



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2017/907

15 March 2018

Pioneer Fortune Pty Ltd and Peet Flagstone City Pty Ltd
C/- Mr Andrew Carstairs
Veris
PO Box 1038
FORTITUDE VALLEY QLD 4006

Dear Andrew

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A RECONFIGURING A LOT – ROAD OPENING AT WYATT ROAD, NEW BEITH ROAD AND HOMESTEAD DRIVE, UNDULLAH DESCRIBED AS LOT 3 ON RP45236, LOT 907 ON SP281066 AND LOT 908 ON SP296740

On 15 March 2018 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*. The 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 website www.dsdmip.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 (07) 3452 7587.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

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	Wyatt Road, New Beith Road and Homestead Drive, Undullah	
Lot on plan description	Lot number	Plan description
	3	RP45236
	907	SP281066
	908	SP296740
PDA development application details		
DEV reference number	DEV2017/907	
'Properly made' date	22 December 2017	
Type of application	☒ New development involving: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Reconfiguring a Lot – New Road Opening	

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		15 March 2018	
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.	Homestead Drive Extension	30729-PP11 A	22 September 2017
PDA Development Conditions			
No.	Condition	Timing	
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement	
2	Relocation of existing irrigation infrastructure a) Submit to EDQ Development Assessment, DSDMIP detailed design plans for the removal/rearrangement of the irrigation infrastructure within the proposed road reserve including installation of exclusion fencing and recycled water signage, certified by a RPEQ generally in accordance with the relevant Council standards. b) Submit to EDQ Development Assessment, DSDMIP evidence that the removal/rearrangement of the effluent irrigation infrastructure and fencing are constructed generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment DSDMIP ‘as-constructed’ plans, pressure and test results in accordance with the Council’s current adopted standards.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement c) Prior to survey plan endorsement	

3	Amended effluent irrigation easements Provide new easement documents for sewer irrigation purposes in favour of and at no cost to the grantee, to exclude the land within the proposed road reserve, replacing Easement C and Easement D. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the Council.	Prior to survey plan endorsement
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STANDARD ADVICE

1. 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.
2. Trunk infrastructure identified in the Greater Flagstone Infrastructure Charges Offset Plan (ICOP) may be offsetable against infrastructure charges. Applicants can request an offset in accordance with the process set out in EDQ's Infrastructure Funding Framework Crediting and Offset Arrangements (IFFCOA).
3. This approval does not approve the construction of the new road. An Operational Works application to construct the new road will need to be submitted to EDQ for approval.

**** End of Package ****