



Our ref: DEV2022/1336

22 December 2022

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

Mirvac Queensland Pty Ltd
C/- Urbis Pty Ltd
Att: Mr Liam Martin and Mr Andrew Aldridge
Level 32, 300 George Street
BRISBANE QLD 4000

Email: aaldridge@urbis.com.au; lmartin@urbis.com.au

Dear Mr Aldridge and Mr Martin

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

PDA Development Permit for Material Change of Use for House (7 x Terrace Houses) at Leaf Street, Greenbank, described as Lots 1195, 1196, 1197, 1198, 1199, 1200, and 1201 on SP300872

On 22 December 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 Mr Michael Fallon, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7097 or at Michael.fallon@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
Project Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Leaf Street, Greenbank	
Lot on plan description	Lot number	Plan description
	Lots 1195 – 1201	SP300872
PDA development application details		
DEV reference number	DEV2022/1336	
'Properly made' date	8 November 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 (7 x Terrace Houses)	
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: • PDA Development Permit for Material Change of Use for House (7 x Terrace Houses)	
Decision date	22 December 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 – Ground Floor Plan, Everleigh Terrace Streetscape Concept, prepared by Henley Arch Pty Ltd	2B, Revision 01	10 December 2021
2.	Site Plan – First Floor Plan, Everleigh Terrace Streetscape Concept, prepared by Henley Arch Pty Ltd	2C, Revision 01	10 December 2021
3.	Floor Plan / Elevations, Everleigh Terrace Streetscape Concept, prepared by Henley Arch Pty Ltd	3A, Revision 01	10 December 2021
4.	Perspectives, Everleigh Terrace Streetscape Concept, prepared by Henley Arch Pty Ltd	3B, Revision 01	10 December 2021
5.	Ground Floor Plan, 11.25 x 25 Everleigh Terrace Corner Design , prepared by Henley Arch Pty Ltd	2A, Revision 01	10 December 2021
6.	First Floor Plan, 11.25 x 25 Everleigh Terrace Corner Design, prepared by Henley Arch Pty Ltd	2C, Revision 01	10 December 2021
7.	Ground Floor Plan, 5 x 25 Everleigh Terrace Middle Design, prepared by Henley Arch Pty Ltd	2A, Revision 01	10 December 2021
8.	First Floor Plan, 5 x 25 Everleigh Terrace Middle Design, prepared by Henley Arch Pty Ltd	2C, Revision 01	10 December 2021
9.	Ground Floor Plan, 11.25 x 25 Everleigh Terrace Corner Design #1, prepared by Henley Arch Pty Ltd	2A, Revision 01	10 December 2021
10.	First Floor Plan, 11.25 x 25 Everleigh Terrace Corner Design #1, prepared by Henley Arch Pty Ltd	2D, Revision 01	10 December 2021

Preamble, abbreviations, and definitions

PREAMBLE

ABBREVIATIONS AND DEFINITIONS

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

BASIC (SLOW) CHARGERS means an electric vehicle charging facility on a dedicated electrical circuit, typically used in long park situations such as dwellings and workplaces. Basic (slow) EV chargers use AC (240 volts) power and require a minimum 20 Amps, as well as installation of an Electric Vehicle Supply Equipment (EVSE) unit capable of supplying up to 7kW of power.

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.

EVSE means Electric Vehicle Supply Equipment which is the charging unit affixed to the building or car park used to transfer electricity to the vehicle.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

PDA development conditions		
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.	Water Connection Connect the development to the existing water reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
4.	Sewer Connection Connect the development to the existing sewer reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
5.	Stormwater Connection Connect the development to a lawful point of discharge in accordance with Council's current adopted standards.	Prior to commencement of use
6.	Vehicle Access Construct the vehicle crossovers located generally in accordance with the approved plans and designed and constructed in accordance with Council's current adopted standards. <i>Note: The maximum width of the driveway at the crossover shall be 4.8m. Prior to construction, approval from Council for Vehicular Access to Residential Premises may be required.</i>	Prior to commencement of use
7.	Electricity Connect the development to the existing electricity reticulation network in accordance with Energex current adopted standards.	Prior to commencement of use
8.	Telecommunication Connect the development to the underground telecommunication network in accordance with the relevant telecommunication service providers standards.	Prior to commencement of use
9.	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.	a) Prior to commencement of use b) Prior to commencement of use

PDA development conditions		
No.	Condition	Timing
	<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>	
10.	Electric vehicle readiness Provide for electric vehicle readiness by constructing a dedicated circuit from the circuit board to the garage / carport of each dwelling for at least one Basic (slow) EVSE charger per dwelling, in accordance with the Australian Wiring Rules AS/NZS 3000/2018, as amended. <i>Note: The circuit can be fitted with a minimum of 15 amp GPO outlet which can be replaced by a dedicated EVSE of the occupant's choice. The preferred outlet location is the middle of the passenger side wall.</i>	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 ****