

Our ref: DEV2014/582

4 August 2014

Peet Limited  
C/- Mr Nick Christofis  
Saunders Havill Group  
9 Thompson Street  
BOWEN HILLS QLD 4006

Dear Nick

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - 11 HOUSES WITH A PLAN OF DEVELOPMENT AT OUTLOOK CRESCENT, JIMBOOMBA DESCRIBED AS LOTS 1516, 1517, 1518, 1521, 1522, 1523, 1570, 3000, 3001, 3002 AND 3003 ON SP243272**

On 4 August 2014 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://www.dsdiq.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 Brandon Bouda on 3452 7422.

Yours sincerely



**Lyndy Rapson**  
**A/Director, PDA Development Assessment**



## PDA Decision Notice – Approval

| Site information                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Name of urban development area (PDA) | Greater Flagstone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |
| Site address                         | Outlook Crescent, Jimboomba                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |
| Lot on plan description              | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Lot description |
|                                      | 1516                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | SP243272        |
|                                      | 1517                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | SP243272        |
|                                      | 1518                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | SP243272        |
|                                      | 1521                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | SP243272        |
|                                      | 1522                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | SP243272        |
|                                      | 1523                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | SP243272        |
|                                      | 1570                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | SP243272        |
|                                      | 3000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | SP243272        |
|                                      | 3001                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | SP243272        |
|                                      | 3002                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | SP243272        |
|                                      | 3003                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | SP243272        |
| PDA development application details  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |
| MEDQ reference number                | DEV2014/582                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |
| Lodgement date                       | 20 June 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |
| Type of application                  | <input checked="" type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Changing a PDA development approval</li> <li><input type="checkbox"/> Extending the currency period of a PDA approval</li> </ul> |                 |
| Description of proposal applied for  | 11 Houses with a Plan of Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |

| 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. |                      |
| Decision date                                                                                                                                                   |                                                                                                                                                        | 4 August 2014                                                                                                                                              |                      |
| Currency period                                                                                                                                                 |                                                                                                                                                        | 4 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.                                                                                                                                                              | Building Envelope Plan, Flagstone East – Stage 15C                                                                                                     | 11033-48                                                                                                                                                   | 5-6-14               |
| PDA Development Conditions                                                                                                                                      |                                                                                                                                                        |                                                                                                                                                            |                      |
| 1                                                                                                                                                               | <p>Carry out the approved development</p> <p>Carry out the development generally in accordance with the approved plan/s, drawing/s and document/s.</p> | Prior to the commencement of use                                                                                                                           |                      |

## STANDARD ADVICE

Please note that in order to lawfully undertake development it may be necessary to obtain approvals other than this PDA development approval. Other approvals may be required under the *Economic Development Act 2012*, the *Sustainable Planning Act 2009*, the *Plumbing and Drainage Act 2002*, *Nature Conservation Act 1994* and the *Commonwealth Environmental Protection and Biodiversity Conservation 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.

## Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*.

*Pursuant to Division 3 Section 440R of the Environmental Protection Act 1994*, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-

- (a) on a Sunday or public holiday, at any time; or
- (b) on a Saturday or business day, before 6:30am or after 6:30pm.

**\*\* End of Package \*\***