

Our ref: DEV-2026-FLA-4387

13 April 2026

Daleford Property Pty Ltd
Attention: Matthew Langmack
mattl@urbansolutions.net.au

Dear Applicant

PDA Decision Notice

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

Priority Development Area (PDA):	Greater Flagstone PDA
PDA Development Type:	Development Permit for Operational Works (intersection works)
Property Location:	176-228 Mountain Ridge Road, South Maclean
Property Description:	Lot 3000 on SP351269

On 13 April 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 Rachel Ritchie on (07) 3522 8586 or by email at rachel.ritchie@edq.qld.gov.au.

Yours sincerely



Adam Dunn
Director
Development Assessment
Economic Development Queensland

Cc: Logan City Council - email - council@logan.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Greater Flagstone	
Site address	176-228 Mountain Ridge Road, South Maclean	
Lot on plan description	Lot number	Plan description
	3000	SP351269

PDA Development Approval details	
DEV Reference No.	DEV-2026-FLA-4387
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	OPW for Intersection Works
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	13 April 2026
Currency Period	2 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.	Traffic Signal Design Operations and Electrical	25-0304-TS-01, Revision A	PE Consulting Engineers	5 March 2026
2.	Traffic Signal Design Construction Details	25-0304-TS-02, Revision A	PE Consulting Engineers	5 March 2026
3.	Cover Sheet	37502-INT-000 Rev. D	Mortons Urban Solutions	Undated

4.	Safety In Design	37502-INT-003 Rev. A	Mortons Urban Solutions	2 February 2026
5.	Risk Matrix & Notes	37502-INT-004 Rev. A	Mortons Urban Solutions	2 February 2026
6.	Road Hierarchy, Staging Plan & General Notes	37502-INT-005, Revision A	Mortons Urban Solutions	2 February 2026
7.	Existing Features and Demolition Plan	37502-INT-020, Revision B	Mortons Urban Solutions	2 February 2026
8.	Earthworks Cut to Fill Plan & Notes	37502-INT-040, Revision A	Mortons Urban Solutions	2 February 2026
9.	Final Surface and Sediment and Erosion Plan & Notes	37502-INT-080, Revision A	Mortons Urban Solutions	2 February 2026
10.	Combined Services Plan & Notes	37502-INT-090, Revision A	Mortons Urban Solutions	2 February 2026
11.	Roadworks Plan	37502-INT-100, Revision A	Mortons Urban Solutions	2 February 2026
12.	Pavement Plan	37502-INT-105, Revision A	Mortons Urban Solutions	2 February 2026
13.	Roadworks Minor Control Line	37502-INT-110, Revision A	Mortons Urban Solutions	2 February 2026
14.	Roadworks Details	37502-INT-120, Revision A	Mortons Urban Solutions	2 February 2026
15.	Longitudinal Sections Pebble Creek Way & Centenary Dr (01)	37502-INT-200, Revision A	Mortons Urban Solutions	2 February 2026
16.	Longitudinal Sections Road 20	37502-INT-201, Revision A	Mortons Urban Solutions	2 February 2026
17.	Longitudinal Sections Control PCW MC01 Control PCW MC02	37502-INT-202, Revision A	Mortons Urban Solutions	2 February 2026
18.	Cross sections Pebble Creek Way, Centenary Dr (01) & Road 20	37502-INT-300, Revision A	Mortons Urban Solutions	2 February 2026
19.	Intersection Grading Details Sheet 01	37502-INT-400, Revision A	Mortons Urban Solutions	2 February 2026
20.	Intersection Grading Details Sheet 02	37502-INT-401, Revision A	Mortons Urban Solutions	2 February 2026
21.	Intersection Grading Details Sheet 03	37502-INT-402, Revision A	Mortons Urban Solutions	2 February 2026
22.	Concrete Jointing Plan and Details	37502-INT-410, Revision A	Mortons Urban Solutions	2 February 2026

23.	Linemarking & Signage Plans	37502-INT-420, Revision A	Mortons Urban Solutions	2 February 2026
24.	Swept Path Plan 1 Sheet 01	37502-INT-440, Revision B	Mortons Urban Solutions	2 February 2026
25.	Swept Path Plan 2 Sheet 02	37502-INT-441, Revision B	Mortons Urban Solutions	2 February 2026
26.	Stormwater Drainage Plan	37502-INT-600, Revision A	Mortons Urban Solutions	2 February 2026
27.	Stormwater Profile Sheet 01	37502-INT-620, Revision A	Mortons Urban Solutions	2 February 2026
28.	Stormwater Pit Details	37502-INT-650, Revision A	Mortons Urban Solutions	2 February 2026
29.	Stormwater Catchment Plan	37502-INT-670, Revision A	Mortons Urban Solutions	2 February 2026
30.	Stormwater Calculation Tables Minor Storm Event & Major Storm Event	37502-INT-680, Revision B	Mortons Urban Solutions	2 February 2026
31.	Water Reticulation Plan	37502-INT-700 Rev. B	Mortons Urban Solutions	2 February 2026
32.	Water Reticulation Details	37502-INT-710 Rev. A	Mortons Urban Solutions	2 February 2026
33.	Coversheet	620.V13637.00029 – 100, Issue B	SLR	29 January 2026
34.	Legend & Plant Schedule	620.V13637.00029 – 101, Issue B	SLR	29 January 2026
35.	Safety In Design	620.V13637.00029 – 102, Issue B	SLR	29 January 2026
36.	Materials & Finishes Schedule	620.V13637.00029 – 103, Issue B	SLR	29 January 2026
37.	Materials & Finishes Schedule	620.V13637.00029 – 104, Issue B	SLR	29 January 2026
38.	Materials & Finishes Schedule	620.V13637.00029 – 105, Issue B	SLR	29 January 2026
39.	Materials & Finishes Schedule	620.V13637.00029 – 106, Issue B	SLR	29 January 2026
40.	Overall Stage Plan	620.V13637.00029 – 200, Issue B	SLR	29 January 2026
41.	Landscape Plan	620.V13637.00029 – 300, Issue B	SLR	29 January 2026
42.	Landscape Plan	620.V13637.00029 – 301, Issue B	SLR	29 January 2026

43.	Landscape Plan	620.V13637.00029 – 302, Issue B	SLR	29 January 2026
44.	Landscape Plan	620.V13637.00029 – 303, Issue B	SLR	29 January 2026
45.	Landscape Plan	620.V13637.00029 – 304, Issue B	SLR	29 January 2026
46.	Landscape Details	620.V13637.00029 – 800, Issue B	SLR	29 January 2026
47.	Landscape Details	620.V13637.00029 – 801, Issue B	SLR	29 January 2026

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ Development Services or DA Engineering 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 the approved plans.	Prior to the expiration of the currency period
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 ¹ .	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, 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),	a) Prior to commencing work b) During construction c) During construction

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

PDA Development Conditions		
No.	Condition	Timing
	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; 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. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	
6.	Erosion and Sediment Management 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: 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>	a) Prior to commencing work b) During construction

PDA Development Conditions		
No.	Condition	Timing
	b) Implement the certified ESCP submitted under part a) of this condition.	
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) 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. <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 ****