



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

Our ref: DEV2019/1030

14 June 2019

Laa Tay
46-48 Rosella Court
JIMBOOMBA QLD 4280

Dear Laa Tay

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 5 FOREST ROAD, GREENBANK DESCRIBED AS LOT 1293 ON SP300871

On 14 June 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 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 Sarah Hampstead on 3452 7097.

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	5 Forest Road, Greenbank	
Lot on plan description	Lot number	Plan description
	Lot 1293	SP300871
PDA development application details		
DEV reference number	DEV2019/1030	
'Properly made' date	1 May 2019	
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	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	14 June 2019
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 prepared by PRM Design	Sheet 101, Revision F	18/03/19
2.	Floor Plan prepared by PRM Design	Sheet 201, Revision D	17/12/18
3.	Elevations prepared by PRM Design	Sheet 301, Revision F	18/03/19
4.	Elevations prepared by PRM Design	Sheet 302, Revision F	18/03/19
5.	Concept Landscape Plan prepared by PRM Design	Sheet 901, Revision F	18/03/19

ABBREVIATIONS AND DEFINITIONS

1. **Council** means Logan City Council.
2. **MEDQ** means the Minister for Economic Development Queensland.
3. **EDQ** means Economic Development Queensland.
4. **PDA** means Priority Development Area.

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.	Water Connection Connect the development to the existing water reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
3.	Sewer Connection Connect the development to the existing sewer reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
4.	Stormwater Connection Connect the development to a lawful point of discharge in accordance with Council current adopted standards.	Prior to commencement of use
5.	Vehicle Access Construct the vehicle crossover generally in accordance with the approved plans and designed and constructed in accordance with Council current adopted standards. <i>Note:</i> Prior to construction, approval from Council for Vehicular Access to Residential Premises may be required	Prior to commencement of use
6.	Electricity Connection Connect the development to the existing electricity reticulation network in accordance with Energex current adopted standards.	Prior to commencement of use

7.	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
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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 ****