



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

Our ref: DEV2018/954

19 October 2018

Burbank Homes
C/- Suncoast Building Approvals
Att: Ms Cathy Jensen
PO Box 1054
MAROOCHYDORE QLD 4558

Dear Ms. Jensen

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR A HOUSE AT 26 HYLAND CIRCUIT, FLAGSTONE DESCRIBED AS LOT 280 ON SP297723

On 18 October 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 Marissa Bais on 3452 7406.

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	26 Hyland Circuit, Flagstone	
Lot on plan description	Lot number	Plan description
	Lot 280	SP297723
PDA development application details		
DEV reference number	DEV2018/954	
'Properly made' date	10 August 2018	
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	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	18 October 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	Date
1.	Site Plan & Specifications prepared by Jon Baumann & Associates as amended in red 18/10/18	104922 A1 Sheet 1 of 8 Rev E	03/08/2018
2.	Ground Floor Plan prepared by Jon Baumann & Associates	104922 A2 Sheet 2 of 8 Rev E	03/08/2018
3.	Elevations prepared by Jon Baumann & Associates	104922 A3 Sheet 3 of 8 Rev E	03/08/2018
4.	Elevations prepared by Jon Baumann & Associates	104922 A4 Sheet 4 of 8 Rev E	03/08/2018
5.	Setout Plan prepared by Jon Baumann & Associates	104922 D1 Sheet 1 of 6 Rev E	03/08/2018
6.	Drainage Plan prepared by Jon Baumann & Associates	104922 A7 Sheet 2 of 6 Rev E	03/08/2018

ABBREVIATIONS AND DEFINITIONS

Council means Logan City Council.

PDA Development Conditions		
No.	Condition	Timing
General		
1.	<p>Carry out the Approved Development</p> <p>Carry out the approved development generally in accordance with the approved plans and documents.</p>	Prior to commencement of use
2.	<p>Driveway Parking</p> <p>The driveway shown on the approved plans may only be used for the parking of vehicles where they do not encroach into the Hyland Circuit road reserve.</p>	At all times
3.	<p>Water Connection</p> <p>Connect the development to the existing water reticulation network in accordance with Council's current adopted standards.</p>	Prior to commencement of use
4.	<p>Sewer Connection</p> <p>Connect the development to the existing sewer reticulation network in accordance with Council's current adopted standards.</p>	Prior to commencement of use
5.	<p>Stormwater Connection</p> <p>Connect the development to a lawful point of discharge in accordance with Council current adopted standards.</p>	Prior to commencement of use
6.	<p>Vehicle Access</p> <p>Construct the vehicle crossover generally in accordance with the approved plans and designed and constructed in accordance with Council current adopted standards.</p> <p><i>Note:</i> Prior to construction, approval from Council for Vehicular Access to Residential Premises may be required</p>	Prior to commencement of use
7.	<p>Electricity Connection</p> <p>Connect the development to the existing electricity reticulation network in accordance with Energex current adopted standards.</p>	Prior to commencement of use

8.	<p>Public Infrastructure – Damage, Repairs and Relocation</p> <p>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 compliance with relevant standards and statutory requirements.</p>	<p>Prior to commencement of use</p>
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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 ****