



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2018/964

12 October 2018

Homecorp Construction Pty Ltd
C/- Mr Eric Constantino
Pacific Approvals Pty Ltd
PO Box 2374
NERANG DC QLD 4210

Dear Eric

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – HOUSE AT 41 DARRAU AVENUE, YARRABILBA DESCRIBED AS LOT 597 ON SP290003

On 11 October 2018 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*. The 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 also be viewed in the MEDQ Development Approvals Register via the Department website <https://www.dsdmip.qld.gov.au/edq/priority-development-area-development-applications.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Owen Haslam on 3452 7587.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	41 Darrau Avenue, Yarrabilba	
Lot on plan description	Lot number	Plan description
	597	SP290003
PDA development application details		
DEV reference number	DEV2018/964	
'Properly made' date	7 September 2018	
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	PDA development permit for a Material Change of Use - House	

PDA development approval details			
Decision of the 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		11 October 2018	
Currency period		6 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 (if applicable)	Date (if applicable)
1.	Site Plan, prepared by Two Clicks Design	BP987/U188HS/L597/WD1, Issue E	14/08/18 (amended in red on 08/10/18)
2.	Slab Layout Plan, prepared by Two Clicks Design	BP987/U188HS/L597/WD2, Issue E	14/08/18
3.	Floor Plan, prepared by Two Clicks Design	BP987/U188HS/L597/WD3, Issue E	14/08/18
4.	Dimension Plan, prepared by Two Clicks Design	BP987/U188HS/L597/WD4, Issue E	14/08/18
5.	Roof Plan, prepared by Two Clicks Design	BP987/U188HS/L597/WD5, Issue E	14/08/18
6.	Elevations, prepared by Two Clicks Design	BP987/U188HS/L597/WD6, Issue E	14/08/18
7.	Landscape Plan, prepared by Two Clicks Design	BP987/U188HS/L597/WD11, Issue E	14/08/18 (amended in red on 08/10/18)
PDA Development Conditions – Material Change of Use			
No	Condition		Timing
General			
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.	Driveway Parking The driveway shown on the approved plans may only be used for the parking of vehicles where they do not encroach into the Darrau Avenue road reserve.		At all times
3.	Water Connection Connect the development to the existing water reticulation network in accordance with Logan City Council's current adopted standards.		Prior to commencement of use

4.	Sewer Connection Connect the development to the existing sewer reticulation network in accordance with Logan City Council's current adopted standards.	Prior to commencement of use
5.	Stormwater Connection 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

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 ****