

Date: 13 November 2020

Level 4, HQ South
520 Wickham Street
Fortitude Valley QLD 4006
T +61 7 3539 9500

Attn: Brandon Bouda
Department of State Development, Manufacturing, Infrastructure and
Planning Economic Development Queensland
Level 14,
1 William Street,
Brisbane QLD 4000

Dear Brandon,

LODGEMENT OF DEVELOPMENT APPLICATION FOR ROL (1 INTO 2 LOT SUBDIVISION) & COMPLIANCE ASSESSMENT FOR CONTEXT AREA 3 STRATEGY PURSUANT TO SECTION 82 OF THE ECONOMIC DEVELOPMENT ACT 2012 & CONDITION 5 OF DEVELOPMENT APPROVAL DEV2012/209 FLAGSTONE CITY – CONTEXT AREA 3

We act on behalf of *Peet Flagstone City Pty Ltd* (the 'Applicant') in lodging this application seeking approval from *Minister for Economic Development Queensland (MEDQ)* for the reconfiguration of a lot in Context Area 3 (CA3).

As this application represents the first development application lodged in CA3, a context area plan strategy has also been prepared for endorsement by MEDQ in accordance with Condition 5 of the Development Permit for a Material Change of Use (DEV21012/209) over the entire Peet Flagstone land holdings (referred to herein as 'MCU Whole of Site Approval').

Accordingly, this PDA Development Application seeks approval for the following aspects of development:

- **Development Permit for Reconfiguring a Lot** (1 into 2 lot subdivision of Lot 989 on RP854074);
- **Compliance Assessment for Context Plan Area 3 Strategy** in accordance with 'MCU Whole of Site Approval' (DEV2012/209) dated 30 October 2018.

Further detail regarding the proposal is provided in Section 2 of this Report.

1.0 Summary

Details	
Site Address:	New Beith Road & Everdell Road, New Beith, QLD, 4124
Priority Development Area:	Flagstone
Owner(s):	<i>Peet Flagstone City Pty Ltd</i> <i>Certificate/s of title confirming site ownership details are included at Appendix B.</i>
ROL Details	

RPD:	989 on RP854074 Figure 1– Cadastral Plan of Lot 989
Lot Size:	218.675ha
Aspect of Development:	Reconfiguration of a Lot (1 into 2 lot subdivision)
Level of Assessment:	Permissible Development
CA3 Strategy Details	
Real Property Description of Context Area 3:	Lot 9 on S312569, Lot 989 on RP854074, Lot 1 on RP35155, Lot 988 on CP857841, Lot 5 on S312569, Lot 10 on SL6002, part of Lot 911 on SP303089 and part of Lot 908 on SP311428 Refer Figure 2– Cadastral Plan of CA3
Context Plan Area:	593 Hectares
Aspect of Development:	Context Area Plan Strategy for Area 3 of Flagstone in accordance with Condition 5 of MCU Whole of Site Approval (EDQ ref: DEV2012/209)
Level of Assessment:	Non-statutory endorsement (compliance assessment)

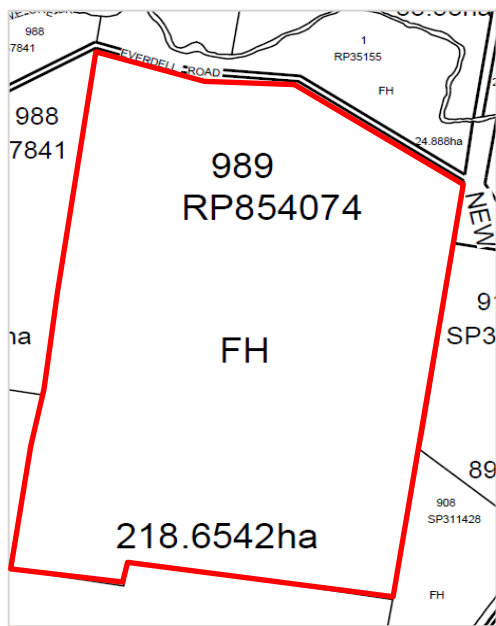


Figure 1– Cadastral Plan of Lot 989

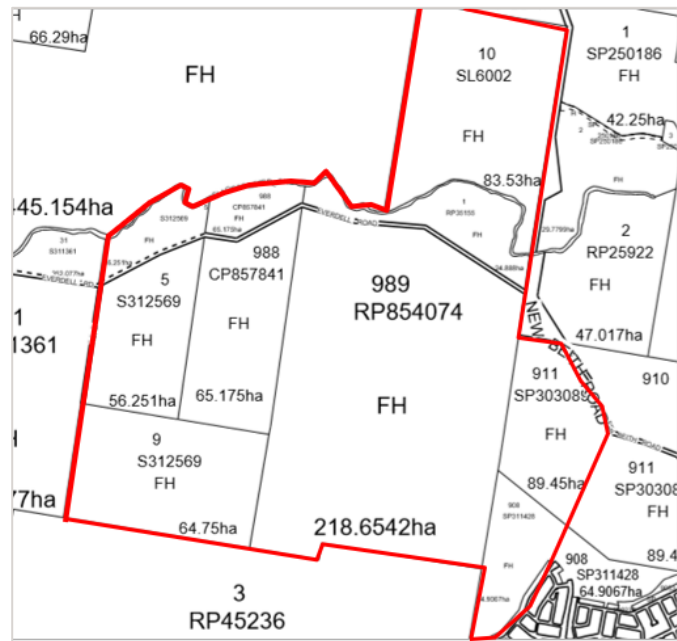


Figure 2– Cadastral Plan of CA3

2.0 Proposal

2.1 Subdivision

The proposed subdivision of Lot 989 is for the purpose of creating two (2) new management lots. Proposed Lot 30009 will have an area of 120.66ha and Proposed Lot 30010 will have an area of 97.98.

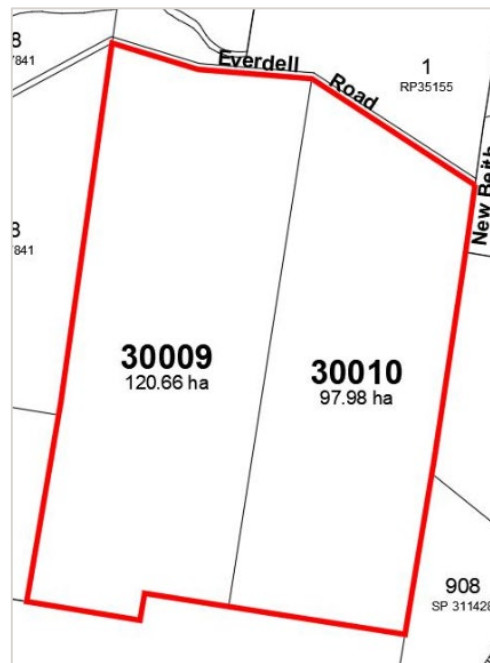


Figure 3– Proposed Plan of Subdivision

The proposed new management lots will continue to be provided with access via Everdell Road (unsealed road), with Proposed Lot 30009 having a road frontage of 679m and Proposed Lot 30010 having a road frontage of 648m to Everdell Road and a further 225m frontage to the New Beith Road dedication.

Notwithstanding the above, it is noted that the ultimate development intent for CA3 requires for the closure of Everdell Road and as such subsequent road closure applications will be lodged with EDQ in due course.

Please refer to **Attachment C** for a copy of the proposed plan of subdivision.

2.2 Context Area 3 Strategy

A Development Permit (EDQ ref: DEV2012/209) was granted by the ULDA (now MEDQ) on 19 October 2012 to establish approved uses consistent with the intent of the Greater Flagstone UDA Development Scheme through a Material Change of Use approval.

A Context Plan Area Strategy is a requirement of the MCU whole of site Development Permit (EDQ ref 2012/209), which is to be submitted to EDQ for endorsement at the time of the first subsequent application in each context plan area. The proposed management subdivision proposed over Lot 989, as described in Section 2.1 above, is the first application to be lodged over Context Area 3 (CA3).

CA3 has an area of approximately 593ha and is the western portion of land owned by Peet, located to the west of Approved Stages 2-5 (within Context Area 1), separated by the future North South Arterial Road.

CA3 is intended to be the second context plan area to be delivered within the Flagstone master planned community by PEET. In addition to the residential villages to be provided, CA3 also provides for a large range of land uses which will provide services and employment opportunities to Flagstone and the wider regional area. These include a District Centre, Local Community Centre, Private and State Primary Schools as well as a Regional Recreation Park and District Sport and Recreation Parks.

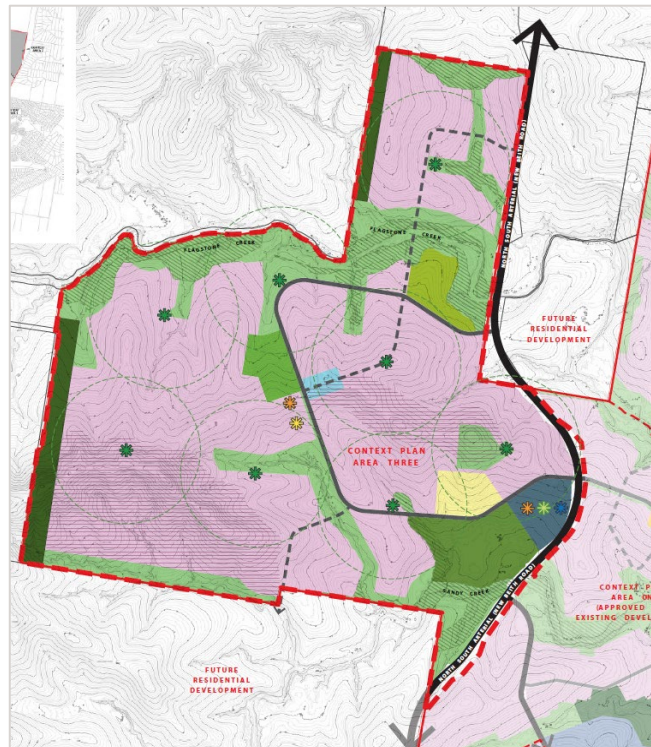


Figure 4– Proposed Context Area Plan

The Context Area Strategy prepared for CA3 demonstrates compliance with the Development Scheme, the MCU whole of site approval, the standards set out in the endorsed Infrastructure Management Plans and Site Strategies as well as the relevant EDQ PDA Guidelines.

Please refer to **Attachment D** for a copy of the Context Area Strategy Report.

3.0 Legislative Requirements

3.1 Overview

This section assesses the application against relevant statutory planning provisions for the application. The PDA development application requires assessment against relevant provisions of the *Economic Development Act 2012* (EDQ Act) and the *Greater Flagstone Urban Development Area Development Scheme 2011*.

3.2 Economic Development Act 2012

Section 82 of the *Economic Development Act 2012* identifies considerations for MEDQ in making a decision on any development application. Compliance is considered below.

- a) *Main Purpose of the Act* – the proposed development is consistent with the purpose of the Act to *'facilitate economic development, and development for community purposes, in the state'* and
- b) *Any relevant state interest* – the state interests MEDQ can consider are very broad and adequately addressed in the Greater Flagstone Development Scheme. The proposed development is wholly consistent with the development parameters of the Development Scheme and endorsed IMPs and SS.

3.3 Confirmation that Development is not Prohibited

The proposed reconfiguration of a lot is **not prohibited**. This has been established by considering the level of assessment table applicable to the Urban Living Zone under the Development Scheme.

3.4 Greater Flagstone Priority Development Area (PDA)

The Greater Flagstone area has been identified as an important residential growth area to meet the region's affordable housing needs. Consequently, the Greater Flagstone Urban Development Area (PDA) was formally declared on 8 October 2010 and was subsequently re-declared on 1 February 2013 with the introduction of the Economic Development Act 2012. The subject land is within the designated Greater Flagstone PDA boundaries as defined by the Development Scheme.

3.5 Public Notification

In accordance with Section 3.2.10 of the Development Scheme, this PDA Development Application **will require public notification** as the proposal is the first Development Application which contains the Context Plan Area Strategy, pursuant to the MCU approval (EDQ Ref: DEV2012/209).

Public notification will commence for a total of thirty (30) business days following confirmation from the Department.

3.6 State Recourses

3.6.1 South East Queensland Regional Plan 2017

The subject site is situated wholly within the Greater Flagstone PDA and the Urban Footprint of the SEQ Regional Plan 2017 (ShapingSEQ). The Context Area Plan Strategy has been strategically designed to ensure that the proposed land uses, and proposed infrastructure is integrated to achieve sustainable urban outcomes in accordance with the intent of the Urban Footprint.

3.6.2 Environment Protection and Biodiversity Conservation Act 1999

Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) matters are addressed in detail in the Environment Assessment Report prepared for the CA3 Area Strategy. The report notes that EPBC Act matters are considered under different processes and provisions to this application process.

4.0 Conclusion

We ask that EDQ now proceed with the assessment of the development application and accordingly enclose the following documentation.

- **Attachment A** – MEDQ Development Application Form
- **Attachment B** – Owners Consent
- **Attachment C** – Proposed Plan of Subdivision
- **Attachment D** – Context Area Strategy Report (CA3)

We trust this information is sufficient for your purposes; however, should you require any further details or clarification, please do not hesitate to contact the writer by telephone on (07) 3539 9762 or Penny Cooper on (07) 3539 9714.

Yours sincerely,
for RPS Australia East Pty Ltd



Louisa Sloan
Senior Planner
louisa.sloan@rpsgroup.com.au
+61 7 3539 9762

Attachment A
MEDQ Development
Application Form

PDA development application form

Version 10.0 – in effect from 10 August 2020.

This form must be used when making a PDA development application or applying to change a PDA development approval if Economic Development Queensland (EDQ) is the delegate for assessing and deciding the application.

Before lodging your application

- Confirm EDQ is the delegate for assessing and deciding the application. This information is available on the EDQ [website](#).
- Consider if a pre-application meeting would be appropriate before lodging the application. Further advice about EDQ's pre-application process is available on the EDQ [website](#).
- Completed all relevant sections of this form.
- Lodge an electronic version of the application form and supporting material via one of the following methods:
 - **Email:** pdadevelopmentassessment@dsgmip.qld.gov.au
 - **Post:** EDQ Development Assessment Team at GPO Box 2202 Brisbane QLD 4001
 - **In person:** EDQ Development Assessment Team, 1 William Street, Brisbane.

Assessment fee

The assessment fee for an application will be advised following lodgement. The fee must be paid for an application to be properly made under s82A of the Act. Further information about EDQ's assessment fees is available on the EDQ [website](#).

1. APPLICANT DETAILS

The Applicant is the entity responsible for making the application and need not be the owner of the land. The Applicant is responsible for ensuring the accuracy of the information provided. Where the Applicant is not a natural person, ensure the Applicant is a valid legal entity.

Name(s) <i>(individual or company name in full, including ACN / ABN)</i>	Peet Flagstone City Pty Ltd (ABN - 17 151 187 594)
For companies—name of contact person and position	C/- RPS Australia East Pty Ltd Louisa Sloan (RPS)
Postal address	PO Box 1559 Fortitude Valley Q 4006
Contact telephone number	(07) 3539 9762
Email address	Louisa.Sloan@rpsgroup.com.au

Payer details for tax invoice and receipt purposes *(These details are only necessary where the payer details are different to the applicant details)*

Name(s) <i>(individual or company name in full, including ACN / ABN)</i>	Peet Flagstone City Pty Ltd 17 151 187 594
For companies—name of contact person and position	Brad Gates (Development Manager)
Postal address	Level 3, 167 Eagle Street, Brisbane, QLD 4000
Contact telephone number	0432 238 949
Email address	brad.gates@peet.com.au

2. LOCATION DETAILS

Provide the following details about the land on which the development is proposed, including any part of a lot which is part of the proposed.

Priority development area	Greater Flagstone	
Property street address <i>(i.e. unit / street number, street name, suburb / town and post code)</i>	New Beith Road & Everdell Road, New Beith, QLD, 4124	
Lot on plan description <i>(e.g. Lot 3 on RP123456)</i>	989RP854074, 10SL6002, 1RP35155, 5S312569 9S312569, 988CP857841 and part of 911 SP303089 and part of 908SP315400	
Attach the following information:		
Current title search for each lot – Attachment B	<input checked="" type="checkbox"/> Confirmed	
Easement document for each easement registered on the title search(s) – N/A	<input type="checkbox"/> Confirmed	
Environmental management and contaminated land register search for each lot – - Lot 989 RP854074 search is attached. (only lot affected by ROL) - Searches for other lots not necessary at this stage (however previously submitted as part of DEV21012/209)	<input checked="" type="checkbox"/> Confirmed	

3. APPLICATION DETAILS

Type of PDA development approval sought (Tick 1 only) <i>(see sections 94 and 99 of the Economic Development Act 2012)</i>		
<input type="checkbox"/> Change to PDA development approval – <i>Complete section 3.1 below</i>		
<input checked="" type="checkbox"/> PDA development application – <i>Complete section 3.2 below</i>		
3.1 Change to PDA development approval		
Previous PDA approval reference:		
Brief description of the proposed changes:		
3.2 PDA development application <i>(If necessary, provide details in a separate table attached to this application form)</i>		
Development type	Approval type	Additional detail <i>(e.g. definition of use, GFA, number of units, number and type of lots, etc.)</i>
<input type="checkbox"/> Material change of use	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit	
<input checked="" type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit	Development Permit for Reconfiguring a Lot (1 into 2 lot subdivision of Lot 989 on RP854074)
<input type="checkbox"/> Operational work	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit	
<input type="checkbox"/> Building work	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit	
Are <u>all</u> the proposed uses defined in the schedule of use definitions in the relevant PDA development scheme or interim land use plan?		
<input type="checkbox"/> Yes	<input type="checkbox"/> No – Specify the uses below	
N/A		
Description the proposal <i>(If appropriate, include this information in a report accompanying the application)</i>		

Development Permit for Reconfiguring a Lot (1 into 2 lot subdivision of Lot 989 on RP854074)

The proposed management subdivision proposed over Lot 989, as described in Section 2.1 above, is the first application to be lodged over Context Area 3 (CA3).

As such a Context Plan Area Strategy is also being submitted for endorsement by MEDQ in accordance with Condition 5 of MCU whole of site Development Permit (EDQ ref 2012/209)

Identify if the application is accompanied by any of the following plans

<input checked="" type="checkbox"/> Context plan(s) <i>(See Practice note 9)</i>	<input type="checkbox"/> Precinct plan(s)	<input type="checkbox"/> Sub-precinct plan(s)	<input type="checkbox"/> Plan of development <i>(See Practice note 10)</i>
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List of plans, drawings and reports lodged with the application
(If necessary, provide this list as an attachment)

Description <i>(provide unique document name, author and version number)</i>	Date
Attachment B – Owners Consent and Title Searches	
Attachment C – Proposed Plan of Subdivision	
Attachment D – Context Area Strategy Report (CA3)	

The following documents are submitted in support of the Context Area Strategy Report

Appendix A	Context Area Plan, prepared by RPS	
Appendix B	Civil Engineering Report, prepared by Peak Urban	
Appendix C	Transport Assessment, prepared by Bitzios	
Appendix D	Environment Assessment Report, prepared by Saunders Havill	

4. Project cost

Estimated total design and construction cost of the proposal / project <i>(excluding land value/cost)</i>	\$ TBC
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5. Landowner consent

In providing consent, each landowner is consenting to the lodgement of the application under the *Economic Development Act 2012*, and to receiving documents that are required or permitted to be provided under the *Economic Development Act 2012* or any other statute, in an electronic format.

Is landowner’s consent required for this application? <i>(see sections 82 and 99 of the Economic Development Act 2012)</i>	<input type="checkbox"/> No <i>(provide reason)</i>
	<input type="checkbox"/> Yes – details provided below
	<input checked="" type="checkbox"/> Yes - consent letter(s) attached – SEE ATTACHMENT B

Real property description	Name of landowner <i>(For companies and body corporates- see the Note below)</i>	Signature	Date

NOTE:
REMOVED BY APPLICANT FOR FORMATING REASONS

6. Approval history

Is there a development approval, granted under the Integrated Planning Act 1997, the <i>Urban Land Development Authority Act 2007</i> , the <i>Sustainable Planning Act 2009</i> , or the <i>Economic Development Act 2012</i> still in effect for the land?	<input checked="" type="checkbox"/> Yes *
	<input type="checkbox"/> No

* ***Development Permit for a Material Change of Use (DEV21012/209) over the entire Peet Flagstone land holdings (referred to as 'MCU Whole of Site Approval').***

7. Privacy statement

Information collected is subject to the *Right to Information Act 2009* and the *Information Privacy Act 2009*. The information provided may be publicly released and/or provided to third parties and other government agencies—but only for the purposes for which the information is being collected. The proponent's personal information will be stored on departmental files and may be disclosed for purposes relating to the processing and assessment of the application or as authorised or required by law.

8. Applicant's declaration and acknowledgement

The applicant warrants that the information provided to the EDQ in relation to this application is true and correct and acknowledges that if any information provided is knowingly false, the applicant may be exposed to criminal penalties under section 165 of the *Economic Development Act 2012*.

- By making this application, I declare that all information in this application is true and correct to the best of my knowledge.
- By signing this form, the applicant is consenting to the lodgement of the application under the *Economic Development Act 2012*, and to receiving documents that are required or permitted to be provided under the *Economic Development Act 2012*, or any other statute, in an electronic format.



Signature of applicant / authorised person

12/11/2020

Date

Louisa Sloan (Senior Planner)

Print name and position

Attachment B
Owners Consent, Title
Search, EMR Search

PEET

12th November 2020

Economic Development Queensland
PDA Development Assessment
PO Box 15009
City East, Brisbane, QLD 4002

Dear Sir/Madam,

RE: Land Owner Consent for Development Application

We, Troy Thompson and Michael Stone, the parties signed herein, as Power of Attorney (no. 717983411) For Flagstone City Pty Ltd ACN 151 187 594, consent to the lodgement of Development Application/s to Economic Development Queensland by RPS Australia East Pty Ltd over:

- Lot 911 on SP303089
- Lot 9 on S312569
- Lot 989 on RP854074
- Lot 1 on RP35155
- Lot 988 on CP857841
- Lot 5 on S312569
- Lot 10 on SL6002, and;
- Lot 908 on SP311428.

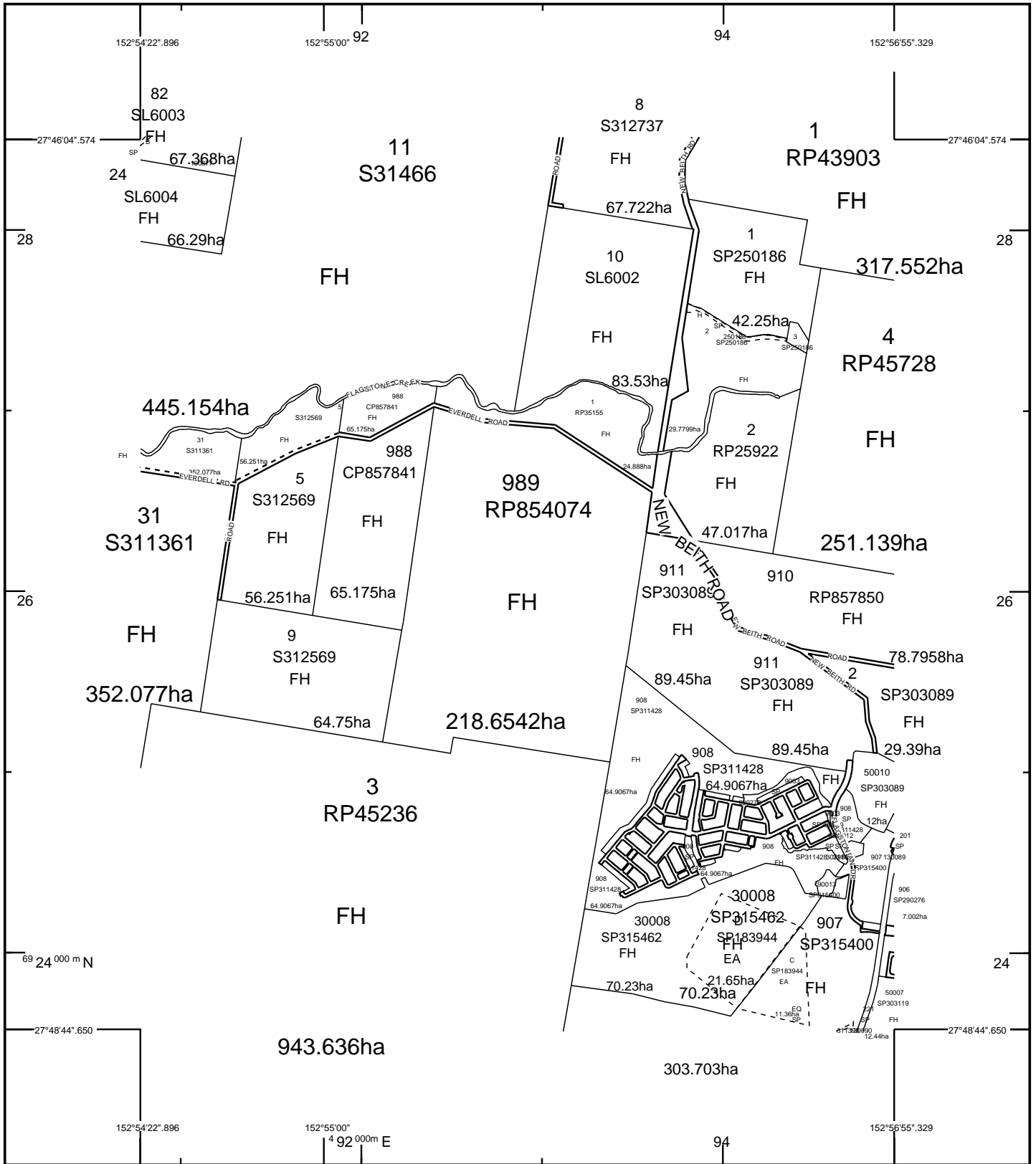
Yours faithfully,
Peet Limited



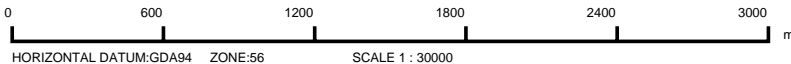
Troy Thompson



Michael Stone



STANDARD MAP NUMBER
9442-21421



SmartMap

An External Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	989/RP854074
Area/Volume	218.6542ha
Tenure	FREEHOLD
Local Government	LOGAN CITY
Locality	SILVERBARK RIDGE
Segment/Parcel	32190/18

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 03/11/2020

DCDB 02/11/2020 (Lots with an area less than 1.000ha are not shown)

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<https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps>



Queensland Government
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(Department of Natural Resources,
Mines and Energy) 2020.



Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.des.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

RPS Australia East Pty Ltd
Level 4, HQ South
520 Wickham Street
Fortitude Valley QLD 4006

Transaction ID: 50641082 EMR Site Id: 12 November 2020
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 989 Plan: RP854074
NEW BEITH RD
SILVERBARK RIDGE

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DES has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35408335

Search Date: 04/11/2020 12:27

Title Reference: 18669199

Date Created: 07/01/1994

Previous Title: 11465205

REGISTERED OWNER

Dealing No: 713985168 28/07/2011

PEET FLAGSTONE CITY PTY LTD A.C.N. 151 187 594

ESTATE AND LAND

Estate in Fee Simple

LOT 988 CROWN PLAN 857841
Local Government: LOGAN

For exclusions / reservations for public purposes refer to
Plan CP 857841

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10900019 (Lot 988 on CP 857841)
2. MORTGAGE No 717788838 19/01/2017 at 16:04
P.T. LIMITED A.B.N. 67 004 454 666

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
711464446	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	28/02/2008 14:15	CURRENT
712298369	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	24/03/2009 12:49	CURRENT

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ GLOBALX

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35408289

Search Date: 04/11/2020 12:25

Title Reference: 11415165

Date Created: 10/03/1919

Previous Title: 10337060

REGISTERED OWNER

Dealing No: 713985168 28/07/2011

PEET FLAGSTONE CITY PTY LTD A.C.N. 151 187 594

ESTATE AND LAND

Estate in Fee Simple

LOT 1 REGISTERED PLAN 35155
Local Government: LOGAN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10337060 (POR 1)
2. MORTGAGE No 717788838 19/01/2017 at 16:04
P.T. LIMITED A.B.N. 67 004 454 666

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
711464446	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	28/02/2008 14:15	CURRENT
712298369	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	24/03/2009 12:49	CURRENT

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35408277

Search Date: 04/11/2020 12:24

Title Reference: 18672142

Date Created: 07/01/1994

Previous Title: 18614185

18614186

REGISTERED OWNER

Dealing No: 713985168 28/07/2011

PEET FLAGSTONE CITY PTY LTD A.C.N. 151 187 594

ESTATE AND LAND

Estate in Fee Simple

LOT 989 REGISTERED PLAN 854074
Local Government: LOGAN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10334168 (POR 25)
Deed of Grant No. 10337060 (POR 1)
2. MORTGAGE No 717788838 19/01/2017 at 16:04
P.T. LIMITED A.B.N. 67 004 454 666

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
711464446	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	28/02/2008 14:15	CURRENT
712298369	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	24/03/2009 12:49	CURRENT

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35408397

Search Date: 04/11/2020 12:29

Title Reference: 12248070

Date Created: 11/10/1945

REGISTERED OWNER

Dealing No: 713985168 28/07/2011

PEET FLAGSTONE CITY PTY LTD A.C.N. 151 187 594

ESTATE AND LAND

Estate in Fee Simple

LOT 5 CROWN PLAN S312569
Local Government: LOGAN

For exclusions / reservations for public purposes refer to
Plan CP S312569

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 12248070 (POR 5V)
2. MORTGAGE No 717788838 19/01/2017 at 16:04
P.T. LIMITED A.B.N. 67 004 454 666

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
711464446	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	28/02/2008 14:15	CURRENT
712298369	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	24/03/2009 12:49	CURRENT

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35411625

Search Date: 04/11/2020 15:08

Title Reference: 12248069

Date Created: 11/10/1945

REGISTERED OWNER

Dealing No: 713985168 28/07/2011

PEET FLAGSTONE CITY PTY LTD A.C.N. 151 187 594

ESTATE AND LAND

Estate in Fee Simple

LOT 9 CROWN PLAN S312569
Local Government: LOGAN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 12248069 (POR 3V)
2. MORTGAGE No 717788838 19/01/2017 at 16:04
P.T. LIMITED A.B.N. 67 004 454 666

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
711464446	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	28/02/2008 14:15	CURRENT
712298369	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	24/03/2009 12:49	CURRENT

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ GLOBALX

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35408430

Search Date: 04/11/2020 12:31

Title Reference: 14435051

Date Created: 23/04/1970

REGISTERED OWNER

Dealing No: 713985168 28/07/2011

PEET FLAGSTONE CITY PTY LTD A.C.N. 151 187 594

ESTATE AND LAND

Estate in Fee Simple

LOT 10 CROWN PLAN SL6002
Local Government: LOGAN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10334166 (POR 10)
2. MORTGAGE No 717788838 19/01/2017 at 16:04
P.T. LIMITED A.B.N. 67 004 454 666

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
711464446	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	28/02/2008 14:15	CURRENT
712298369	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	24/03/2009 12:49	CURRENT
713841850	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	09/05/2011 13:07	CURRENT

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ GLOBALX

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35411605
Search Date: 04/11/2020 15:07

Title Reference: 51153964
Date Created: 31/07/2018

Previous Title: 18678240

REGISTERED OWNER

Dealing No: 718896840 27/07/2018

PEET FLAGSTONE CITY PTY LTD A.C.N. 151 187 594

ESTATE AND LAND

Estate in Fee Simple

LOT 911 SURVEY PLAN 303089
Local Government: LOGAN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10873075 (POR 24)
2. MORTGAGE No 717788838 19/01/2017 at 16:04
P.T. LIMITED A.B.N. 67 004 454 666
3. EASEMENT IN GROSS No 718896867 27/07/2018 at 15:44
burdening the land
LOGAN CITY COUNCIL
over
EASEMENT BZ ON SP303089

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
711464446	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	28/02/2008 14:15	CURRENT
712298369	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	24/03/2009 12:49	CURRENT

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ GLOBALX

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35271003

Search Date: 21/10/2020 09:11

Title Reference: 51216467

Date Created: 16/04/2020

Previous Title: 51216445

REGISTERED OWNER

Dealing No: 720009364 15/04/2020

PEET FLAGSTONE CITY PTY LTD A.C.N. 151 187 594

ESTATE AND LAND

Estate in Fee Simple

LOT 908 SURVEY PLAN 311428
Local Government: LOGAN

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10334162 (POR 26)
Deed of Grant No. 10873075 (POR 24)
Deed of Grant No. 11812156 (POR 42)
2. EASEMENT IN GROSS No 717639066 10/11/2016 at 16:01
burdening the land
ENERGEX LIMITED A.C.N. 078 849 055
over
EASEMENT EC ON SP290305
3. EASEMENT IN GROSS No 717705641 09/12/2016 at 12:24
burdening the land
LOGAN CITY COUNCIL
over
EASEMENT I ON SP286449
4. MORTGAGE No 717788838 19/01/2017 at 16:04
P.T. LIMITED A.B.N. 67 004 454 666
5. EASEMENT IN GROSS No 718068703 06/06/2017 at 15:57
burdening the land
LOGAN CITY COUNCIL
over
EASEMENTS AW AND AX ON SP290278
6. EASEMENT IN GROSS No 718377379 03/11/2017 at 15:32
burdening the land
LOGAN CITY COUNCIL
over
EASEMENTS AJ AND AY ON SP296712

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35271003

Search Date: 21/10/2020 09:11

Title Reference: 51216467

Date Created: 16/04/2020

EASEMENTS, ENCUMBRANCES AND INTERESTS

7. EASEMENT IN GROSS No 718377452 03/11/2017 at 15:38
burdening the land
LOGAN CITY COUNCIL
over
EASEMENT BA ON SP297757
8. EASEMENT IN GROSS No 718426421 28/11/2017 at 12:17
burdening the land
LOGAN CITY COUNCIL
over
EASEMENTS BC AND BD ON SP300657
9. EASEMENT IN GROSS No 718896864 27/07/2018 at 15:43
burdening the land
LOGAN CITY COUNCIL
over
EASEMENT CH ON SP303089
10. EASEMENT IN GROSS No 718896867 27/07/2018 at 15:44
burdening the land
LOGAN CITY COUNCIL
over
EASEMENTS CE AND CG ON SP303089
11. EASEMENT IN GROSS No 718896978 27/07/2018 at 15:59
burdening the land
LOGAN CITY COUNCIL
over
EASEMENT CI ON SP303089
12. EASEMENT IN GROSS No 718907858 02/08/2018 at 15:11
burdening the land
LOGAN CITY COUNCIL
over
EASEMENT BO ON SP303166
13. EASEMENT IN GROSS No 719213390 16/01/2019 at 15:06
burdening the land
LOGAN CITY COUNCIL
over
EASEMENTS ED, EH AND EJ ON SP307949
14. EASEMENT IN GROSS No 719433955 30/05/2019 at 14:19
burdening the land
LOGAN CITY COUNCIL
over
EASEMENT DG ON SP303134

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35271003

Search Date: 21/10/2020 09:11

Title Reference: 51216467

Date Created: 16/04/2020

EASEMENTS, ENCUMBRANCES AND INTERESTS

15. EASEMENT IN GROSS No 719433959 30/05/2019 at 14:19
burdening the land
LOGAN CITY COUNCIL
over
EASEMENT DH ON SP303134
16. EASEMENT IN GROSS No 719433994 30/05/2019 at 14:24
burdening the land
LOGAN CITY COUNCIL
over
EASEMENT CP ON SP307888
17. EASEMENT IN GROSS No 719433995 30/05/2019 at 14:24
BURDENING THE LAND
LOGAN CITY COUNCIL
OVER
EASEMENT CL ON SP307888
18. EASEMENT IN GROSS No 720009321 15/04/2020 at 15:17
burdening the land
LOGAN CITY COUNCIL
over
EASEMENT DD ON SP311427
19. EASEMENT IN GROSS No 720037701 05/05/2020 at 08:38
burdening the land
LOGAN CITY COUNCIL
over
EASEMENT DO ON SP315465
20. EASEMENT IN GROSS No 720037704 05/05/2020 at 08:40
burdening the land
LOGAN CITY COUNCIL
over
EASEMENT DP ON SP315465
21. EASEMENT IN GROSS No 720037705 05/05/2020 at 08:40
burdening the land
LOGAN CITY COUNCIL
over
EASEMENT DQ ON SP315465
22. EASEMENT IN GROSS No 720163343 20/07/2020 at 12:07
burdening the land
ENERGEX LIMITED A.C.N. 078 849 055
over
EASEMENT DR ON SP315466

CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 35271003

Search Date: 21/10/2020 09:11

Title Reference: 51216467

Date Created: 16/04/2020

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
711464446	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	28/02/2008 14:15	CURRENT
712298369	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	24/03/2009 12:49	CURRENT
713408554	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	16/08/2010 10:17	CURRENT

UNREGISTERED DEALINGS - NIL

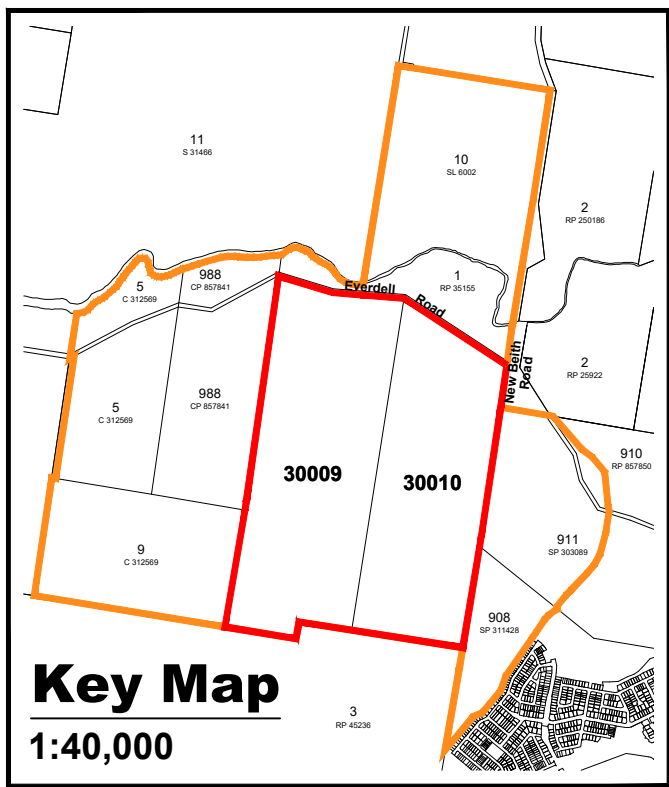
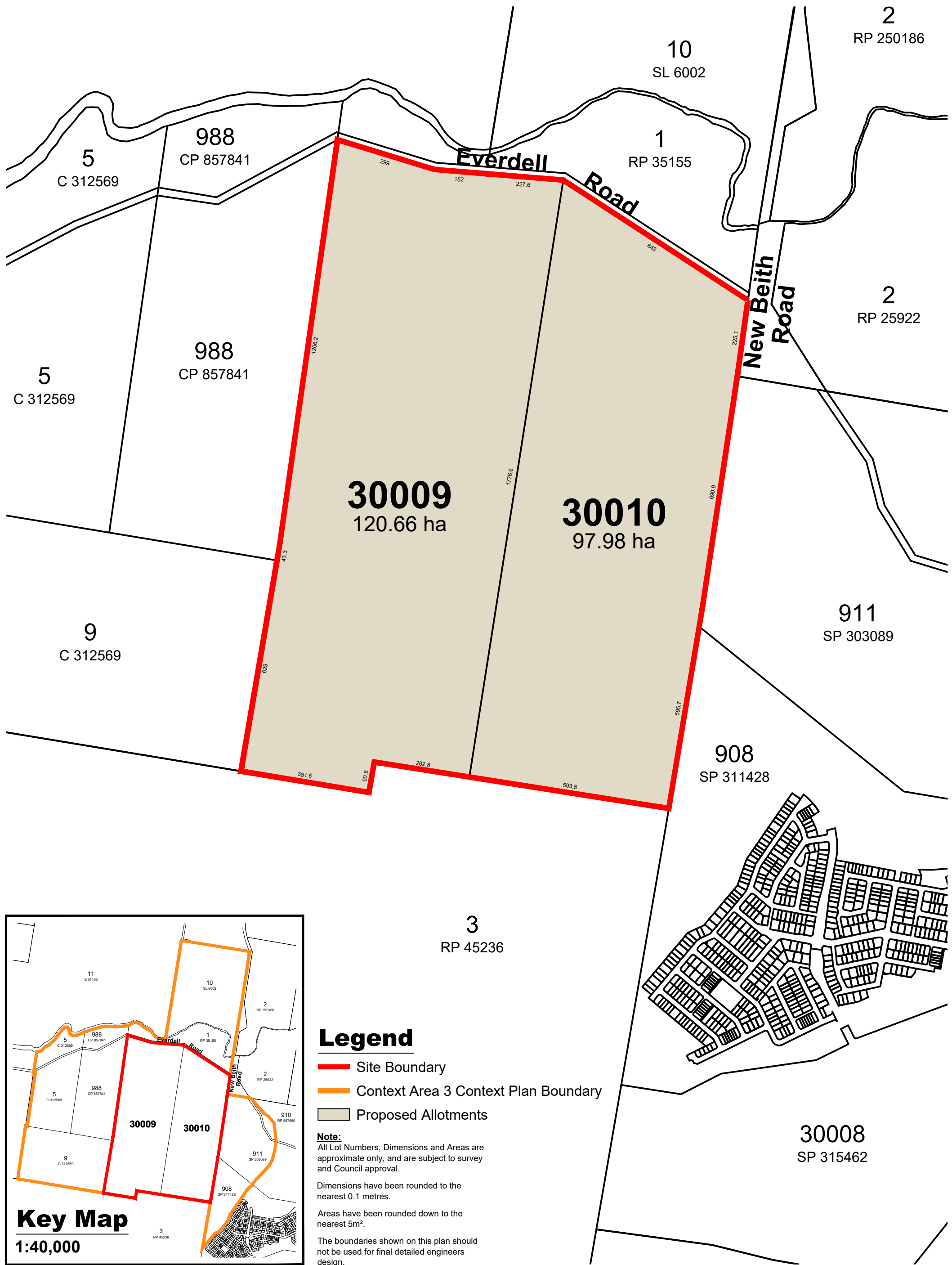
Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: D-ENQ GLOBALX

Attachment C
Proposed Plan of
Subdivision



Legend

- Site Boundary
- Context Area 3 Context Plan Boundary
- Proposed Allotments

Note:
 All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.
 Dimensions have been rounded to the nearest 0.1 metres.
 Areas have been rounded down to the nearest 5m².
 The boundaries shown on this plan should not be used for final detailed engineers design.

PLAN REF: **110056 - 501**
 Rev No: -
 DATE: 11 NOVEMBER 2020
 CLIENT: PEET
 DRAWN BY: MD
 CHECKED BY: MD

**FLAGSTONE CONTEXT AREA 3
 PROPOSED SUBDIVISION - 1 INTO 2 ALLOTMENTS
 CANCELLING LOT 989 ON RP854074**

URBAN DESIGN
 Level 4 HQ South
 520 Wickham Street
 PO Box 1559
 Fortitude Valley QLD 4006
 T +61 7 3539 9500
 W rpsgroup.com



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Attachment D
Context Area Strategy
Report (CA3)