

Our ref: DEV2020/1130

26 August 2020

Jessica Hayley Smith and Ryan Francis Millar
C/- Fluid Building Approvals
Att: Ms Lillian Sheppard
PO Box 404
ASPLEY QLD 4034

Email: lillian@fluidapprovals.com.au

Dear Lillian

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A BUILDING WORK – EXTENSION TO A DWELLING HOUSE (PATIO) AT 81 RIDGECREST DRIVE, FLAGSTONE DESCRIBED AS LOT 15118 ON SP254144

On 26 August 2020 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.DSDTI.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Anita Torbey Fuller on 3452 7856 or at anita.torbeyfuller@dsdmip.qld.gov.au.

Yours sincerely



Jeanine Stone
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	81 Ridgecrest Drive, Flagstone	
Lot on plan description	Lot number	Plan description
	15118	SP254144
PDA development application details		
DEV reference number	DEV2020/1130	
'Properly made' date	10 August 2020	
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 ☒ Building Work ☐ Preliminary approval ☒ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	<i>Extension to Dwelling House (Patio)</i>	

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		26 August 2020	
Currency period		2 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 <i>(if applicable)</i>	Date <i>(if applicable)</i>
1.	Site Info	-	31 July 2020 (Amended in Ref – 24 August 2020)
2.	Site Plan	OQ662779	10 June 2020
3.	Front/Left Isometric View	OQ662779	10 June 2020
4.	Front/Right Isometric View	OQ662779	10 June 2020

PDA Development Conditions – Building Work

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.	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

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.

NOTE

This Development Permit is for Building Work Assessable against the Greater Flagstone UDA Development Scheme only. These works may also require a separate approval under the *Building Act 1975*.

**** End of Package ****

