



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

Our ref: DEV2018/966/2

8 May 2019

Impact Homes
Attention: Mr Jerome Fang
PO Box 340
UNDERWOOD QLD 4119

Dear Jerome

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - HOUSE AT 19 TASKER STREET, YARRABILBA DESCRIBED AS LOT 450 ON SP278187.

On 7 May 2019 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can 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 Gabrielle Shepherd on 3452 7914.

Yours sincerely

Beatriz Gomez
**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	21 March 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	Change to PDA development approval	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice The approved changes are summarised as follows: ▪ modifications to internal configurations ▪ reduced rear setback.
Original Decision date	1 February 2019
Change to approval date	7 May 2019
Currency period	6 years from original decision date

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Site Plan prepared by Impact Homes	02 Amendment 1	21/02/19
2.	Ground Floor Plan prepared by Impact Homes	03 Amendment 1	21/02/19
3.	Elevation 1 prepared by Impact Homes	04 Amendment 1	21/02/19
4.	Elevation 2 prepared by Impact Homes	04a Amendment 1	21/02/19
5.	Landscaping Plan prepared by Impact Homes	12 Amendment 1	21/02/19

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.	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
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 ****