

Our ref: DEV2020/1125

31 July 2020

Murphy Builders ACT Pty Ltd
C/- Fluid Planning Approvals
Att: Ms Lillian Sheppard
PO BOX 404
ASPLEY QLD 4034

Email: townplanning@fluidapprovals.com.au

Dear Lillian

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR A HOUSE AT 83 BERRY STREET, BARINGA DESCRIBED AS LOT 271 ON SP298746

On 31 July 2020 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 www.DSDTI.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Anita Torbey Fuller on 3452 7856 or at anita.torbeyfuller@dsdmip.qld.gov.au.

Yours sincerely



Jeanine Stone
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Caloundra South PDA	
Site address	86 Berry Street, Baringa	
Lot on plan description	Lot number	Plan description
	271	SP298746
PDA development application details		
DEV reference number	DEV2020/1125/1	
'Properly made' date	7 July 2020	
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	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		31 July 2020	
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.	Cover Page	000 Issue F	23 April 2020
2.	Illustration of Design	002 Issue F	23 April 2020
3.	Site Plan	101 Issue F	23 April 2020
4.	Landscaping Plan	102 Issue F	23 April 2020
5.	Ground Floor	200 Issue F	23 April 2020
6.	First Floor Plan	201 Issue F	23 April 2020
7.	Elevations	300 Issue F	23 April 2020
8.	Elevations	301 Issue F	23 April 2020

ABBREVIATIONS AND DEFINITIONS

1. **Council** means Sunshine Coast Council.
2. **DSDTI** means the Department of State Development, Tourism and Innovation.
3. **EDQ** means Economic Development Queensland.
4. **MEDQ** means the Minister for Economic Development Queensland.

PDA Development Conditions – Material Change in 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		
4.	Retaining Walls a) Submit to EDQ Development Assessment, DSDTI detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height. Retaining walls are to be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDTI. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDTI certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) 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:</i> Prior to construction, approval from Council for Vehicular Access to Residential Premises may be required	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 ****