



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

Our ref: DEV2023/1401
Your ref: 3231-003

30 June 2023

Pacific International Development Corporation Pty Ltd ATF The PIDC Trust
C/- Urban Planning Services Pty Ltd
Att: Mr Geoff Hiddleston
PO Box 2091
SURFRS PARADISE QLD 4217

Email admin@urbanps.com.au

Dear Mr Hiddleston

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

Development Permit for Development Permit for Reconfiguring a Lot for three (3) into three (3) lots and new road at 1294-1352 and 1434-1586 Teviot Road and 368-398 Bushman Drive, Riverbend described as Lots 101, 103 and 106 on SP254145

On 30 June 2023, 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 Mr Matthew Buchanan, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7835 or at matthew.buchanan@dsdilgp.qld.gov.au.

Yours sincerely

Brandon Bouda
**A/Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	1294-1352 and 1434-1586 Teviot Road and 368-398 Bushman Drive, Riverbend	
Lot on plan description	Lot number	Plan description
	101	SP254145
	103	SP254145
	106	SP254145
PDA development application details		
DEV reference number	DEV2023/1401	
'Properly made' date	24 May 2023	
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 for three (3) into three (3) lots and new road	
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	30 June 2023	
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.	Extent of works 'Cellistino' Plan, Sheet 1 of 2, prepared by Mortons Urban Solutions	23300-EXT-P96 Amendment: A	18 January 2023 (Amended in red on 28 June 2023)
2.	Extent of works 'Cellistino' Plan, Sheet 2 of 2, prepared by Mortons Urban Solutions	23300-EXT-P96 Amendment: B	23 March 2023 (Amended in red on 28 June 2023)
3.	Flinders Estate Undullah, Subdivision Proposal Plan, Sheet 4 of 4	2029/64/A3 Amendment: A	5 April 2023 (Amended in red on 28 June 2023)

Preamble, abbreviations, and definitions

PREAMBLE

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

ABBREVIATIONS AND DEFINITIONS

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

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

EDQ means Economic Development Queensland.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

PDA development conditions

No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans.	Prior to survey plan endorsement

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 ****