



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

Our ref: DEV2019/1020

10 April 2019

Yarrabilba Vet Pty Ltd  
C/- Planit Consulting Pty Ltd  
Attention: Mr Brendan Ferris  
PO Box 206  
NOBBY BEACH QLD 4215

Dear Brendan

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - INTERIM USE (HEALTH CARE SERVICES - PHYSIOTHERAPIST) AT 55-61 ADLER CIRCUIT, YARRABILBA DESCRIBED AS LOT 23 ON SP279789**

On 9 April 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-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Sarah Hampstead on 3452 7097.

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](http://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	55-61 Adler Circuit, Yarrabilba	
Lot on plan description	Lot number	Plan description
	23	SP279789
PDA development application details		
DEV reference number	DEV2019/1020	
'Properly made' date	18 March 2019	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	PDA development permit for a Material Change of Use for an Interim Use (Health Care Services - Physiotherapist)	

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		9 April 2019	
Currency period		2 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.	Proposed Site – Building Layout, prepared by Therian Pty Ltd	Y001, CP-1.0, Rev F	14 March 2019 (amended in red on 05/04/2019)
PDA Development Conditions			
No.	Condition	Timing	
General			
1.	<b>Carry out the Approved Development</b>  Carry out the approved development generally in accordance with the approved plans and documents.	At all times	
2.	<b>Duration of Interim Use (3 years)</b>  The approved material change of use of premises can be undertaken for a maximum period of up to 3 years from decision date.	As indicated	

## 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.

## INFRASTRUCTURE CHARGING ADVICE

Please note that infrastructure charges have not been imposed for this interim use. Should an extension to the duration of the approved interim use be sought by way of an application to change this PDA development approval, a condition requiring payment of infrastructure charges may be imposed.

**\*\* End of Package \*\***