



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2017/882

6 November 2017

Queensland Planning and Development
Att: Ms Bianca Clarke
PO Box 6133
GOLD COAST MC QLD 9726

Dear Bianca

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – HOUSE (SECONDARY DWELLING) AT 43-57 PINE FOREST WAY, TAMBORINE DESCRIBED AS LOT 21 ON SP140110

On 1 November 2017, the above PDA development approval has been granted under s 85(4)(b) of the *Economic Development Act 2012*. It approves all of the PDA development approval applied for subject to PDA development conditions set out in the decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the Development Approvals Register via the Department of Infrastructure, Local Government and Planning website www.dilgp.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Tom Barker on 3452 7440.

Yours sincerely

Jeanine Stone
Director – EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	43-57 Pine Forest Way, Tamborine	
Lot on plan description	Lot number	Plan description
	Lot 21	SP140110
PDA development application details		
DEV reference number	DEV2017/882	
'Properly made' date	16 October 2017	
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	Material Change of Use – House (Secondary Dwelling)	

PDA development approval details			
Decision		The PDA development approval has been granted that approves all of the PDA development approval applied for subject to PDA development conditions set out in the decision notice.	
Decision date		1 November 2017	
Currency period		6 years from Decision Date	
Plans and documents			
The plans and documents approved 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, prepared by Queensland Planning & Development	QPD1249A	September 2017
2.	Elevations, prepared by GJA Group	374-SEMH134-001 Rev 01	14-09-2017
3.	Floor Plan, prepared by GJA Group	374-SEMH134-002 Rev 01	14-09-2017

ABBREVIATIONS

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

1. **DILGP** means The Department of Infrastructure, Local Government and Planning.
2. **EDQ** means Economic Development Queensland.
3. **MEDQ** means The Minister of Economic Development Queensland.
4. **PDA** means Priority Development Area.

PDA Development Conditions		
No.	Condition	Timing
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated
3.	Water connection Connect the development to the existing water system in accordance with Logan Water current adopted standards.	Prior to commencement of use
4.	Sewer connection Connect the development to the existing or new septic tank system in accordance with current Council standards.	Prior to commencement of use
5.	Electricity Connect the development to the existing electrical reticulation network in accordance with current service provider standards	Prior to commencement of use

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 ****