



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

Our ref: DEV2018/927

8 May 2018

Impact Homes
Att: Mr Jerome Fang
PO Box 340 Underwood
UNDERWOOD QLD 4119

Dear Jerome

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE FOR A HOUSE AT 12 WILSON CIRCUIT, FLAGSTONE DESCRIBED AS LOT 234 ON SP297707

On 4 May 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 Vicki Andre on 3452 7196 or at vicki.andre@dsdmip.qld.gov.au.

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 PDA	
Site address	12 Wilson Circuit, Flagstone	
Lot on plan description	Lot number	Plan description
	Lot 234	SP297707
PDA development application details		
DEV reference number	DEV2018/927	
'Properly made' date	4 April 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	Material Change of Use - 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		4 May 2018	
Currency period		6 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.	02 Site		20/03/2018
2.	03 Ground Floor		20/03/2018
3.	04a Elevation 1		20/03/2018
4.	04b Elevation 2		20/03/2018

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. **IFF** means the Economic Development Queensland Infrastructure Funding Framework dated 1 July 2017
3. **MEDQ** means The Minister of Economic Development Queensland.
4. **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 Conditions		
3.	Vehicle Access Construct vehicle crossover 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% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use
7.	Electricity Connect the development to the underground electrical reticulation network in accordance with Energex current adopted standards.	Prior to commencement of use
8.	Telecommunications Connect the development to the underground telecommunications network in accordance with the relevant service provider's current adopted standards.	Prior to commencement of use
9.	Erosion and Sediment Management Prepare and implement 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: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP) ii. Best Practice Erosion and Sediment Control (International Erosion Control Association).	At all times during construction

Infrastructure Charges		
10.	Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: For Residential Use – House or display home: - where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before four (4) years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or - where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than four (4) years from the original decision date – in accordance with the IFF in force at the time of the payment. All charges are to be indexed to the date of payment in accordance with the IFF	Timing of payment: For <i>Reconfiguration of a Lot</i> (where future land use is unknown) or <i>Residential Use – House or display home</i> charges, the earlier of the following: - endorsement of the plan of subdivision - prior to endorsement of a building format plan - prior to commencement of use.

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. A total of \$0 in infrastructure charges applies to this approval.

**** End of Package ****