



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

Our ref: DEV2019/1021

6 June 2019

Sandsky Developments
C/- McLynskey Planners Pty Ltd
Att: Mr Eamonn McLynskey
PO Box 257
WEST BURLEIGH QLD 4228

Dear Eamonn

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – MULTIPLE RESIDENTIAL (DUPLEX) AT 16 ARCADIA CIRCUIT, YARRABILBA DESCRIBED AS LOT 117 ON SP291910

On 5 June 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 Gabrielle Shepherd on 3452 7914 or email gabrielle.shepherd@dsdmip.qld.gov.au.

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	16 Arcadia Circuit, Yarrabilba	
Lot on plan description	Lot number	Plan description
	117	SP291910
PDA development application details		
DEV reference number	DEV2019/1021	
'Properly made' date	3 April 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	Multiple residential - duplex	

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		5 June 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 SandSky Developments Pty Ltd	6814 Sheet 03	13/03/19
2.	Plan prepared by SandSky Developments Pty Ltd	6814 Sheet 04	13/03/19
3.	Elevations prepared by SandSky Developments Pty Ltd	6814 Sheet 05	13/03/19
4.	Detailed Landscape Plan – DA, prepared by McLynskey Planners Pty Ltd	MLP3166 Sheet 1	March 2019 Issue A
5.	Detailed Landscape Plan – DA, prepared by McLynskey Planners Pty Ltd	MLP3166 Sheet 2	March 2019 Issue A

ABBREVIATIONS AND DEFINITIONS

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

1. **Council** means Logan City Council.
2. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
3. **EDQ** means Economic Development Queensland.
4. **IFF** means the Infrastructure Funding Framework, prepared by the Department of Infrastructure, Local Government and Planning, dated July 2017.
5. **MEDQ** means the Minister for Economic Development Queensland.

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
Engineering		
2.	Vehicle Access Construct vehicle crossovers generally in accordance with the approved plans and designed and constructed in accordance with the Council's current adopted standards	Prior to commencement of use and to be maintained
3.	Water Connection Connect the development to the existing water reticulation network in accordance with the 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 the 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
6.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use
Infrastructure Charges		
7.	Infrastructure Charges Pay to the MEDQ the applicable infrastructure charges under the IFF calculated as follows: – where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before four (4) years from the original decision date – in accordance with the IFF in force at the time of the original decision date (November 2018); or – where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than four (4) years from the original decision date – in accordance with the IFF in force at the time of the payment.	In accordance with the IFF

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 ****