



Our ref: DEV2025/1683

27 October 2025

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

Email: Nick.gill@colliers.com; QLD.EDEnquiries@colliers.com; billi.wi@colliers.com

Dear Mr Collins

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

PDA Development Permit DEV2025/1659 for Operational Work for trunk sewer at Rice Road, Monarch Glen described as Lots 1 and 2 on SP351245

On 27 October 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 Mr Ali Rizayee, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7531 or at ali.rizayee@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
	2	SP351245
PDA development application details		
DEV reference number	DEV2025/1683	
'Properly made' date	2 October 2025	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Operational Work for Trunk sewer	
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: <ul style="list-style-type: none"> • Operational Works – Trunk sewer 	
Decision date	27 October 2025	
Currency period	Two (2) years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Ali Rizayee, 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.	TRUNK SEWER COVER PLAN	24-0750 1600 Revision D	22.08.25
2.	TRUNK SEWER GENERAL NOTES	24-0750 1601 Revision E	22.08.25
3.	TRUNK SEWER MAIN MH CONSTRUCTION NOTES SHEET 1 of 2	24-0750 1602 Revision C	20.06.25
4.	TRUNK SEWER MAIN MH CONSTRUCTION NOTES SHEET 2 of 2	24-0750 1603 Revision C	20.06.25
5.	TRUNK SEWER KEY PLAN	24-0750 1605 Revision C	20.06.25 Amended in red on 22/10/2025
6.	TRUNK SEWER MAIN LAYOUT PLAN SHEET 1 of 3	24-0750 1610 Revision C	20.06.25
7.	TRUNK SEWER MAIN LAYOUT PLAN SHEET 2 of 3	24-0750 1611 Revision C	20.06.25
8.	TRUNK SEWER MAIN LAYOUT PLAN SHEET 3 of 3	24-0750 1612 Revision C	20.06.25 Amended in red on 22/10/2025
9.	TRUNK SEWER LONGITUDINAL SECTIONS SHEET 1 of 3	24-0750 1614 Revision E	27.08.25
10.	TRUNK SEWER LONGITUDINAL SECTIONS SHEET 2 of 3	24-0750 1615 Revision E	27.08.25
11.	TRUNK SEWER LONGITUDINAL SECTIONS SHEET 3 of 3	24-0750 1616 Revision E	27.08.25
Supporting Documents		Number	Date
12.	Geotechnical Investigation Proposed Trunk Sewer Line Monarch Glen ROL4 Flagstone	8043-24-231 Revision 0	March 28, 2025

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.

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.	<p>Carry out the Approved Development</p> <p>Carry out the approved development generally in accordance with the approved plans.</p>	Prior to expiration of the currency period
2.	<p>Maintain the Approved Development</p> <p>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.</p>	At all times following practical completion
3.	<p>Hours of Work – Construction</p> <p>Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.</p>	During construction unless otherwise endorsed
4.	<p>Out of Hours Work – Compliance Assessment</p> <p>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 form¹.</p>	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	<p>Certification of Operational Work</p> <p>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times
6.	<p>Construction Management Plan</p> <p>a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, to manage construction impacts, including:</p> <ul style="list-style-type: none"> 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 procedures; v) site management: <ul style="list-style-type: none"> 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; 	a) Prior to commencing work

¹ The out of hours work request form is available at EDQ's website.

PDA Development Conditions

No.	Condition	Timing
	<ul style="list-style-type: none"> 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. <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>b) During construction</p> <p>c) During construction</p>
7.	<p>Erosion and Sediment Management</p> <p>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:</p> <ul style="list-style-type: none"> 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>. <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
8.	<p>Dispersive Soil Management</p> <p>a) Submit to EDQ IS a Dispersive Soil Management Plan, prepared by a soil science/soil chemistry specialist that details for the design, construction, and operational phases of the development including:</p> <ul style="list-style-type: none"> i) the suite of methods with the exposure and re-use of dispersive soils, and ii) details of the areas where dispersive soils will be disturbed and treated/rehabilitated. <p>b) Implement and monitor the actions identified in the Dispersive Soil Management Plan as required under part a) of this condition.</p>	<p>a) Prior to commencing works</p> <p>b) At all times during construction</p>

PDA Development Conditions

No.	Condition	Timing
9.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
10.	<p>Public Infrastructure (Damage, repairs and relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>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.</p> <p><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></p>	<p>a) Prior to practical completion</p> <p>b) Prior to practical completion</p>
11.	<p>Global Stability Assessment</p> <p>Submit to EDQ a global stability assessment certified by an RPEQ geotechnical engineer prepared in accordance with <i>AS4678-2202-Earth Retaining Structures</i>.</p> <p>The assessment is to detail the stability for all interim and ultimate batters.</p>	<p>Prior to commencement of batter works</p>

PDA Development Conditions		
No.	Condition	Timing
12.	Vegetation Clearing a) Submit to EDQ DA a vegetation clearing and management plan from a suitably qualified professional b) Carry out vegetation clearing in accordance with the plans required by part a) of this condition.	a) Prior to commencing clearing works b) During construction
13.	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 off maintenance

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 ****