



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2021/1206

13 October 2021

Checkpoint Building Surveyors
Att: Ms Georgia Cowton
8/25 Harbour Village Parade
COOMERA WATERS QLD 4209

Email georgiac@check-point.com.au

Dear Ms Cowton

S89(1)(a) Approval of PDA development application
Development Permit for a Material Change of Use for Multiple Residential (5 Dwellings)
at 16-18 Reserve Drive, Flagstone described as Lot 1 on SP243247

On 13 October 2021, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Anita Torbey Fuller, Urban Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7856 or at anita.torbeyfuller@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	16-18 Reserve Drive, Flagstone	
Lot on plan description	Lot number	Plan description
	1	SP243247
PDA development application details		
DEV reference number	DEV2021/1206	
'Properly made' date	3 August 2021	
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Multiple Residential – 5 Units	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice	
Decision date	13 October 2021	
Currency period	6 years from the date of the decision	

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Site Plan	CD1	21 April 2021
2.	Lower Floor Plan – U1, U2, U3 and U4	CD2	21 April 2021
3.	Upper Floor Plan – U2, U3 and U4	CD2A	21 April 2021
4.	Floor Plan – U1	CD3	21 April 2021
5.	Floor Plan – U2	CD3A	21 April 2021
6.	Floor Plan – U3	CD3B	21 April 2021
7.	Floor Plan - U4	CD3C	21 April 2021
8.	Floor Plan – U5	CD3D	21 April 2021
9.	Elevations U1, U2, U3 and U4	CD4	21 April 2021
10.	Elevation - U5	CD4B	21 April 2021
11.	Elevation - U5	CD4C	21 April 2021
12.	Elevation U1, U2, U3 and U4 -	CD4A	21 April 2021
13.	Landscaping	CD5	21 April 2021
14.	Legend, Notes, Locality Plan & Diagrammatics	H0(1) of 06 Revision A	29 July 2021
15.	Site & Ground Floor Plan Sanitary Drainage	H0(2) of 06 Revision A	29 July 2021
16.	First Floor Plan Sanitary Drainage	H0(3) of 06 Revision A	29 July 2021
17.	Site & Ground Floor Plan Water Reticulation	H0(4) of 06 Revision A	29 July 2021
18.	First Floor Plan Water Reticulation	H0(5) of 06 Revision A	29 July 2021
19.	Typical Details	H0(6) of 06 Revision A	29 July 2021
20.	Vehicle Swept Path	2211-01 Revision A	27 September 2021 (Amended in Red 8 October 2021)

PDA development conditions

PREAMBLE AND ABBREVIATIONS

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

ABBREVIATIONS AND DEFINITIONS:

1. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
2. **Council** means the relevant local government for the land the subject of this approval.
3. **DSDILGP** means the Department of State Development, Infrastructure, Local Government and Planning
4. **EDQ** means Economic Development Queensland.
5. **EDQ TS** means Economic Development Queensland's – Technical Services team.
6. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2021 (as amended from time to time).
7. **MEDQ** means the Minister for Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means Registered Professional Engineer of Queensland.

No.	Condition	Timing
Material Change in Use		
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 or BFP endorsement, whichever occurs first
2.	Maintain the approved development Maintain the approved development generally in accordance with the approved plans and documents.	At all times following commencement of use
Construction Management		
3.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated</i>	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first

	<i>photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	
4.	Vehicle access Construct two (2) vehicle crossovers: a) located generally in accordance with the approved plans; and b) designed generally in accordance with Council's adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
5.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with <i>the SEQ Water Supply and Sewerage Design and Construction Code</i> and Logan Water current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
6.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with <i>the SEQ Water Supply and Sewerage Design and Construction Code</i> and Logan Water current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
7.	Stormwater connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
8.	Electricity Connect the approved development to the existing electrical reticulation network in accordance with the relevant authorised electricity utility standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
9.	Telecommunications Connect the approved development to the existing telecommunications network in accordance with the relevant service provider standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
10.	Landscape Works Construct landscape works generally in accordance with the approved plans submitted – <i>Landscaping Plan, CD5 prepared by Goldengrove Building Group dated 21st April 2021.</i>	Prior to commencement of use or BFP endorsement, whichever occurs first

11.	Refuse collection a) Submit to EDQ TS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) At all times following commencement of use
Infrastructure		
12.	Infrastructure Charges Unless a relevant infrastructure agreement to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows; - Where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before 6 years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or - Where a plan of subdivision or building format plan is submitted for the endorsement or the use has commenced more than 6 years from the original decision date – in accordance with the IFF in force at the time of payment. - Where the application is an MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the IFF

STANDARD ADVICE

Please note that 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 ****