



Department of  
State Development,  
Tourism and Innovation

Our ref: DEV2020/1152

25 November 2020

Privium Homes  
C/- Jerome Fang  
PO Box 340  
UNDERWOOD QLD 4119

Email: [jerome@privium.com.au](mailto:jerome@privium.com.au)

Dear Jerome

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE IN USE – DWELLING HOUSE AT 20 MITCHELL STREET, FLAGSTONE DESCRIBED AS LOT 485 ON SP303098**

On 25 November 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](http://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@dsdti.qld.gov.au](mailto:anita.torbeyfuller@dsdti.qld.gov.au).

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](http://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	20 Mitchell Street, Flagstone	
Lot on plan description	Lot number	Plan description
	485	SP303098
PDA development application details		
DEV reference number	DEV2020/1152	
'Properly made' date	19 November 2020	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Material Change in Use – Dwelling 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	25 November 2020
Currency period	6 years (from 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.	Elevation 1	Sheet 04	14 October 2020
2.	Site	Sheet 02	14 October 2020
3.	Ground Floor	Sheet 03	14 October 2020
4.	Perspective	Sheet 01	14 October 2020
5.	Elevation 2	Sheet 04a	14 October 2020

### PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

### **ABBREVIATIONS AND DEFINITIONS:**

1. **BFP** means Building Format Plan.
2. **DSDLGIP** means the Department of State Development, Infrastructure, Local Government and Planning.
3. **EDQ** means Economic Development Queensland
4. **MEDQ** means the Minister for Economic Development Queensland.
5. **PDA** means Priority Development Area.

### PDA Development Conditions

No.	Condition	Timing
1.	<b>Carry out the approved development</b> Carry out the approved development generally in accordance with: a) the approved plans and documents; and	Prior to commencement of use
2.	<b>Maintain the approved development</b> Maintain the approved development generally in accordance with: a) the approved plans and documents.	At all times following 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 \*\***