



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

Our ref: DEV2022/1266

22 March 2022

Arnold Development Consultants
Att: Ms Tymeka Wotherspoon
1/55 Douglas Street
MILTON QLD 4064

Email: Tymeka.wotherspoon@adcqld.com.au

Dear Ms Wotherspoon

S89(1)(a) Approval of PDA development application

PDA Development Permit for Reconfiguring a Lot - 1 Lot into 2 Lots at 37 Ridgecrest Drive, Flagstone described as Lot 15111 on SP243272

On 22 March 2022, 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.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Michael Fallon, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7097 or at michael.fallon@dsdilgp.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	37 Ridgecrest Drive, Flagstone	
Lot on plan description	Lot number	Plan description
	151111	SP243272
PDA development application details		
DEV reference number	DEV2022/1266	
'Properly made' date	25/02/2022	
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	Reconfiguring a Lot - 1 Lot into 2 Lots	
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 The approval is for: • PDA Development Permit for Reconfiguring a Lot - 1 Lot into 2 Lots	
Decision date	22/03/2022	
Currency period	4 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.	Subdivision Proposal Plan #37 Ridgecrest Drive, Flagstone Lot 15111 on SP243272	7103.252_PRO	30 November 2021
2.	Specialist Report prepared by Stantec - 37 Ridgecrest Drive, Flagstone 1 into 2 Lot Subdivision	301050316-2	4 February 2022

Preamble, abbreviations, and definitions

Preamble

Abbreviations and Definitions

The following is a list of abbreviations utilised in this approval:

Certification Procedures Manual means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

Contributed Asset means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

Council means the relevant local government for the land the subject of this approval.

DSDILGP means the Department of State Development, Infrastructure, Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ TS means Economic Development Queensland's – Technical Services team.

EP Act means the *Environmental Protection Act 1994*.

IFF means the Economic Development Queensland Infrastructure Funding Framework as amended or replaced from time to time.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, use the following email addresses:

a) EDQ DA: pdadevelopmentassessment@dsdmip.qld.gov.au.

b) EDQ TS: EDQ_PrePostConstruction@dsdmip.qld.gov.au.

PDA Development Conditions - Reconfiguring a Lot

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 survey plan endorsement
Construction		
2.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
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 in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
Roadworks, urban servicing, and stormwater management		
4.	Water Reticulation a) Submit to EDQ TS detailed water reticulated design plans, certified by a RPEQ. The certified water reticulated design plans must be designed generally in accordance with:	a) Prior to commencing site work

PDA Development Conditions - Reconfiguring a Lot		
No.	Condition	Timing
	i) <i>PDA Guideline No. 13 Engineering Standards</i>; and ii) Specialist Report prepared by Stantec - 37 Ridgecrest Drive, Flagstone 1 into 2 Lot Subdivision, report no. 301050316-2, dated 04/02/2022 b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS 'as constructed plans', certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Logan Water current adopted standards; and ii) The SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
5.	Sewer reticulation a) Submit to EDQ TS detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) Specialist Report prepared by Stantec - 37 Ridgecrest Drive, Flagstone 1 into 2 Lot Subdivision, report no. 301050316-2, dated 04/02/2022. b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure, and CCTV results in accordance with: i) Logan Water current adopted standards; and ii) The SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencement of site work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
6.	Stormwater reticulation a) Submit to EDQ TS detailed engineering drawings by a RPEQ, for the stormwater drainage connection generally in accordance with <i>PDA Guideline No. 13 Engineering Standards</i> - Stormwater quantity and the approved Specialist Report prepared by Stantec and dated 04/02/2022.	a) Prior to commencement of site work

PDA Development Conditions - Reconfiguring a Lot		
No.	Condition	Timing
	b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS “as constructed” plans, certified by an RPEQ including an asset register, in a format acceptable to Council.	b) Prior to survey plan endorsement. c) Prior to survey plan endorsement.
7.	Electricity a) Submit to EDQ TS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
8.	Telecommunications a) Submit to EDQ TS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
9.	Broadband a) Submit to EDQ TS written agreement, from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
10.	Gas a) Submit to EDQ TS, documentation from an authorised gas service provider, confirming that an agreement has been entered into for the provision of underground gas services to the proposed development. b) Connect the development to underground gas services in accordance with the agreement mentioned in part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement

PDA Development Conditions - Reconfiguring a Lot		
No.	Condition	Timing
Infrastructure Contributions		
11.	Infrastructure Charges Unless a relevant infrastructure agreement provides 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 endorsement or the use has commenced more than 6 years from the original decision due date - in accordance with the IFF in force at the time of the payment. - Where the application is a 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 ****