



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/805

18 November 2016

Mr John Stephens
C/- Mr Michael Magill
Silkwood Homes Pty Ltd
PO Box 2006
NERANG QLD 4211

Dear Michael

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 AT THE CORNER OF BIRDWING CRESCENT AND RESERVE DRIVE, JIMBOOMBA DESCRIBED AS LOT 82 ON SP264096

On 18 November 2016 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 be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://www.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 Laura Shobbrook on 3452 7196.

Yours sincerely

Jeanine Stone
Director – EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Corner of Birdwing Crescent and Reserve Drive, Jimboomba	
Lot on plan description	Lot number	Plan description
	Lot 82	264096
DEV reference number	DEV2016/805	
'Properly made' date	29 September 2016	
Type of application	<input checked="" type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Material Change of Use – Multiple Residential	

PDA development approval details			
Decision of 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		18 November 2016	
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 <i>(if applicable)</i>	Date <i>(if applicable)</i>
1.	Site Plan	BP818/TA308/MF//L82/CP1	09/09/2016 – Issue B
2.	Floor Plan	BP818/TA308/MF//L82/CP2	09/09/2016 – Issue B
3.	Roof Plan	BP818/TA308/MF//L82/CP3	09/09/2016 – Issue B
4.	Elevations	BP818/TA308/MF//L82/CP4	09/09/2016 – Issue B
5.	Elevations	BP818/TA308/MF//L82/CP5	09/09/2016 – Issue B
6.	Landscape Plan	N/A	09/09/2016

ABBREVIATIONS

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

1. **Council** means Logan City Council.
2. **DEHP** means The Department of Environment and Heritage Protection.
3. **DILGP** means The Department of Infrastructure, Local Government and Planning.
4. **EDQ** means Economic Development Queensland.
5. **MEDQ** means The Minister of Economic Development Queensland.
6. **PDA** means Priority Development Area.
7. **RPEQ** means Registered Professional Engineer of Queensland.

6.	Sewer Connect the development to the existing sewer reticulation network in accordance with Council current adopted standards.	Prior to commencement of use
7.	Stormwater 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
8.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
9.	Electricity Connect the development to the existing electricity reticulation network in accordance with Energex current adopted standards.	Prior to commencement of use
10.	Telecommunications Connect the development to the existing telecommunications reticulation network in accordance with the service provider's current adopted standards.	Prior to commencement of use
11.	Public Infrastructure - Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use
Landscape and Environment		
12.	Landscape Works Construct the landscape works generally in accordance with the approved plans.	Prior to commencement of use and to be maintained
13.	Erosion and Sediment Management a) Prepare an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning	a) Prior to commencement of site works

	<p>Guidelines 2010 (DEHP)</p> <p>ii. Best Practice Erosion and Sediment Control (International Erosion Control Association).</p> <p>b) Implement the certified ESCP as required under part a) of this condition.</p>	<p>b) At all times during construction</p>
14.	<p>Refuse Collection</p> <p>Submit to EDQ Development Assessment, DILGP refuse collection approval from Council or a private waste contractor.</p>	<p>Prior to commencement of use</p>
Infrastructure Charges		
15.	<p>Infrastructure Contributions</p> <p>Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2016 indexed to the date of payment.</p>	<p>In accordance with the IFF</p>

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. This includes approvals from Council for the design and construction of driveway crossovers. 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 ****