



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2015/689

13 August 2015

Peet Limited
C/- Ms Amy Russell
Saunders Havill Group
9 Thompson Street
BOWEN HILL QLD 4006

Dear Ms Russell

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – MULTIPLE RESIDENTIAL (4 DWELLING UNITS) AT 37 RIDGECREST DRIVE, JIMBOOMBA DESCRIBED AS LOT 15111 ON SP243272

On 11 August 2015 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 this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website: <http://dilgp.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Jennifer Davison on 3452 7127.

Yours sincerely

Beatriz Gomez
Director – EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	37 Ridgecrest Drive, Jimboomba	
Lot on plan description	Lot number	Plan description
	15111	SP243272
PDA development application details		
DEV reference number	DEV2015/689	
'Properly made' date	10 July 2015	
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	PDA Development Permit for a Material Change of Use for Multiple Residential (4 Dwelling Units)	

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	11 August 2015
Currency period	4 years from decision date

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Site Plan	CD1	5/03/15
2.	Floor Plan	CD2	5/03/15 as amended in red on 31/7/15
3.	Floor Plan	CD2A	5/03/15
4.	Upper Floor Plan	CD2B	5/03/15 as amended in red on 31/7/15
5.	Elevations	CD3	5/03/15 as amended in red on 31/7/15
6.	Elevations	CD3A	5/03/15 as amended in red on 31/7/15
7.	Unit 4 Elevations	CD3B	5/03/15

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Logan City Council.
4. **DILGP** means The Department of Infrastructure, Local Government and Planning.
5. **DEHP** means the Department of Environment and Heritage Protection
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **QUU** means Queensland Urban Utilities.
10. **RPEQ** means Registered Professional Engineer of Queensland.

[illegible]

5.	Vehicle Access Construct the 2 vehicle crossovers generally in accordance with the approved plans and designed and constructed in accordance with Council adopted standards.	Prior to commencement of use and to be maintained
6.	Car Parking a) Provide car parking spaces, delineated and signed generally in accordance with the approved plans. b) Car parking spaces are to be designed in accordance with <i>AS2890 – Parking Facilities</i> . c) Demonstrate parking facilities have been provided in accordance with parts a) and b) of this condition.	Prior to commencement of use and to be maintained
7.	Water connection Connect the development to the existing water reticulation network in accordance with Council current adopted standards.	Prior to commencement of use
8.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with Council current adopted standards.	Prior to commencement of use
9.	Stormwater connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use
10.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
11.	Electricity Connect the development to the existing electrical reticulation network in accordance with the relevant authorised electricity utility standards.	Prior to commencement of use
12.	Telecommunications Connect the development to the existing telecommunications network in accordance with relevant service provider standards.	Prior to commencement of use

13.	Damage and Repairs Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) and other public infrastructure that occurred during any works carried out in association with the approved development.	Prior to commencement of use
Landscape and Environment		
14.	Landscape Works a) Submit to EDQ Development Assessment, DILGP detailed landscape plans, certified by an registered landscape architect, for improvement works within the proposed development generally in accordance with the approved plans. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use and to be maintained
15.	Refuse Collection Submit to EDQ Development Assessment, DILGP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
Infrastructure Charges		
16.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2015 indexed to the date of payment.	In accordance with the IFF

STANDARD ADVICE

Please note that in order 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 ****