

Our ref: DEV2025/1676

6 May 2026

Roubaix Properties Pty Ltd
C/- Urbis Ltd
Attn: Erin Brooks and Jorja Feldt
ebrooks@urbis.com.au; jfeldt@urbis.com.au

Dear Applicant

Outstanding Matters

Priority Development Area (PDA):	Greater Flagstone PDA
PDA Development Approval:	Development Permit for Reconfiguring a Lot for 2 lots into 17 lots
Property Location:	4745-4759 and 4761-4773 Mount Lindesay Highway, North Maclean
Property Description:	Lots 7 and 8 on RP137101

After undertaking a further assessment of the abovementioned PDA Development Application and the information provided on 21 November 2025 and 4 March 2026 as part of the response to the Information Request dated 19 September 2025 and the Outstanding Matters Request dated 22 December 2025, the following information remains outstanding:

1. Biodiversity Values

Provide amended subdivision plans, including a change to the cul-de-sac location in the Industrial Access Street, removing lots at the western end of the site identified as containing ground-truthed impacted vegetation plus a 50m protection buffer.

Any approval will be subject to conditions to prevent development occurring on the part of the site shown within the dashed red box in Figure 1 below.

Figure 1: Overall Layout Plan with overlay of impacted vegetation and 50m buffer

Please note, an interim connection to Mount Lindesay Highway to facilitate the clearing of the site or earthworks is not supported by EDQ or the DTMR. Any approval will be subject to conditions requiring the dedication and construction of the service road prior to any development, including clearing, occurring on the site.

The requested information is required within 30 business days from the date of this letter. Please forward your response to these outstanding matters to EDQ Development Services at developmentservices@edq.qld.gov.au

If you require any further information, please contact Rachel Ritchie, Principal Planner on (07) 3522 8586 or by email at rachel.ritchie@edq.qld.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A Dryden', with a stylized, cursive script.

Amanda Dryden
**Group Director – Established Growth
Development Services
Economic Development Queensland**