

Department of Infrastructure, Local Government and Planning

Our ref: DEV2017/870

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

# **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                     | <ul> <li>New development involving:</li> <li>Material change of use</li> <li>Preliminary approval</li> <li>Development permit</li> <li>Reconfiguring a lot</li> <li>Preliminary approval</li> <li>Development permit</li> <li>Operational work</li> <li>Preliminary approval</li> <li>Development permit</li> <li>Changing a PDA development approval</li> <li>Extending the currency period of a PDA approval</li> </ul> |                  |  |  |
| Description of proposal applied for     | Multiple Residential (Dual Occupancy)   |                  |  |  |

| PDA development approval details |   |  |  |
|----------------------------------|---|--|--|
| Decision                         | The PDA development approval has been granted that approves all<br>of the PDA development approval applied for subject to PDA<br>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 Deve | elopment 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  |
| Engineer | ing  |   |
| 3.       | Vehicle Access   |   |
|          | Construct vehicle crossovers generally in accordance with<br>the approved plans and designed and constructed in<br>accordance with Council adopted standards.  | Prior to commencement<br>of use and to be<br>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<br>network in accordance with Energex current adopted<br>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<br>occurred during works carried out in association with the<br>approved development. Should existing public infrastructure<br>require relocation, due to the approved development, the<br>developer is responsible for these costs together with | Prior to commencement<br>of use                         |

|            | compliance with relevant standards and statutory   |   |  |  |  |
|------------|--|---|--|--|--|
|            | requirements.  |   |  |  |  |
| 10.        | Acoustic treatments  |   |  |  |  |
|            | <ul> <li>Undertake acoustic treatments to the development generally in accordance with the below: <ul> <li>i. The dwelling house shall be sited no closer than twenty (20) metres from the rear of the property boundary</li> <li>ii. The dwelling house shall be of a brick and tile construction form, with all windows fronting the norther, southern and western boundaries of the allotments being single glazed, utilising glass with a minimum thickness of 1.5mm (3/16 inch).</li> </ul> </li> </ul> | Prior to commencement<br>of use                             |  |  |  |
| Landscap   | Landscape and Environment  |   |  |  |  |
| 11.        | Erosion and Sediment Management  |   |  |  |  |
|            | <ul> <li>a) Prepare an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines:</li> <li>iii. Urban Stormwater Quality Planning Guidelines 2010 (DEHP)</li> <li>iv. Best Practice Erosion and Sediment Control (International Erosion Control Association).</li> </ul>  | a) Prior to<br>commencement of<br>site works                |  |  |  |
|            | <ul> <li>b) Implement the certified ESCP as required under part a)<br/>of this condition.</li> </ul>   | <ul> <li>b) At all times during<br/>construction</li> </ul> |  |  |  |
| Infrastruc | Infrastructure Charges   |   |  |  |  |
| 12.        | Infrastructure Contributions   |   |  |  |  |
|            | Pay to MEDQ infrastructure charges in accordance with the<br>Infrastructure Funding Framework (IFF) July 2017 indexed to<br>the date of payment.   | In accordance with the IFF                                  |  |  |  |

## STANDARD ADVICE

Please note that in order 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 \*\*