



Our ref: DEV2025/1700/1

3 November 2025

Daleford Property Pty Ltd
C/- Saunders Havill
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 Material Change of Use for Multiple Unit Dwelling
at Lot 928 Endeavour Circuit, South Maclean described as Future Lot 928 on SP351269**

On 3 November 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 Andrew Edwards, Planner, Development Services, in Economic Development Queensland, by telephone on (07) 3035 0120 or at andrew.edwards@edq.qld.gov.au, who will assist.

Yours sincerely

Jennifer Sneesby
Manager
Development Services
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	Lot 928 Endeavour Circuit, South Maclean	
Lot on plan description	Lot number	Plan description
	Future Lot 928	SP351269

PDA development application details	
DEV reference number	DEV2025/1700
'Properly made' date	21/10/2025
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	Material Change of Use for Multiple Unit Dwelling

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: • Material Change of Use for Multiple Unit Dwelling
Decision date	3 November 2025
Currency period	Six (6) years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Andrew Edwards, Planner
Manager	Jennifer Sneesby, Manager
Engineer	Vikum Perera, Junior 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.	Site Plan	Plan Number SC688 Sheet 02 Issue: A	03/11/2025 and amended in red on 24/10/2025
2.	Lower Floor Plan	Plan Number SC688 Sheet 03 Issue: A	03/11/2025
3.	Upper Floor Plan	Plan Number SC688 Sheet 04 Issue: A	03/11/2025
4.	Front & Right Elevation	Plan Number SC688 Sheet 05 Issue: A	03/11/2025
5.	Rear & Left Elevation	Plan Number SC688 Sheet 06 Issue: A	03/11/2025

Preamble, abbreviations, and definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

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.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

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 and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first
2.	Maintain the Approved Development 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.	At all times following commencement of use
3.	Vehicle Access Construct vehicle crossovers in a location generally in accordance with the approved plans and designed generally in accordance with Council's adopted standards (Standard Drawings RS-049).	Prior to commencement of use or BFP endorsement, whichever occurs first
4.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
5.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
6.	Stormwater Connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance; and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
7.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
8.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first

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 ****