



Our ref: DEV2018/970/3

20 March 2025

Pacific International Development Corporation Pty Ltd
ATF the PIDC Trust
C/- Urban Planning Services Pty Ltd
Att: Mr Alex Glassington
PO Box 2091
SURFERS PARADISE QLD 4217

Email: admin@urbanps.com.au

Dear Mr Glassington

Section 99 Approval - Application to Change PDA Development Approval
Material Change of Use for Tourist Park (Interim Use) at 1109 Undullah Road and Lot 3
Mount Elliott Road, Flinders Lakes described as Lot 3 on S311896 and Lot 200 on
SP133189

On 20 March 2025 the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website [Current applications and approvals](#).

If you require any further information, please contact Ms Chessa Lao, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7425 or at Chessa.Lao@edq.qld.gov.au, who will assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	1109 Undullah Road and Lot 3 Mount Elliott Road, Flinders Lakes	
Lot on plan description	Lot number	Plan description
	Lot 3	S311896
	Lot 200	SP133189
PDA development application details		
DEV reference number	DEV2018/970/3	
'Properly made' date	15 November 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	
Description of proposal applied for	s99 Amendment Application: Material Change of Use for Tourist Park (Interim Use)	
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. The amendment approval is for: - Condition 3: Amended the duration of the interim use from six (6) years to ten (10) years. - Condition 6: Amended to indicate that charges are applicable six (6) years from date of commencement of use. - Administrative amendments for consistency with current EDQ drafting practices.	
Original Decision date	14 March 2019	
1 st Change to approval date	08 August 2023	
2 nd Change to approval date	20 March 2025	
Currency period	Six (6) years from the original decision date	

Assessment Team	
Assessment Manager (Lead)	Chessa Lao, Planner, EDQ DA
Manager	Leila Torrens, Manager, EDQ DA
Delegate	Amanda Dryden, Director, EDQ DA

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.

Plans and documents previously approved on 08 August 2023		Number	Date
1.	Flinders Camping Reserve Proposal Plan prepared by Mortons Urban Solutions	23302-CMP-SK002 Rev C	18/05/23
2.	Flinders Camping Reserve Management Plan prepared by Mortons Urban Solutions		May 2023
3.	Bushfire Hazard Assessment and Management Plan prepared by the Rob Friend and Associates	RFA22-058 Rev 2	6/06/23
4.	Existing features and keyplan	23302-CAMP-020 Rev D	12/05/23
5.	Access Track 1 Plan Sheet 1	23302-CAMP-100 Rev C	30/11/22
6.	Access track 1 Plan Sheet 2	23302-CAMP-101 Rev C	30/11/22
7.	Access track 2 Plan Sheet 3	23302-CAMP-102 Rev C	30/11/22
8.	Access track 5 & access track 6 Plan Sheet 4	23302-CAMP-103 Rev C	30/11/22
9.	Access track 5 Plan Sheet 5	23302-CAMP-104 Rev C	30/11/22
10.	Access track 3 & 5 Plan Sheet 5	23302-CAMP-105 Rev A	29/11/22
11.	Access track 3 Plan Sheet 7	23302-CAMP-106 Rev A	29/11/22
12.	Access track 4 & 5 Plan Sheet 8	23302-CAMP-107 Rev A	29/11/22
13.	Access track 5 Plan Sheet 9	23302-CAMP-108 Rev B	12/05/23
14.	Access track details	23302-CAMP-120 Rev A	27/09/18
15.	Access track 1 longitudinal section Sheet 1	23302-CAMP-200 Rev B	14/01/19
16.	Access track 1 longitudinal section continued Sheet 1	23302-CAMP-201 Rev B	14/01/19
17.	Access track 2 longitudinal section Sheet 1	23302-CAMP-205 Rev B	29/11/22
18.	Access track 2 longitudinal section Sheet 2	23302-CAMP-206 Rev A	27/09/18
19.	Access track 3 longitudinal section Sheet 1	23302-CAMP-207 Rev A	27/09/18
20.	Access track 3 longitudinal section continued Sheet 2	23302-CAMP-208 Rev A	27/09/18
21.	Access track 3 longitudinal section continued Sheet 3	23302-CAMP-209 Rev A	27/09/18
22.	Access track 3 longitudinal section continued Sheet 4	23302-CAMP-210 Rev A	27/09/18
23.	Access track 4 longitudinal section Sheet 1	23302-CAMP-211 Rev A	27/09/18
24.	Access track 5 longitudinal section Sheet 1	23302-CAMP-212 Rev A	27/09/18
25.	Access track 5 longitudinal section continued Sheet 2	23302-CAMP-213 Rev A	27/09/18

Approved plans and documents			
26.	Access track 5 longitudinal section continued Sheet 3	23302-CAMP-214 Rev A	27/09/18
27.	Access track 5 longitudinal section continued Sheet 4	23302-CAMP-215 Rev A	27/09/18
28.	Access track 5 longitudinal section continued Sheet 5	23302-CAMP-216 Rev A	27/09/18
29.	Access track 5 longitudinal section continued Sheet 6	23302-CAMP-217 Rev A	27/09/18
30.	Access track 5 longitudinal section continued Sheet 7	23302-CAMP-218 Rev A	27/09/18
31.	Access track 5 longitudinal section continued Sheet 8	23302-CAMP-219 Rev B	27/09/18
32.	Access track 6 longitudinal section Sheet 9	23302-CAMP-220 Rev A	27/09/18
33.	Access track 6 longitudinal section Sheet 10	23302-CAMP-221 Rev A	27/09/18
Plans and documents previously approved on 14 March 2019		Number	Date
34.	CABN Specifications	W9 Rev A	
35.	CABN Floor Plans	W3 Rev A	
36.	CABN Elevations 2	W5 Rev A	
37.	Conceptual Flood Assessment Flinders Grove Undullah Queensland prepared by Gilbert and Sutherland	Revision 1	24/03/11

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.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

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 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
General Conditions		
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
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times
3.	Duration of Use The approved use of the premises is on an interim basis for ten (10) years from the original date of decision.	As indicated
Engineering Conditions		
4.	Vehicle Access a) Construct the proposed access tracks in accordance with the approved plans and designed and constructed in accordance with the relevant Council standards. b) Submit to EDQ Development Assessment, certification by a RPEQ written evidence demonstrating that the access tracks have been provided in accordance with part a) of this condition.	a) Prior to commencement of use and to be maintained b) Prior to commencement of use
5.	Compost Toilet Provide a composting toilet at the camping site which is designed to meet the demand of the 15 camping sites. The toilet is to be in accordance with Australian Standards with a zero-discharge option.	Prior to commencement of use
Infrastructure Contributions		
6.	Infrastructure Charges For up to six (6) years from the date of commencement of use (08 August 2023), charges are not applicable for the development. For any period after six (6) years from the date of commencement of use (08 August 2023), pay to the MEDQ the applicable infrastructure charges calculated in accordance with the IFF in place at the time of payment. Advice Note: It is noted that an interim use is proposed for ten (10) years. The commencement of use has been documented as 08 August 2023.	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 ****