



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

Our ref: DEV2018/916

26 April 2018

McDonald Jones Homes
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 (HOUSE) AT 3-11 MEEDS LANE, FLAGSTONE DESCRIBED AS LOTS 253-257 ON SP290283

On 26 April 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 <http://dsdmip.qld.gov.au/edq/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Vicki Andre on 3452 7196 or at vicki.andre@dsdmip.qld.gov.au

Yours sincerely

Beatriz Gomez
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
Queensland
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ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	3 – 11 Meeds Lane, Flagstone	
Lot on plan description	Lot number	Plan description
	Lots 253 - 257	SP290283
PDA development application details		
DEV reference number	DEV2018/916	
'Properly made' date	13 February 2018	
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	Five dwelling houses.	

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		26 April 2018	
Currency period		6 years from date of decision	
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.	Lot 253 - Illustration of Design	002 ISSUE D	18.04.18
2.	Lot 253 - Site Plan (amended in red 24 April 2018)	100 ISSUE D	18.04.18
3.	Lot 253 - Floor Plan GF	200 ISSUE D	18.04.18
4.	Lot 253 - Floor Plan FF	201 ISSUE D	18.04.18
5.	Lot 253 - Roof Plan	210 ISSUE D	18.04.18
6.	Lot 253 - Elevations	300 ISSUE D	18.04.18
7.	Lot 254 - Illustration of Design	002 ISSUE D	17.04.18
8.	Lot 254 - Site Plan (amended in red 24 April 2018)	100 ISSUE D	17.04.18
9.	Lot 254 - Floor Plan GF	200 ISSUE D	17.04.18
10.	Lot 254 - Floor Plan FF	201 ISSUE D	17.04.18
11.	Lot 254 - Roof Plan	210 ISSUE D	17.04.18
12.	Lot 254 - Elevations	300 ISSUE D	17.04.18
13.	Lot 255 - Illustration of Design	002 ISSUE E	18.04.18
14.	Lot 255 - Site Plan Lot 256 - Site Plan (amended in red 24 April 2018)	100 ISSUE E	18.04.18
15.	Lot 255 - Floor Plan Ground Floor	200 ISSUE E	18.04.18
16.	Lot 255 - Floor Plan First Floor	201 ISSUE E	18.04.18
17.	Lot 255 - Roof Plan	210 ISSUE E	18.04.18
18.	Lot 255 - Elevations	300 ISSUE E	18.04.18
19.	Lot 256 - Illustration of Design	002 ISSUE D	18.04.18
20.	Lot 256 - Site Plan (amended in red 24 April 2018)	100 ISSUE D	18.04.18
21.	Lot 256 - Floor Plan - GF	200 ISSUE D	18.04.18
22.	Lot 256 - Floor Plan – FF	201 ISSUE D	18.04.18
23.	Lot 256 - Roof Plan	210 ISSUE D	18.04.18

24.	Lot 256 - Elevations	300 ISSUE D	18.04.18
25.	Lot 257 - Illustration of Design	002 ISSUE D	17.04.18
26.	Lot 257 - Site Plan (amended in red 24 April 2018)	100 ISSUE D	17.04.18
27.	Lot 257 - Floor Plan Ground Floor	200 ISSUE D	17.04.18
28.	Lot 257 - Floor Plan First Floor	201 ISSUE D	17.04.18
29.	Lot 257 - Roof Plan	210 ISSUE D	17.04.18
30.	Lot 257 Elevations	300 ISSUE D	17.04.18

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must:
 - i. pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDMIP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DSDMIP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days** – EDQ Development Assessment, DSDMIP assesses the plans/supporting information and:
 1. if satisfied with the plans/supporting information as submitted - endorses the plans/supporting information and the condition of

- approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
- iv. if the applicant **is** notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSDMIP **within 20 business days** from the date of the notice.
- v. **within 20 business days** – EDQ Development Assessment, DSDMIP assesses the revised plans/supporting information and:
- 1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
- vi. if EDQ Development Assessment, DSDMIP is not satisfied that compliance has been achieved within **20 business days** - repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DSDMIP endorses relevant plans/supporting information.

ABBREVIATIONS

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

- 1. **AEP** means Annual Exceedance Probability
- 2. **APESC** means Accredited Professional in Erosion and Sediment Control
- 3. **Council** means Logan City Council
- 4. **DES** means The Department of Environment and Science
- 5. **DSDMIP** means The Department of State Development Manufacturing Infrastructure, and Planning.
- 6. **EDQ** means Economic Development Queensland.
- 7. **ESCP** means Erosion and Sediment Control Plan
- 8. **MEDQ** means The Minister of Economic Development Queensland.
- 9. **PDA** means Priority Development Area.
- 10. **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 with 'no-worsening' to upstream or downstream properties for storm events up to 1% AEP 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 use
8.	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	Prior to commencement of use

