



Our ref: DEV2025/1587

25 February 2025

Roubaix Properties Pty Ltd
C/- Burchills Engineering Solutions
Att: Mr Jack Shao
PO Box 3766
SOUTHPORT QLD 4215

Email: jack.shao@burchills.com.au

Dear Mr Shao

Further Issues Letter

PDA Development Application DEV2025/1587 for Development Permit for Operational Work for bulk earthworks and vegetation clearing at 4745-4759 and 4761-4773 Mount Lindesay Highway, North Maclean described as Lots 7 and 8 on RP137101

After undertaking an assessment of the PDA development application, the Minister for Economic Development Queensland (MEDQ) has identified the following further issues:

Vegetation

1. The Terrestrial Ecological Assessment Report focuses primarily on the *Environmental Protection and Biodiversity Act 1999* (EPBC Act) matters, and needs to be amended to specially address all requirements of PDA Guidelines 14 as 17 it fails to:
 - a) Document and report the results of robust field studies to identify significant terrestrial biodiversity values and propose means of reducing impacts on those values in site planning as required by PDA Guideline 14.
 - b) Address the issue that the proposed offsetting of the Swamp Tea-tree TEC at a site 46km distant from the proposed clearing area does not comply with all requirements set out in Pages 5 and 6 of PDA Guideline 17 for offsetting the impacted Endangered Regional Ecosystems.
 - c) Identify priority vegetation patches, fauna habitat features and fauna movement corridors in and beyond the application site required by PDA Guideline 14, in particular the Future Indicative Biodiversity Corridor shown in the Context Plan as adjacent to the western boundary of the application area, and the mapped Logan City Council Biodiversity Corridor that intersects the western boundary of the application area. The guideline indicates a need to retain vegetation connections between priority vegetation patches, fauna habitat features and fauna linkages to ensure ecological connectivity is maintained or enhanced and



provide adequate buffers between development and any identified significant biodiversity value within or adjoining the development site.

A 50m vegetated buffer is to be retained along the western boundary of the application area and any locations on site that the ecological assessment demonstrates vegetation of value is required to be retained.

Submit an amended Terrestrial Ecological Assessment Report addressing all the above points.

Engineering/Infrastructure

Earthworks:

2. Provide an amended plan to demonstrate any works within the non-high risk flood mapped area will have a no worsening effect on existing flood levels and demonstrate no adverse afflux issues to upstream properties. This may also require compensatory earthworks to occur.
3. Provide plan demonstrating the proposed footprints for stormwater detention and treatment measures.
4. Demonstrate all proposed stormwater channels and level spreaders are to be designed to comply with QUDM tables 9.5.1 & 9.5.2 in regard to erosive potential of soils.
5. Provide amended suite of plans which are certified by RPEQ/CPESC.

State Controlled Road

Protecting Planned Road Upgrades

6. The proposed development is located on land identified for planned upgrades of Mount Lindesay Highway (State-controlled road). The Category C land requirement for the Mount Lindesay Highway upgrade runs along the entire frontage with the State-controlled road. This application involves extensive earthworks within the Category C protected land area. Change to ground level within the Category C protected land area ordinarily requires TMR to be satisfied there is adequate consideration of future planning and that the works do not compromise planning and design intent for Mount Lindesay Highway.

Demonstrate how filling in the Category C protected land area suitably incorporates and does not compromise requirements for the planned Mount Lindesay Highway upgrade and future service road.

Potential Flood Impacts on Mount Lindesay Highway

7. The application proposes to raise the ground level of a flood affected site next to a State-controlled Road (Mount Lindesay Highway), which may result in worsening stormwater and flooding impacts on the State-controlled road network. However, no Stormwater and Flood Management Plan has been provided with further details.

The Flood Storage Loss and Potential Flood Afflux Assessment prepared by Burchills identifies that the proposed earthworks will result in worsening flood levels due to the loss of 175,974m³ of flood storage over the two lots. A change in flood

storage requires pre and post stormwater design, and to demonstrate how the proposals future building pads will fit with the planned service road along the Mount Lindesay Highway frontage.

Demonstrate the development does not cause adverse flood impacts upon the State-controlled road, and no worsening of flows toward the Mount Lindesay Highway. It is recommended that this assessment considers the future developed site and future service road requirement.

Provide an RPEQ certified Stormwater and Flooding Management Plan to demonstrate the proposal complies with PO8 – PO14 of State Code 1: Development in a state-controlled road environment. The Stormwater and Flooding Management Plan should assess the potential stormwater and flooding impacts on the State-controlled transport network as a result of this proposed development and recommend appropriate mitigation measures.

An RPEQ certified Flooding and Stormwater management plan must address the following:

- a) demonstrate that the RPEQ has investigated all matters in accordance with standard industry practice as outlined in:
 - i. the Queensland Urban Drainage Manual, Fourth Edition, prepared by the Institute of Public Works Engineering Australasia (available at: <https://www.business.qld.gov.au/industries/mining-energy-water/water/industry-infrastructure/supply-planning/urban-stormwater-drainage>)
 - ii. with consideration given to the TMR's Road Planning and Design Manual (available at: <https://www.tmr.qld.gov.au/business-industry/Technical-standards-publications/Road-drainage-manual>)
- b) demonstrate that the management of flooding and stormwater (quantity and quality) post development can achieve a no worsening impact (on the pre-development condition) in accordance with the above technical standards. Flooding and stormwater management for the proposed development must ensure no worsening or actionable nuisance to the state transport corridor caused by peak discharges, flood levels, frequency/duration of flooding, flow velocities, water quality, ponding, sedimentation, and scour effects.
- c) ensure the following are addressed, where applicable:
 - i. all relevant legal points of discharge for the development site are identified. No new discharge points for stormwater will be permitted on the state transport corridor;
 - ii. the impact of existing or proposed noise barriers on overland flow paths is taken into account;
 - iii. overland flow paths are identified, and hydraulic conveyance is maintained on the site as part of the proposed development;
 - iv. flood storage capacity is maintained on the site as part of the proposed development;
 - v. adverse impacts from sheet flow on the transport infrastructure are prevented;
 - vi. the proposed development does not cause a concentration of stormwater (including floodwater) flows discharging on the state transport corridor land during construction or thereafter;
 - vii. retaining structures, filling/excavation, landscaping, construction activities or any other works to the land have been designed to include

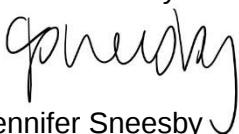
- provision for drainage so as not to adversely impact on state transport corridors;
- viii. the proposed development does not impede or interfere with any drainage, stormwater or floodwater flows from state transport corridors;
 - ix. stormwater or floodwater infrastructure have been designed to maintain the structural integrity of state transport infrastructure;
 - x. existing stormwater drainage infrastructure on state transport corridors is not interfered with or damaged by the proposed development such as through concentrated flows, surcharging, scour or deposition;
 - xi. the quality of stormwater discharging onto the state transport corridor is not reduced through erosion and sedimentation.
- d) include details, layout plans and supporting calculations and modelling of the mitigation measures proposed to address any potential stormwater impacts (including flooding impacts) of the proposed development.
 - e) incorporate appropriate hydrological and hydraulic analysis including:
 - i. calculation of flood peak discharges and flood peak levels for the site and surrounding area which exist prior to the development for all flood and stormwater events up to a 1% Annual Exceedance Probability (AEP). This should include at least the following flood and stormwater events: 50%, 20%, 10%, 5%, 2% and 1% AEP (equivalent to 2, 5, 10, 20, 50 and 100 year ARI events);
 - ii. calculation of flood peak discharges and flood peak levels for the site and surrounding area after the development has occurred for all flood and stormwater events up to a 1% Annual Exceedance Probability (AEP). This should include all events calculated in e)i. above;
 - f) clearly demonstrate and subsequently recommend that the development provides mitigation measures to reduce flooding, stormwater and drainage impacts to meet acceptable levels;
 - g) include an erosion and sediment control plan for the development site in accordance with the relevant standards.

The Flooding and Stormwater management plan must be specific to the development proposal and assess the subject site in the context of the overall development.

The requested information is required within six (6) months from the date of this notice.

If you require any further information, please contact Nicole Tobias, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6752 or at nicole.tobias@edq.qld.gov.au, who will be pleased to assist.

Yours sincerely



Jennifer Sneesby
Manager
Development Assessment
Economic Development Queensland