



Our ref: DEV2023/1390

14 July 2023

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

Checkpoint Building Surveyors
Att: Palvinderjit Singh Gill
Office 8, 25 Harbour Village Parade
COOMERA WATERS QLD 4209

Email: Planning@check-point.com.au

Dear Mr Singh Gill

S89(1)(a) Approval of PDA development application
PDA Development Permit for Material Change of Use for Multiple Dwelling (Duplex) at 22 Southwood Circuit, Yarrabilba described as Lot 397 on SP304350

On 14 July 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 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

Amanda Dryden
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Yarrabilba PDA	
Site address	22 Southwood Circuit, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 397	SP304350
PDA development application details		
DEV reference number	DEV2023/1390	
'Properly made' date	22 May 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 Multiple Dwelling (Duplex)	
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 Multiple Dwelling (Duplex)	
Decision date	14 July 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.	Entry Pergola, prepared by Goldengrove Building Group	Project Number 140301 Issue WD8B	22/02/2023
2.	Site Plan, prepared by Goldengrove Building Group	Project Number 140301 Issue WD1	08/01/2021
3.	Floor Plan, prepared by Goldengrove Building Group	Project Number 140301 Issue WD2	08/01/2021
4.	Elevations, prepared by Goldengrove Building Group	Project Number 140301 Issue WD3	08/01/2021
5.	Elevations, prepared by Goldengrove Building Group	Project Number 140301 Issue WD3A	08/01/2021
6.	Landscaping Plan, prepared by Goldengrove Building Group	Project Number 140301 Issue WD11	08/01/2021 (Amended in red 13 July 2023)
7.	Hard Landscaping, prepared by Goldengrove Building Group	Project Number 140301 Issue WD11A	08/01/2021

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.

DSRCIA means the {"Yarrabilba PDA" if relevant} Developer Sub-regional Charges Infrastructure Agreement {developer name confirmed by EDQ infrastructure} in effect on 24 May 2019 (as amended from time to time).

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.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

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@dasilgp.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dasilgp.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.
Construction Management		
3.	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.
4.	Sewer connection Connect the approved 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 crossover located generally in accordance with the approved plans and designed generally in accordance with Council's adopted standards.	Prior to commencement of use.
7.	Electricity Connection Connect the development to the existing electricity reticulation network in accordance with Ergon's current adopted standards.	Prior to commencement of use.
8.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.	a) Prior to commencement of use

PDA development conditions		
No.	Condition	Timing
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to commencement of use
9.	Broadband a) Submit to EDQ IS written agreement from an authorised telecommunication service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
10.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use.
Infrastructure Charges		
11.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment. Where the application is a MCU, certified and submitted plans to Council detailing the GFA must also be provided at the time of payment.	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 ****