



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2021/1174

13 July 2021

Checkpoint Building Surveyors
Att: Ms Georgia Cowton
8/25 Harbour Village Parade
COOMERA WATERS QLD 4209

Email: georgiac@check-point.com.au

Dear Ms Cowton

S89(1)(a) Approval of PDA development application

Material change of use for a House at 48 Coringley Road, Greenbank described as Lot 455 on SP317664

On 13 July 2021, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Anita Torbey Fuller, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7856 or at anita.torbeyfuller@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	48 Coringley Road, Greenbank	
Lot on plan description	Lot number	Plan description
	455	SP317664

PDA development application details	
DEV reference number	DEV2021/1174
'Properly made' date	31 May 2021
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period
Proposed development	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	13 July 2021
Currency period	6 years from the date of the decision

Approved plans and documents

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

Approved plans and documents		Number	Date
1.	Cover Page: Notes	Sheet 1A of 12	2 July 2021
2.	Site Plan	Sheet 1 of 12	2 July 2021
3.	Floor Plan	Sheet 2 of 12	23 February 2021
4.	First Floor	Sheet 3 of 12	23 February 2021
5.	Elevations	Sheet 4 of 12	23 February 2021
6.	Elevations	Sheet 5 of 12	23 February 2021
7.	Section	Sheet 6 of 12	23 February 2021

PDA development conditions

PREAMBLE AND ABBREVIATIONS

The following is a list of abbreviations utilised in this approval:

- Council** means the relevant local government for the land the subject of this approval.
- DSDILGP** means the Department of State Development, Infrastructure, Local Government and Planning.
- EDQ** means Economic Development Queensland.
- MEDQ** means the Minister for Economic Development Queensland.
- PDA** means Priority Development Area.
- RPEQ** means Registered Professional Engineer of Queensland.

No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents.	Prior to commencement of use
	Maintain the approved development Maintain the approved development generally in accordance with: a) the approved plans and documents.	At all times following commencement of use
2.	Erosion and sediment management a) Prepare an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i> . b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction

	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use b) Prior to commencement of use
3.	Vehicle access Construct a vehicle crossover: a) located generally in accordance with the approved plans; and b) designed generally in accordance with Council's adopted standards.	Prior to commencement of use.
4.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use
5.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use
6.	Stormwater connection Connect the approved development to a lawful point of discharge.	Prior to commencement of use
7.	Electricity Connect the approved development to the existing electricity supply.	Prior to commencement of use
8.	Telecommunications Connect the approved development to the existing telecommunications network.	Prior to commencement of use
9.	Broadband Connect the approved development to the existing broadband network.	Prior to commencement of use

STANDARD ADVICE

Please note that 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 ****