

Our ref: DEV-2026-CMP-4375

23 March 2026

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Dear Applicant

PDA Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

Priority Development Area (PDA):	Mount Peter PDA
PDA Development Type:	Development Permit for Reconfiguring a Lot – 1 into 37 lots, new road, drainage reserve and balance land
Property Location:	900L Cooper Road, Mount Peter
Property Description:	Lot 900 on SP338655

On 19 March 2026 Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Nicole Tobias on 3452 6752 or by email at nicole.tobias@edq.qld.gov.au.

Yours sincerely



Carolyn Mellish
Director
Development Services
Economic Development Queensland

Cc: Cairns Regional Council - planningadmin@cairns.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Mount Peter PDA	
Site address	900L Cooper Road, Mount Peter	
Lot on plan description	Lot number	Plan description
	Lot 900	SP338655
PDA Development Approval details		
DEV Reference No.	DEV-2026-CMP-4375	
PDA Development Approval Type	☐ Material change of use ☐ PDA Preliminary Approval ☐ PDA Development Permit ☒ Reconfiguring a lot ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit	
Approval details	Development Permit for Reconfiguring a Lot – 1 into 37 lots, new road, drainage reserve and balance land	
Decision	EDQ has decided to grant all of the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Decision Notice	
Decision date	19/03/2026	
Currency Period	6 years from the Decision date	

Approved plans and documents				
The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.				
Plan/Document Name		Reference No.	Prepared By	Date
1	Pinecrest – Proposed Reconfiguration – Master Planned Community Stage 5A & 5B – Mount Peter	Job No: 304701183-Q194095 Plan No: Q194095-SP03 B	Stantec	25/07/2024, as amended in red
2	Proposed Residential	1924-SK-00	Humac Group	Undated

	Development – Coverpage			
3	Proposed Residential Development – Site Plan	1924-SK-01	Humac Group	Undated, as amended in red
4	Proposed Residential Development – Site Plan – Part 1	1924-SK-02	Humac Group	Undated
5	Proposed Residential Development – Site Plan – Part 2	1924-SK-03	Humac Group	Undated, as amended in red
Supporting Plans and Documents				
6	Traffic Impact Assessment – Rocky Creek Stage 5, Mount Peter	MOD24029QLD Version B	Modus	23/08/2024
7	Hydraulic Modelling – Technical Memorandum	Revision 01 For Issue	Stantec	19/08/2024
8	Rocky Creek Stage 5 – Response to Notice of Intent to Refuse	2025.0283 Revision 1.0	Bligh Tanner	21/08/2025
9	Vehicle Turn Manoeuvres	304701183-STN-08-200-SK05 Revision 1	Stantec	07/11/2024

Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

- a) The Applicant must:
 - i) pay to EDQ 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 DS a duly completed Compliance Assessment form².
 - iii) submit to EDQ DS 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.

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.

- d) The process and timeframes that apply to Compliance Assessment are as follows:
- i) the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment.
 - ii) **within 20 business days** – MEDQ 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.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ Development Services or EDQ DS use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentservices@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: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement.
2.	Street naming Submit to EDQ DS a schedule of street names approved by Council.	Prior to survey plan endorsement.
3.	Plan of Development – PoD – Compliance Assessment	

PDA Development Conditions		
No.	Condition	Timing
	Submit to EDQ DS for compliance assessment plans/ supporting information for the compliance assessable uses listed in the Plan of Development for assessment against the PoD. The documentation submitted is to detail and/or include the following where applicable unless otherwise agreed in writing by the MEDQ: i) site cover requirements; ii) front, side and rear setbacks; iii) building heights; iv) private open space; v) on-site car parking and driveways; vi) amenity, articulation and built form outcomes; vii) special requirements such as retaining walls, secondary dwellings, electric vehicle readiness and fencing adjoining public open space; and viii) future stormwater design and any associated easement relating to lots 36 and 37 (note where an open drainage outlet is proposed this is to be dedicated to Council) <i>Note: Guidance from EDQ's Practice Note 10 – Plan of Development is available for examples of PoD outcomes.</i>	Prior to commencing stormwater work and prior to survey plan endorsement.
4.	Riparian Corridor Rehabilitation a) Submit to EDQ DS a detailed Rehabilitation Management Plan with consideration of the <i>Natural Area Restoration and Revegetation</i> in the FNQROC Development Manual demonstrating: i) identification of the areas of the site subject for rehabilitation and revegetation including any existing degraded waterway areas and new locations subject to development stormwater impacts; ii) proposed methodology for the rehabilitation and revegetation works; iii) planting schedule with native endemic species; iv) identification of timing, sequencing and staging of the rehabilitation and revegetation works and provision for regular monitoring and evaluation of the rehabilitated areas; v) management of waterway areas impacted by stormwater discharge and subject to risk of erosion and scouring from the development; vi) identification of roles and responsibilities for stakeholders involved in the rehabilitation works; and vii) approval by a suitably qualified professional.	a) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
	b) Carry out the rehabilitation and revegetation in accordance with the approved plan in part a) of this condition.	b) Prior to survey plan endorsement
Construction		
5.	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
6.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
7.	Construction Management Plan a) Submit to EDQ DS 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; 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;	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	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; and 11. for the provision of safe and functional emergency exit routes. 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
8.	Erosion and Sediment Management a) Submit to EDQ DS 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: 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 ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
9.	Traffic Management Plan a) Submit to EDQ DS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: 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</i>	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	<i>Temporary Traffic Management</i>, for any temporary part or full road closures. 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. <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>	b) During construction
10.	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 requires 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. <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 survey plan endorsement b) Prior to survey plan endorsement
Earthworks and Retaining Walls		
11.	Earthworks a) Submit to EDQ DS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved Civil Design Drawings. The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 8 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;	a) Prior to commencing earthworks

PDA Development Conditions		
No.	Condition	Timing
	v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
12.	Retaining Walls a) Submit to EDQ DS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved Civil Design Drawings. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ DS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks unless otherwise agreed upon in writing by the MEDQ b) Prior to survey plan endorsement c) Prior to survey plan endorsement
Roadworks, urban servicing and stormwater management		
13.	Amended Civil Design Drawings – Compliance Assessment Submit to EDQ DS, for Compliance Assessment, amended Civil Design Drawings, certified by a RPEQ, with the following amendments, unless otherwise agreed upon in writing by the	Prior to commencing any civil works

PDA Development Conditions		
No.	Condition	Timing
	MEDQ: i) Include an upstream catchment plan identifying external flows crossing Cooper Road and entering the site. ii) Provide updated drainage drawings detailing any additional drainage infrastructure required on Cooper Road to capture and convey upstream flows. iii) Detail frontage works on Cooper Road fronting Lots 13 to 21 including kerb and channel at the existing pavement edge, concrete footpath to replace the temporary asphalt footpath and any required verge re-profiling works. iv) Detail site access intersection works as recommended in the supporting Traffic Report. v) Revise the stormwater outlet arrangement to Rocky Creek to accord with the requirements of QUDM section 8.5.1 and SPP 2017 Water Stability Management Objectives, particularly with regards to direction of headwall, scour protection and frequent flow management at the outlet. vi) Update cross section drawings with property boundaries to demonstrate retaining wall locations are contained within private property. vii) Provide additional cross section demonstrating suitable batter slopes for maintenance are achieved between proposed parking bays and Rocky Creek between lot 35 and 36. viii) Extend the internal concrete footpath around the western boundary of Lot 21 to connect to the existing Cooper Road footpath. ix) Detail of any drainage augmentation for the existing east and west outlet drains.	
14.	Roadworks a) Submit to EDQ DS detailed engineering plans, certified by a RPEQ, for all roadworks, including parking bays, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with: i) <i>FNQROC Design Manual</i>; and ii) the amended Civil Design Drawings, approved by compliance assessment in accordance with conditions of this approval. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing roadworks b) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ DS: i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	c) Prior to survey plan endorsement
15.	Street Lighting a) Design and install a <u>Rate 2</u> street lighting system, certified by a RPEQ, to both the internal road and Cooper Road at the development frontage, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) meet the relevant standards of Ergon; ii) be endorsed by Ergon as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Ergon 'billable customer'; iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. b) Submit to EDQ DS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
Engineering conditions		
16.	Water Reticulation a) Submit to EDQ DS detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with: i) <i>FNQROC Design Manual</i>; and ii) the approved Civil Design Drawings b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DS 'as constructed' plans, certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Cairns Regional Council current adopted standards	a) Prior commencing water reticulation work b) Prior to survey plan endorsement c) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
17.	Sewer Reticulation a) Submit to EDQ DS detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: i) <i>FNQROC Design Manual</i>; and ii) the approved Civil Design Drawings b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition. c) Submit to EDQ DS 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: i) Cairns Regional Council current adopted standards	a) Prior the commencing sewer reticulation work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
18.	Stormwater Management a) Submit to EDQ DS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with the following: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity and FNQROC standards</i>; and ii) the Approved Civil Design Drawings and Approved Hydraulic Modelling Report; iii) stormwater discharge is directed to a lawful point of discharge: with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; iv) proposed option 1 (GPT) of the supporting Stormwater Management Plan. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencing stormwater work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
19.	Electricity a) Submit to EDQ DS a Certificate of Electricity Supply from Ergon for the provision of electricity supply to the approved development.	a) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
	b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	b) Prior to survey plan endorsement
20.	Telecommunications	
	a) Submit to EDQ DS 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.	a) Prior to survey plan endorsement
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to survey plan endorsement
21.	Broadband	
	a) Submit to EDQ DS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> .	a) Prior to survey plan endorsement
	b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	b) Prior to survey plan endorsement
Landscape and environment		
22.	Streetscape Works – Compliance Assessment (part d-g only)	
	Either:	
	a) Submit to EDQ DS detailed landscape plans for streetscape works, including a schedule of assets, certified by an AILA, generally in accordance with FNQROC Landscaping Design Guidelines.	a) Prior to commencement of streetscape works
	b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to survey plan endorsement for each sub-stage
	c) Submit to EDQ DS 'As Constructed' plans and asset register in a format acceptable to Council.	c) Prior to survey plan endorsement for each sub-stage
	Or:	
	d) Where the streetscape works do not comply with FNQROC Landscaping Design Guideline, submit to EDQ DS for compliance assessment functional streetscape layout plans,	d) Prior to commencement of streetscape works

PDA Development Conditions		
No.	Condition	Timing
	including a schedule of proposed standard and non-standard assets to be transferred to Council certified by an AILA. The detailed functional layout plans are to include where applicable: 1. location and type of street lighting 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines. e) Submit to EDQ DS detailed streetscape works plans certified by an AILA generally in accordance with the endorsed plans required under part a) of this condition. f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition. g) Submit to EDQ DS 'As Constructed' plans and asset register in a format acceptable to Council.	e) Prior to commencement of site works for each sub-stage f) Prior to survey plan endorsement for each sub-stage g) Prior to survey plan endorsement for each sub-stage
Surveying, Land Transfers and Easements		
23.	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 Asset, unless otherwise agreed to in writing by the MEDQ. 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.	At registration of survey plan for the relevant stage.
24.	Land Transfers – Stoney Creek Corridor Transfer, in fee simple, to Council as trustee balance land of Lot 900L containing the Stoney Creek riparian corridor as shown on the approved plans, unless otherwise agreed to in writing by the MEDQ.	At registration of survey plan for stage 5B

PDA Development Conditions		
No.	Condition	Timing
Infrastructure Charges		
25.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with Council's adopted charges resolution, unless otherwise agreed to in writing by the MEDQ.	Prior to survey plan endorsement.

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 ****