



Our ref: DEV2017/870

Department of Infrastructure,
Local Government and Planning

23 November 2017

McDonald Jones Homes Pty Ltd
C/- Ms Lillian Sheppard
Fluid Building Approvals
PO Box 404
ASPLEY QLD 4034

Dear Lillian

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – MULTIPLE RESIDENTIAL AT 54 RIDGECREST DRIVE JIMBOOMBA DESCRIBED AS LOT 1590 ON SP254144

On 23 November 2017, the above Priority Development Area (PDA) development approval has been granted under s.85(4)(b) of the *Economic Development Act 2012*. It approves all of the PDA development approval applied for subject to PDA development conditions set out in this decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the Development Approvals Register via the Department of Infrastructure, Local Government and Planning website www.dilgp.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Darren Cooper on 3452 7587.

Yours sincerely

Jeanine Stone
Director – EDQ Development Assessment

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website 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 | 54 Ridgecrest Drive, Jimboomba | |
| Lot on plan description | Lot number | Plan description |
| | Lot 1590 | SP254144 |
| | | |
| | | |
| PDA development application details | | |
| DEV reference number | DEV2017/870 | |
| 'Properly made' date | 15 September 2017 | |
| Type of application | <input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval | |
| Description of proposal applied for | Multiple Residential (Dual Occupancy) | |

| PDA development approval details | | | |
|---|-----------------------------|---|----------------------|
| Decision | | The PDA development approval has been granted that approves all of the PDA development approval applied for subject to PDA development conditions set out in the decision notice. | |
| Decision date | | 23 November 2017 | |
| Currency period | | 6 years from decision date | |
| Plans and documents | | | |
| The plans and documents approved and referred to in the PDA development conditions are detailed in the table below. | | | |
| Approved plans and documents | | Number (if applicable) | Date (if applicable) |
| 1. | Illustration of Design | 002 Issue B | 01/11/2017 |
| 2. | Site Plan | 100 Issue B | 01/11/2017 |
| 3. | Landscape Plan | 101 Issue B | 01/11/2017 |
| 4. | Floor Plan – GF | 200 Issue B | 01/11/2017 |
| 5. | Elevations – front and rear | 300 Issue B | 01/11/2017 |
| 6. | Elevations – left and right | 301 Issue B | 01/11/2017 |

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. **PDA** means Priority Development Area.
5. **RPEQ** means Registered Professional Engineer of Queensland.

| PDA Development Conditions | | |
|-----------------------------------|---|---|
| No. | Condition | Timing |
| General | | |
| 1. | Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents. | Prior to commencement of use |
| 2. | Maintain the Approved Development 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 |
| Engineering | | |
| 3. | Vehicle Access Construct vehicle crossovers generally in accordance with the approved plans and designed and constructed in accordance with Council adopted standards. | Prior to commencement of use and to be maintained |
| 4. | Water connection Connect the development to the existing water reticulation network in accordance with Council current adopted standards. | Prior to commencement of use |
| 5. | Sewer connection Connect the development to the existing sewer reticulation network in accordance with Council current adopted standards. | Prior to commencement of use |
| 6. | Stormwater connection Connect the development to a lawful point of discharge in accordance with Council current adopted standards. | Prior to commencement of use |
| 7. | Electricity Connect the development to the existing electrical reticulation network in accordance with Energex current adopted standards. | Prior to commencement of site works |
| 8. | Telecommunications Connect the development to the existing telecommunications network in accordance with Energex current adopted standards. | Prior to commencement of site works |
| 9. | Public Infrastructure - Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with | Prior to commencement of use |

