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Jennifer Davison, Principal Planner
Manager	Jennifer Sneesby, Manager
Engineer	Ava Jalali, Senior Engineer
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.	Engineering Drawings, prepared by Mortons Urban Solutions	37502-CLLW-000 Version A	29/07/2025
	• Existing Features and Demolition Plan	37502-CLLW-020	29/07/2025
	• Earthworks Cut to Fill Plan	37502-CLLW-040	29/07/2025
	• Bulk Earthworks Plan	37502-CLLW-050	29/07/2025
	• Bulk Earthworks Sections	37502-CLLW-051	29/07/2025
	• Final Surface and Sediment and Erosion Plan	37502-CLLW-080	29/07/2025
2.	Vegetation Management Plan, prepared by Saunders Havill	Drawing No. 12508 E 02 VMP A	28/07/2025
	• Cover Sheet	12508 E 01 VMP A	29/07/2025
	• Vegetation Clearing Notes	12508 E 02 VMP A	29/07/2025
	• Clearing Area	12508 E 03 VMP A	29/07/2025
	• Context Detail Sheet	12508 E 04 VMP A	29/07/2025
	• Detail Sheets 05-06	12508 E 05-06 VMP A	29/07/2025
	• Appendix A. Tree Schedule	12508 E A01 VMP A	29/07/2025

Preamble, abbreviations, and definitions

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).

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*.

LTA means *Land Title 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 – OPW

No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out and maintain the approved development generally in accordance with the approved plans and documents.	Prior to expiration of the currency period
Construction Management		
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.	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
4.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
5.	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;	a) Prior to commencing work

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

PDA Development Conditions – OPW

No.	Condition	Timing
	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. safe and functional management of traffic around and through the site during and outside of construction work hours; 10. of employee and visitor parking areas; 11. of anticipated staging and programming; 12. for the provision of safe and functional emergency exit routes; and 13. 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
6.	Erosion and Sediment Management – Compliance Assessment a) Submit to EDQ IS an Erosion and Sediment Control Management Plan (ESCMP), 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 ESCMP submitted under part a) of this condition.	a) Prior to commencing work b) During construction

PDA Development Conditions – OPW		
No.	Condition	Timing
7.	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) 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>	a) Prior to practical completion b) Prior to practical completion

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 ****