



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

Our ref: DEV2023/1372

19 April 2023

Mr Brendan Cochrane
C/- Northpoint Planning
Att: Ms Meredith Hutton
PO Box 4
TOWNSVILLE QLD 4810

Email: meredith@northpointplanning.com.au

Dear Ms Hutton

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

PDA Development Permit for Material Change of Use for a Dwelling House (Extension to Dwelling House) at 117 Riveredge Boulevard, Oonoonba described as Lot 1201 on SP286570

On 19 April 2023, 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

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Oonoonba	
Site address	117 Riveredge Boulevard, Oonoonba	
Lot on plan description	Lot number	Plan description
	1201	SP286570
PDA development application details		
DEV reference number	DEV2023/1372	
'Properly made' date	13 February 2023	
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	Material Change of Use for a Dwelling House (Extension to Dwelling 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: • Material Change of Use for a Dwelling House (Extension to Dwelling House)	
Decision date	19 April 2023	
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.	Front Façade, prepared by ETCHD Building Design	DD 01, Revision 2	6 December 2022
2.	Site Plan, prepared by ETCHD Building Design	DD 02, Revision 2	6 December 2022
3.	Existing Floor Plan, prepared by ETCHD Building Design	DD 04, Revision 2	6 December 2022
4.	Demolition Floor Plan, prepared by ETCHD Building Design	DD 05, Revision 2	6 December 2022
5.	Proposed Floor Plan, prepared by ETCHD Building Design	DD 06, Revision 2	6 December 2022
6.	Elevations, prepared by ETCHD Building Design	DD 07, Revision 2	6 December 2022

Preamble, abbreviations, and definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

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.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

a) EDQ DA: pdadevelopmentassessment@dsdilgp.qld.gov.au

b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.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 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	Acid sulfate soils a) Where on-site ASS are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.	a) Prior to commencement of or during earthworks b) At all times

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 ****