



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

Our ref: DEV2022/1263

14 February 2022

Prabhakar Iyer Karthikeyan
C/- Apex Certification and Consulting
Att: Ms Cassey Hughes
PO Box 7138
BRENDALE QLD 4500

Email: info@apexcc.com.au

Dear Ms Hughes

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

PDA development application DEV2022/1263 for Development Permit for a Material Change of Use for House at 8 Aura Street, Flagstone described as Lot 1015 on SP323631

On 14 February 2022, 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 Tammara Scott, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7097 or at tammara.scott@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	
Site address	8 Aura Street, Flagstone QLD 4280	
Lot on plan description	Lot number	Plan description
	Lot 1015	SP323631
PDA development application details		
DEV reference number	DEV2022/1263	
'Properly made' date	8 February 2022	
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. The approval is for: • House	
Decision date	14 February 2022	
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. Site Plan	MCH-100 Rev: A sheet 1 of 10	5 December 2021
2. Floor Plan	MCH-100 Rev: A sheet 2 of 10	5 December 2021
3. Elevations 1	MCH-100 Rev: A sheet 3 of 10	5 December 2021
4. Elevations 2	MCH-100 Rev: A sheet 4 of 10	5 December 2021

PDA development conditions

PREAMBLE AND ABBREVIATIONS

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

ABBREVIATIONS AND DEFINITIONS:

1. **Council** means the relevant local government for the land the subject of this approval.
2. **EDQ** means Economic Development Queensland.
3. **MEDQ** means the Minister for Economic Development Queensland.
4. **PDA** means Priority Development Area.

No.	Condition	Timing
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 generally in accordance with: the approved plans and documents.	At all times following commencement of use
3.	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 Prior to commencement of use
4.	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.
5.	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
6.	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

7.	Stormwater connection Connect the approved development to a lawful point of discharge.	Prior to commencement of use
8.	Electricity Connect the approved development to the existing electricity supply.	Prior to commencement of use
9.	Telecommunications Connect the approved development to the existing telecommunications network.	Prior to commencement of use
10.	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 ****