



Department of Infrastructure,  
Local Government and Planning

Our ref: DEV2017/834

28 April 2017

Mr Anthony Charles Gittins  
C/- Mr Ricky Graham  
Everyday Engineers, Planners & Surveyors  
PO Box 805  
JIMBOOMBA QLD 4280

Dear Ricky

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – HOUSE AT GITTINS ROAD, JIMBOOMBA DESCRIBED AS LOT 299 ON S311316**

On 27 April 2017 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://www.edq.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Laura Shobbrook on 3452 7196.

Yours sincerely

Jeanine Stone  
**Director – EDQ Development Services**

Minister for Economic Development  
Queensland  
GPO Box 2202  
Brisbane Queensland 4001 Australia  
**Website** [www.edq.qld.gov.au](http://www.edq.qld.gov.au)  
ABN 76 590 288 697

## PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Gittins Road, Jimboomba	
Lot on plan description	Lot number	Plan description
	299	S311316
PDA development application details		
DEV reference number	DEV2017/834	
'Properly made' date	22 February 2017	
Type of application	<input checked="" type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Material Change of Use for a House	

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.	
Decision date		27 April 2017	
Currency period		4 years from decision date	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number <i>(if applicable)</i>	Date <i>(if applicable)</i>
1.	Proposed dwelling	W 13605 sheet 2 of 10	07/09/2016
2.	Proposed dwelling	W 13605 sheet 3 of 10	07/09/2016
3.	Proposed dwelling	W 13605 sheet 4 of 10	07/09/2016
4.	Proposed dwelling	W 13605 sheet 5 of 10	07/09/2016

### **ABBREVIATIONS**

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **Council** means Logan City Council.
2. **DILGP** means The Department of Infrastructure, Local Government and Planning.
3. **EDQ** means Economic Development Queensland.
4. **MEDQ** means The Minister of Economic Development Queensland.
5. **PDA** means Priority Development Area.
6. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions		
No.	Condition	Timing
<b>General</b>		
1.	<b>Carry out the approved development</b>  Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	<b>Maintain the Approved Development</b>  Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated
<b>Engineering</b>		
3.	<b>Electricity</b>  Submit to EDQ Development Assessment, DILGP, either:  a) written evidence from an authorised electricity provider (eg. Energex) that an existing low-voltage electricity supply is available to the proposed dwelling; or  b) written evidence that the applicant has entered into an agreement with an authorised electricity supplier (eg Energex) to provide an electricity service to the proposed dwelling; or	Prior to commencement of site works
4.	<b>On-site Wastewater Management</b>  Design and install a wastewater management system certified by a RPEQ that facilitates the on-site storage, treatment, disposal or re-use of wastewater in accordance with the requirements of the Queensland Plumbing and Wastewater Code, <i>AS/NZS 1546, AS/NZS 1547 and AS/NZS 3500</i> .	Prior to commencement of use
5.	<b>Potable Water</b>  Connect the dwelling to onsite water tanks, with a minimum storage capacity of 45,000 litres in accordance with the requirements of the Logan Planning Scheme.	Prior to commencement of use
6.	<b>Fire-Fighting Water Storage</b>  Provide a minimum water storage capacity of 20,000 litres for fire-fighting purposes in accordance with the requirements of the Logan Planning Scheme.  <b>Advisory Note:</b> The minimum water storage of 20,000 litres for fire fighting purposes is in addition to the potable water supply required for the dwelling.	Prior to commencement of use

