



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1542

6 November 2024

Pioneer Fortune Pty Ltd
C/- Saunders Havill Group
Att: Ms Sonya Hutchines
1B/6 Yoga Way
SPRINGFIELD CENTRAL QLD 4600

Email: sonyahutchines@saundershavill.com

Dear Ms Hutchines

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Reconfiguring a Lot – 3 Lots into 3 Lots and access easement (Management Subdivision) at Rice Road, Monarch Glen described as Lot 3 on RP45236, Lot 28 on S311174 and Lot 3 on SP321411

On 6 November 2024, 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 website at [Current applications and approvals](#).

If you require any further information, please contact Ms Jennifer Davison, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7127 or at Jennifer.davison@edq.qld.gov.au, who will assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	Rice Road, Monarch Glen	
Lot on plan description	Lot number	Plan description
	3	RP45236
	28	SP311174
	3	SP321411

PDA development application details	
DEV reference number	DEV2024/1542
'Properly made' date	5 September 2024
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	3 Lots into 3 Lots (Management Subdivision)

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	6 November 2024
Currency period	4 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Jennifer Davison, Principal Planner
Manager	Brandon Bouda, Manager
Engineer	N/A
Delegate	Amanda Dryden, Director

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.	MANAGEMENT LOT PROPOSAL PLAN - Proposed Lots 1, 2 & 3, prepared by Saunders Havill Group	11731 S 03 PP D - A1 01	23/10/2024

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

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

EDQ means Economic Development Queensland.

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

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

Submitting documentation to EDQ

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

- a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
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

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 ****