



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

Our ref: DEV2018/966

4 February 2019

Impact Homes
Att: Mr Jerome Fang
Certification and Planning Manager
PO Box 340
UNDERWOOD QLD 4119

Dear Jerome

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 19 TASKER STREET, YARRABILBA DESCRIBED AS LOT 450 ON SP278187

On 1 February 2019 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	19 Tasker Street, Yarrabilba	
Lot on plan description	Lot number	Plan description
	450	SP278187
PDA development application details		
DEV reference number	DEV2018/966	
'Properly made' date	19 December 2019	
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		1 February 2019	
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 Impact Homes	02	30/08/2018
2.	Ground Floor Plan, prepared by Impact Homes	03	30/08/2018
3.	Elevation A and Elevation B, prepared by Impact Homes	04	30/08/2018
4.	Elevation C and Elevation D, prepared by Impact Homes	04a	30/08/2018
5.	Roof Plan, prepared by Impact Homes	02a	30/08/2018
6.	Impact Landscaping, prepared by Impact Homes	11a	N/A
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.	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	
3.	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	

4.	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 Logan City Council's current adopted standards.	Prior to commencement of use
5.	Vehicle Access Construct a vehicle crossover generally in accordance with the approved plans and designed and constructed in accordance with Logan City Council's standards for residential driveways.	Prior to commencement of use and to be maintained

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 ****