



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

Our ref: DEV2018/970

18 March 2019

Pacific International Development Corporation Pty Ltd
ATF the PIDC Trust
C/- Mortons – Urban Solutions
Att: Mr Gavin Johnson
PO Box 2484
SOUTHPORT QLD 4215

Dear Gavin

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – TOURIST PARK (INTERIM USE) AT 1109 UNDULLAH ROAD AND LOT 3 MOUNT ELLIOTT ROAD, FLINDERS LAKES DESCRIBED AS LOT 3 ON S311896 AND LOT 200 ON SP133189

On 14 March 2019 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 <https://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 Marissa Bais on 3452 7406, or by email at marissa.bais@dsd.qld.gov.au.

Yours sincerely

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

Minister for Economic Development
Queensland
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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	1109 Undullah Road and Lot 3 Mount Elliott Road, Flinders Lakes	
Lot on plan description	Lot number	Plan description
	3	S311896
	200	SP133189
PDA development application details		
DEV reference number	DEV2018/970	
'Properly made' date	5 October 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 for Tourist Park (Interim Use)	

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		14 March 2019	
Currency period		6 years from Original 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 (if applicable)	Date (if applicable)
1.	Flinders Camping Reserve Proposal Plan prepared by Mortons Urban Solutions	23302-CMP-SK001 Rev B	12/03/19
2.	CABN Specifications	W9 Rev A	
3.	CABN Floor Plans	W3 Rev A	
4.	CABN Elevations 2	W5 Rev A	
5.	Flinders Camping Reserve Management Plan prepared by Mortons Urban Solutions		August 2018
6.	Bushfire Management Plan prepared by the Consultancy Bureau	18-037 Report	March 2019
7.	Conceptual Flood Assessment Flinders Grove Undullah Queensland prepared by Gilbert and Sutherland	Revision 1	24/03/11

ABBREVIATIONS AND DEFINITIONS

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

1. **Council** means Logan City Council
2. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
3. **EDQ** means Economic Development Queensland.
4. **IFF** means the *Economic Development Queensland Infrastructure Funding Framework (November 2018)* as amended or replaced from time to time.
5. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
General Conditions		
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.	At all times
3.	Duration of use The approved use of the premises is on an interim basis for 4 years from the date of decision.	As indicated
Engineering Conditions		
4.	Vehicle Access a) Construct the proposed access tracks in accordance with the approved plans and designed and constructed in accordance with the relevant Council standards. b) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ written evidence demonstrating that the access tracks have been provided in accordance with part a) of this condition.	a) Prior to commencement of use and to be maintained b) Prior to commencement of use
5.	Compost Toilet Provide a composting toilet at the camping site which is designed to meet the demand of the 15 camping sites. The toilet is to be in accordance with Australian Standards with a zero-discharge option.	Prior to commencement of use
Infrastructure Contributions		
6.	Infrastructure Charges For 4 years from the original decision date, charges are not applicable for the development. For any period after 4 years from the original decision date, pay to the MEDQ the applicable infrastructure charges calculated in accordance with the IFF in place at the time of payment. Advice Note: <i>It is noted that an interim use is proposed for 4 years.</i>	In accordance with the IFF

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 ****