



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

Our ref: DEV2018/953

7 November 2018

PEET Limited Pty Ltd
C/- RPS Australia East Pty Ltd
Att: Ms Samantha Buchanan
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Samantha

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (HOUSE) AND RECONFIGURING A LOT (1 LOT INTO 3 LOTS) AT 74 TRAILBLAZER DRIVE, FLAGSTONE DESCRIBED AS LOT 311 ON SP290283

On 7 November 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 part 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	
Site address	74 Trailblazer Drive, Flagstone	
Lot on plan description	Lot number	Plan description
	Lot 311	SP290283
PDA development application details		
DEV reference number	DEV2018/953	
'Properly made' date	7 September 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	Reconfiguring a Lot (1 lot into 3 lots) and a Material Change of Use for House (3 houses) with a Plan of Development	

PDA development approval details

<i>Decision of the MEDQ</i>	The MEDQ has decided to grant part of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. The extent of the approval is for: Reconfiguring a lot (1 lot into 3 lots) and a Material Change of Use for House (3 houses) only.
Decision date	7 November 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 (if applicable)	Date (if applicable)
1.	Reconfiguration of a Lot 311 on SP290283 Allotment Layout prepared by RPS Australia East Pty Ltd	110056-417 Rev B	24/07/2018
2.	Lot 311 Flagstone Medium Density	MPS 3104 SK06	19 Jul 2018
3.	Product Summary – Lot 311 Flagstone Medium Density	MPS 3104 SK07	19 Jul 2018
4.	Streetscape – Lot 311 Flagstone Medium Density	MPS 3104 SK08	19 Jul 2018

ABBREVIATIONS AND DEFINITIONS

Council means Logan City Council.

IFF means the Economic Development Queensland Infrastructure Funding Framework (July 2018) as amended or replaced from time to time.

Reconfiguring a Lot 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 survey plan endorsement
Infrastructure		
2.	Infrastructure Charges Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: - 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 (July 2018); 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.	In accordance with the IFF
Material Change of Use Conditions		
General		
3.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
4.	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		
5.	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
6.	Water connection Connect the development to the existing water reticulation network in accordance with Council current adopted standards.	Prior to commencement of use
7.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with Council current adopted standards.	Prior to commencement of use
8.	Stormwater connection Connect the development to a lawful point of discharge in accordance with Council current adopted standards.	Prior to commencement of use
9.	Electricity Connect the development to the existing electrical reticulation network in accordance with Energex current adopted standards.	Prior to commencement of use
10.	Telecommunications Connect the development to the existing telecommunications network in accordance with Energex current adopted standards.	Prior to commencement of use
11.	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 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.	Prior to commencement of use

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 ****