



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

Our ref: DEV2021/1254

24 February 2022

Economic Development Queensland
C/- RPS
Att: Ms Sam Buchanan and Ms Georgina Bartlett
PO Box 1559
FORTITUDE VALLEY QLD 4006

Email: Samantha.buchanan@rpsgroup.com.au; georgina.bartlett@rpsgroup.com.au

Dear Ms Buchanan and Ms Bartlett

S89(1)(a) Approval of PDA development application
Development Permit for Reconfiguring a Lot – 1 lot into 4 lots at 520 Beams Road, Carseldine described as Part Lot 7000 on SP311875

On 24 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.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Marissa Bais, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7344 or at Marissa.Bais@dsdilgp.qld.gov.au.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information			
Name of priority development area (PDA)	Fitzgibbon		
Site address	Street address of the land the subject of the application		
Lot on plan description	Lot number	Plan description	
	Part Lot 7000	SP311875	
PDA development application details			
DEV reference number	DEV2021/1254		
'Properly made' date	22/12/2021		
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	Subdividing 1 lot into 4 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	24/02/2022		
Currency period	4 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.	Management Subdivision Over Balance Lot 7002	128180-150	19/11/2020

PREAMBLE

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

ABBREVIATIONS AND DEFINITIONS:

1. **MEDQ** means the Minister for Economic Development Queensland.
2. **IFF** means the Economic Development Queensland Infrastructure Funding Framework as amended or replaced from time to time.

SUBMITTING DOCUMENTATION TO EDQ:

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, submit the documentation to:

- a) EDQ DA at: pdadevelopmentassessment@dsdilqp.qld.gov.au.
- b) EDQ TS at: EDQ_PrePostConstruction@ddsdlqp.qld.gov.au.

PDA development conditions

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 survey plan endorsement
Infrastructure		
2.	Infrastructure Charges Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: • 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 • 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. • 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.	In accordance with the IFF

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 ****