

Our ref: DEV2014/585

5 August 2014

Mr Doug Wyatt
C/- Mr Mark Toombs
TJ Kelly Surveys
PO Box 221
BEAUDESERT QLD 4285

Dear Mark,

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
RECONFIGURING A LOT - 1 INTO 2 LOTS (MANAGEMENT LOTS) AT 325
WYATT ROAD, KAGARU DESCRIBED AS LOT 22 ON SP164832**

On 5 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.dsdip.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 Tom Barker on 3452 7440.

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	325 Wyatt Road, Kagaru	
Lot on plan description	Lot number	Lot description
	Lot 22	SP164832
PDA development application details		
MEDQ reference number	DEV2014/585	
Lodgement date	30 June 2014	
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	1 into 2 lots (management lots)	

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		5 August 2014	
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.	Proposal Plan, TJ Kelly Surveys Pty Ltd	3391-01	17/01/14
PDA Development Conditions			
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/ drawing and/ or documents.	Prior to survey plan endorsement	
2.	Land Dedication Dedicate land as required from the entire frontage of proposed Lot 2 to achieve a minimum road reserve width of 33m for Wyatt Road, in accordance with Figure 1: Road Network Map of the Infrastructure Charging Offset Plan – Greater Flagstone Priority Development Area.	Prior to survey plan endorsement	

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Economic Development Act 2012* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002*, *Nature Conservation Act 1992* 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.