



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

Our ref: DEV2019/1031

7 August 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 25 SPLENDOUR CIRCUIT, YARRABILBA DESCRIBED AS LOT 190 ON SP294100

On 7 August 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://dsdmip.qld.gov.au/economic-development-queensland/current-applications-and-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Marissa Bais by telephone on 3452 7406 or at Marissa.bais@dsd.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	25 Splendour Circuit, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 190	SP294100
PDA development application details		
DEV reference number	DEV2019/1031	
'Properly made' date	2 May 2019	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Multiple Dwelling (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	7 August 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 <i>(if applicable)</i>	Date <i>(if applicable)</i>
1.	Site Plan prepared by SandSky Developments	Sheet 03	13/03/19
2.	Floor Plan prepared by SandSky Developments	Sheet 04	13/03/19
3.	Elevations prepared by SandSky Developments	Sheet 05	13/03/19
4.	Detailed Landscape Plan – DA prepared by McLynskey Planners	MLP3168 Issue A Sheet 1 of 2	April 2019
5.	Soft Landscape Specification – DA prepared by McLynskey Planners	MLP3168 Issue A Sheet 2 of 2	April 2019

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.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times
Engineering		
3.	Water Connection Connect the development to the existing water reticulation network in accordance with 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 Council's current adopted standards.	Prior to commencement of use
5.	Stormwater Connection Connect the development to a lawful point of discharge in accordance with Council current adopted standards.	Prior to commencement of use
6.	Vehicle Access Construct the vehicle crossover generally in accordance with the approved plans and designed and constructed in accordance with Council current adopted standards. <i>Note: Prior to construction, approval from Council for Vehicular Access to Residential Premises may be required.</i>	Prior to commencement of use
7.	Electricity Connection Connect the development to the existing electricity reticulation network in accordance with Energex current adopted standards.	Prior to commencement of use
8.	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

No	Condition	Timing
Infrastructure Charges		
9.	<p>Infrastructure Charges</p> <p>Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows:</p> <ul style="list-style-type: none"> - where a building format plan is submitted for endorsement or the use has commenced on or before 6 years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or - where a building format plan is submitted for endorsement or the use has commenced more than 6 years from the original decision date – in accordance with the IFF in force at the time of the payment. 	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.

**** End of Package ****