

DEV2013/464

24 July 2013

Horizon Housing Solutions Ltd
c/-Mr Blake Bell
Murray & Associates (Qld) Pty Ltd
PO Box 246
NAMBOUR QLD 4560

Dear Blake

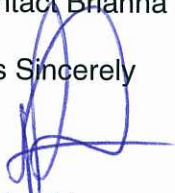
**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
RECONFIGURATION OF A LOT – 2 ACCESS EASEMENTS AT ACACIA ROAD,
ROMA DESCRIBED AS LOTS 7 AND 8 ON SP249951**

On 24 July 2013 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website
<http://edq.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>

Should you have any queries in relation to the decision notice, please do not hesitate to contact Brianna Fyffe on 3174 0206.

Yours Sincerely



Patrick Atkinson
Director – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Bowen Street, Roma	
Site address	Acacia Road, Roma	
Lot on plan description	Lot number	Lot description
	Lots 7 and 8	SP249951
PDA development application details		
MEDQ reference number	DEV2013/464	
Lodgement date	11 July 2013	
Type of application	☒ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	2 access easements	

PDA development approval details			
Decision of the MEDQ [delete other than the applicable decision]		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.	
Decision date		24 July 2013	
Currency period		2 Years from Decision Date	
Plans and specification			
The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.			
Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Plan of Proposed Reciprocal Easements in Lots 7 & 8 on SP249951	8644-14341	04/07/2013
PDA Development Conditions			
General/Planning Requirements			
1.	Access Easements a) Provide access easements generally in accordance with the approved plan. <i>Note:</i> - Provide access easement A, burdening Lot 7 to benefit Lot 8; and - Provide access easement B, burdening Lot 8 to benefit Lot 7.	Prior to survey plan endorsement	

ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the Urban Land Development Authority Act 2007 as well as the Sustainable Planning Act 2009 (e.g. for building work), the Plumbing and Drainage Act 2002 and the Commonwealth Environmental Protection and Biodiversity Act 1999. Carrying out development may also be subject to 'duty of care' legislation such as the Aboriginal Cultural Heritage Act 2003. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

Plan Sealing and Uncompleted Works Bonds

EDQ procedures and required forms regarding plan sealing and uncompleted works bonds are contained within the ULDA Certification Procedures Manual downloadable on the EDQ website or contact EDQ on 3024 4150.