

Our Reference: 233-01/3a&3b

**Civil Engineering
Project Coordination
Urban & Regional Planning**

13 November 2019

mortons@urbansolutions.net.au
www.urbansolutions.net.au

Economic Development Queensland
Development Assessment Team
63 George Street
Brisbane Qld 4001

MUS Pty Ltd t/as:
Mortons - Urban Solutions
ABN: 39 116 375 065

Attention: Brandon Bouda

Dear Brandon,

Re: Submission of a Reconfiguration of a Lot (Permissible) PDA Development Application (and associated Plan of Development) to create 426 Lots, associated Park and Road Reserve.

On behalf of our client, *Pacific International Development Corporation Pty Ltd ATF The PIDC Trust*, we hereby submit a Reconfiguring a Lot (Permissible) PDA Development Application (and associated Plan of Development) to create 426 Lots, associated park and road reserve for 'Flinders' (Precinct 1) Neighbourhoods 3a and 3b; over (part of) Lot 3 on S311896, Flinders Lakes, Qld 4285

1.0 Site and Application Details

Address: Lot 3 Mount Elliot Road, Flinders Lakes, Qld 4285

Real Property Description: Lot 3 on S311896

Application Area: 678.152Ha
Neighbourhood 3a (19.498Ha)
Neighbourhood 3b (10.429Ha)

Type of Application: Reconfiguring a Lot (Permissible) PDA Development Application (and associated Plan of Development) to create 426 Lots, associated park and road reserve for 'Flinders' (Precinct 1) Neighbourhoods 3a and 3b.

Applicant: Pacific International Development Corporation Pty Ltd ATF The PIDC Trust

Owner: Flinders Land Holdings Pty Ltd

Contact Person: Mr. Gavin Johnson

Telephone: 07 5571 1099

GOLD COAST

Suite 9/19 Short Street
(PO Box 2484)
Southport Q 4215
tel: 07 5571 1099

PERTH

Unit 4/100 Railway Road
Subiaco WA 6008
tel: 08 9380 9700

SUNSHINE COAST

6 Osterley Avenue
Caloundra Q 4551
tel: 07 5499 7000
fax: 07 5499 7712



2.0 Application Fees

The 2019/20 EDQ DA Fees and Charges Schedule (V1.0) identifies a fee of **\$40,022.00** for a subdivision that creates more than 50 lots accompanied by a Plan of Development. We understand that further fees may be incurred should peer reviews of reports be required. We request that you issue the application reference and EFT details so that our Client may pay the fees directly.

If you have any further queries regarding this matter, please contact Mr. Gavin Johnson of this office on: 07 5571 1099.

Yours faithfully,



John Harrison
Mortons – Urban Solutions
(sg)

Encl.

1. MEDQ Development Application Form
2. Signed Owner's Consent
3. Development Assessment Report for 'Flinders' Precinct 1 – Neighbourhoods 3a and 3b, Development (Permit) Application for a Reconfiguration of a Lot, dated 12 November 2019, prepared by Mortons Urban Solutions; including:
 - Appendix A: Endorsed Flinders (Precinct 1) Context Plan
 - Appendix B1: Subdivision Proposal Plan – Neighbourhood 3a
 - Appendix B2: Subdivision Proposal Plan – Neighbourhood 3b
 - Appendix C1: Plan(s) of Development – Neighbourhood 3a
 - Appendix C1: Plan(s) of Development – Neighbourhood 3b
 - Appendix D: Vegetation Clearing and Fauna Management Plan
 - Appendix E: Landscape Concept Plan
 - Appendix F: Traffic Technical Memorandum
 - Appendix G: Flood Impact Assessment and Stormwater Quality Management Plan
 - Appendix H: Preliminary Engineering Drawings
 - Appendix I: Bushfire Management Plan
 - Appendix J: Road Traffic Noise Assessment
 - Appendix K: Acoustic Interface – Typical Cross Section

cc:

Mr Darwin King – Pacific
Mr Stephen Harrison – Harrison Development Group