

Our Ref: 21-0116
Contact: Mr Nathan Wilson

27 October 2021

Department of State Development, Infrastructure, Local Government and Planning
Economic Development Queensland
Development Assessment
GPO Box 2202 Brisbane QLD 4000

Lodgement Via Email: pdadevelopmentassessment@dsdmip.qld.gov.au

Dear Sir / Madam,

PDA Development Application pursuant to Section 82 of the *Economic Development Act 2012* seeking a Development Permit for a Material Change of Use [Retirement Facility (77 Units over 4 Stages), Community Use (Community Centre) and Sales Office] Oxley Priority Development Area 53 Seventeen Mile Rocks Road, Oxley described as Lot 902 on SP322400 ("Proposed Lot 302 on SP326512")

We (PeakUrban Pty Ltd) act on behalf of Honeycombes Developments Pty Ltd ABN 23 087 960 610 and submit herewith a PDA Development Application for a Material Change of Use for a Retirement Facility (77 units over 4 Stages), Community Use (Community Centre) and Sales Office over land located within the Oxley Priority Development Area, at 53 Seventeen Mile Rocks Road, Oxley described as Lot 902 on SP322400 ("Proposed Lot 302 on SP326512").

Please find enclosed the following documentation:

- ▶ **PDA Development Application Form 1** (and including Attachment A);
- ▶ **PDA Planning Assessment Report (MCU)** prepared by PeakUrban Pty Ltd and dated 27th October 2021 which includes the following attachments:
 - **Attachment 1: Property Searches** (Title Search x1; Contaminated Land Search x1; Easement Document Search x1);
 - **Attachment 2: Architectural Design Report** (Report Ref: Rev A) prepared by Conrad Garnett and dated 22nd October 2021;
 - **Attachment 3: Architectural Plans** (x32) prepared by Conrad Garnett and dated 26th October 2021;
 - **Attachment 4: Landscape Design Package** (Report Ref: Report Ref: 1021043 Rev B) prepared by Place Design Group and dated 20th October 2021;

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- o **Attachment 5: Traffic Impact Statement** (Report Ref: 21BRT0290) prepared by TTM and dated 22nd October 2021;
- o **Attachment 6: Engineering Services Advice** Letter (Report Ref: 21-0116.TM01A.AN.jpg) as prepared by PeakUrban and dated 26th October 2021;
- o **Attachment 7: Prelodgement Meeting Minutes**, (Doc Ref: 21-0116 PREMINS01-V1) prepared by PeakUrban and dated 28th June 2021;
- o **Attachment 8: Bushfire Management Plan**, (Doc Ref: 19061 Final V4) prepared by Land & Environment Consultants and dated 20th August 2020;
- o **Attachment 9: Addendum to Bushfire Management Plan**, prepared by Land & Environment Consultants and dated 13th November 2020.

We trust that this is the information that EDQ requires to enable the processing and assessment of this application.

Should you have any queries, or require any further information, please do not hesitate to contact the undersigned on 3532 1300.

Yours faithfully

PEAKURBAN Pty Ltd

Nathan Wilson

Principal Planner