



Department of  
State Development,  
Tourism and Innovation

Our ref: DEV2020/1156

16 March 2021

Economic Development Queensland  
C/- RPS  
Att: Ms Chiara Frisby  
PO Box 1559  
FORTITUDE VALLEY QLD 4006

Email: chiara.frisby@rpsgroup.com.au

Dear Ms Frisby

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (ONE LOT INTO TWO LOTS) AT 520 BEAMS ROAD, CARSELDINE DESCRIBED AS LOT 3 ON SP311875 (FORMERLY PART LOT 1 ON SP311781)**

On 16 March 2021 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.dsdilqp.qld.gov.au/pda-da-applications](http://www.dsdilqp.qld.gov.au/pda-da-applications).

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Gabrielle Shepherd on 3452 7914 or at [gabrielle.shepherd@dsdti.qld.gov.au](mailto:gabrielle.shepherd@dsdti.qld.gov.au).

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](http://www.edq.qld.gov.au)  
ABN 76 590 288 697

## PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Fitzgibbon	
Site address	520 Beams Road, Carseldine	
Lot on plan description	Lot number	Plan description
	Lot 3	SP311875
PDA development application details		
DEV reference number	DEV2020/1156	
'Properly made' date	2 December 2020	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Reconfiguring a lot               <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"/> 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	One lot into two lots	

### 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	16 March 2021
Currency period	4 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	Date
1.	Plan of Subdivision over Lot 3 on SP311875, prepared by RPS	128180 Rev E	15/02/2021, amended in red on 24/02/2021

### PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

#### **ABBREVIATIONS AND DEFINITIONS:**

- EDQ DA** means Economic Development Queensland's – Development Assessment team.
- IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).
- MEDQ** means the Minister for Economic Development Queensland.

#### **SUBMITTING DOCUMENTATION TO EDQ:**

Where a condition of this approval requires documentation to be submitted to EDQ DA, submit the documentation to: EDQ DA at: [pdadevelopmentassessment@dsmip.qld.gov.au](mailto:pdadevelopmentassessment@dsmip.qld.gov.au).

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
<b>General</b>		
1.	<p><b>Carry out the approved development</b></p> <p>Carry out the approved development generally in accordance with the approved plans and documents</p>	Prior to survey plan endorsement
2.	<p><b>Easement documentation</b></p> <p>a) Submit to EDQ DA easement documentation, in a registerable form for the access easements shown over both lots 3000 and 3001 on plan no 128180-97 Rev E, dated 15 February 2021 and prepared by RPS, and amended in red on 24 February 2021.</p> <p>The easement documentation shall allow for the surrender of the emergency access easement over Lot 3001 in lieu of a new emergency access easement to suit the future development of Lots 3000 and 3001, as approved by EDQ.</p> <p>b) Register all easements required under part a) of this condition.</p>	<p>a) At or prior to survey plan endorsement</p> <p>b) At registration of survey plan</p>

**PDA Development Conditions – Reconfiguring a Lot**

<b>Ref</b>	<b>Condition</b>	<b>Timing</b>
3.	<b>Infrastructure Charges</b>  Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: <ul style="list-style-type: none"><li>• where a plan of subdivision or 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</li><li>• where a plan of subdivision or 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.</li><li>• Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.</li></ul>	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 \*\***