



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2015/710

21 April 2016

Charter Keck Cramer
C/- Mr Janesh Gunaratne and Mr Toby Heap
DTS Group Qld Pty Ltd
PO Box 361
PADDINGTON QLD 4064

Dear Janesh and Toby

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT – 1 LOT INTO 2 LOTS AND EASEMENT AT 257-261 TEVIOT ROAD, GREENBANK DESCRIBED AS LOT 1 ON RP52978

On 20 April 2016 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 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

Jeanine Stone
Director – EDQ Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone Urban Development Area Scheme	
Site address	1 Pub Lane, Greenbank 4124	
Lot on plan description	Lot number	Plan description
	Lot 1	RP52978
PDA development application details		
DEV reference number	DEV2015/710	
'Properly made' date	14 April 2016	
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	Reconfiguring a Lot – 1 Lot into 2 Lots, Access Easement and New Road	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice. The approved changes are summarised as follows: ▪ Removal of PDA development condition requiring a – water connection.
Original Decision date	27 November 2015
Change to approval date	20 April 2016
Currency period	4 years from the original decision date

Plans and documents

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

Plans and documents previously approved on 27 November 2015		Number (if applicable)	Date (if applicable)
1.	Proposed Subdivision of Lots 2 & 3 and Easements Cancelling Lot 1 on RP52978	A3-4507 Rev G	As amended in red on 26/11/2015
2.	Proposed Subdivision of Lots 2 & 3 and Easements Cancelling Lot 1 on RP52978	A3-4507 Rev G1	As amended in red on 26/11/2015
3.	Biome Consulting - Onsite Effluent Assessment Report	BC-15081	November 2015

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
- b) Compliance assessment and endorsement by EDQ Development Assessment, DILGP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DILGP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days** – EDQ Development Assessment, DILGP assesses the plans/supporting information and:
 1. if satisfied with the plans/supporting information as submitted - endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DILGP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DILGP assesses the revised plans/supporting information and:
 1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
 - vi. if EDQ Development Assessment, DILGP is not satisfied that compliance has been achieved within **20 business days** - repeat steps

iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DILGP endorses relevant plans/supporting information.

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. **DEHP** means The Department of Environment and Heritage Protection.
5. **DILGP** means The Department of Infrastructure, Local Government and Planning.
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **QUDM** means Queensland Urban Drainage Manual
10. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions

[illegible]

5.	Compliance Assessment – Footpath – Pub Lane a) Submit to EDQ Development Assessment, DILGP for compliance assessment, detail design plans certified by a RPEQ for a 2.5m wide footpath along the Pub Lane frontage and connected with the existing footpath on Teviot Road. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as constructed' drawings and asset register, certified by a RPEQ, in a format acceptable to the Council.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
6.	Removal of existing building on Lot 2 The existing Telstra Station structure on Lot 2 is to be removed.	Prior to survey plan endorsement
7.	Refuse Collection Submit to EDQ Development Assessment, DILGP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
Surveying, land transfers and easements		
8.	Easement over infrastructure Provide a public utilities easement over the telecommunications infrastructure generally in accordance with the Easement B as shown on the approved plans.	At time of survey plan endorsement
9.	Access easement Provide an access easement over Lot 2 in favour of Lot 3 generally in accordance Easement A as shown on the approved plans.	At time of survey plan endorsement
Infrastructure Charges		
10.	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 ****