



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

Our ref: DEV2023/1385
Your ref: 230107

29 May 2023

Habitat Development Group (Enclave) Pty Ltd
C/- Adams + Sparkes Town Planning
Att: Mr Cameron Adams
PO Box 1000
BUDDINA QLD 4575

Email: admin@astpd.com.au

Dear Mr Adams

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

PDA Development Permit for reconfiguring a lot for 1 lot into 4 lots volumetric subdivision at 12 South Sea Islander Way, Maroochydore described as Lot 20 on SP305311

On 29 May 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.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Dr Jocelyn Bowyer, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3214 9579 or at Jocelyn.bowyer@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Carolyn Mellish
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Maroochydore City Centre Priority Development Area	
Site address	12 South Sea Islander Way, Maroochydore	
Lot on plan description	Lot number	Plan description
	Lot 20	SP305311
PDA development application details		
DEV reference number	DEV2023/1385	
'Properly made' date	8 March 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	Reconfiguring a lot to undertake a volumetric subdivision of 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. The approval is for: • Volumetric subdivision	
Decision date	29 May 2023	
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.	Plan of proposed Volumetric Subdivision of Lots 400, 401, 600 & 601 sheet 1 of 7	210406_001_PRO Revision D	03/05/2023
2.	Plan of proposed Volumetric Subdivision of Lots 400, 401, 600 & 601 sheet 2 of 7	210406_001_PRO Revision D	03/05/2023
3.	Plan of proposed Volumetric Subdivision of Lots 400, 401, 600 & 601 sheet 3 of 7	210406_001_PRO Revision D	03/05/2023
4.	Plan of proposed Volumetric Subdivision of Lots 400, 401, 600 & 601 sheet 4 of 7	210406_001_PRO Revision D	03/05/2023
5.	Plan of proposed Volumetric Subdivision of Lots 400, 401, 600 & 601 sheet 5 of 7	210406_001_PRO Revision D	03/05/2023
6.	Plan of proposed Volumetric Subdivision of Lots 400, 401, 600 & 601 sheet 6 of 7	210406_001_PRO Revision D	03/05/2023
7.	Plan of proposed Volumetric Subdivision of Lots 400, 401, 600 & 601 sheet 7 of 7	210406_001_PRO Revision D	03/05/2023

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

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

BFP means Building Format Plan.

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
1	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents	Prior to survey plan or BFP endorsement

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 ****