



Our ref: DEV2023/1447

6 December 2023

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

PPlan
Att: Mr Blair McPherson
PO Box 340
HAMILTON CENTRAL QLD 4007

Email: town.planning@pplan.com.au

Dear Mr McPherson

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

**PDA Development Permit for Material Change of Use for Other Residential
(1 x Community Residence) at 6 Tulip Street, Nirimba described as Lot 5267 on SP327575**

On 6 December 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 Marissa Bais, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7344 or at Marissa.Bais@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)	Caloundra South	
Site address	6 Tulip Street, Nirimba	
Lot on plan description	Lot number	Plan description
	Lot 5267	SP327575
PDA development application details		
DEV reference number	DEV2023/1447	
'Properly made' date	11 October 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 Other Residential (1 x Community Residence)	
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 Other Residential (1 x Community Residence)	
Decision date	6 December 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.	Site Plan, prepared by Silkwood Homes	FICUS 207 MOD, Issue I, Page 3 of 25	14/11/2023 as amended in red 5/12/23
2.	Driveway & Pathway Section, prepared by Silkwood Homes	FICUS 207 MOD, Issue I, Page 4 of 25	14/11/2023
3.	Landscape Plan, prepared by Silkwood Homes	FICUS 207 MOD, Issue I, Page 5 of 25	14/11/2023
4.	Floor Plan, prepared by Silkwood Homes	FICUS 207 MOD, Issue I, Page 6 of 25	14/11/2023
5.	Circulation Plan, prepared by Silkwood Homes	FICUS 207 MOD, Issue I, Page 7 of 25	14/11/2023
6.	Elevations, prepared by Silkwood Homes	FICUS 207 MOD, Issue I, Page 9 of 25	14/11/2023
7.	Elevations, prepared by Silkwood Homes	FICUS 207 MOD, Issue I, Page 10 of 25	14/11/2023
8.	Sections, prepared by Silkwood Homes	FICUS 207 MOD, Issue I, Page 11 of 25	14/11/2023

Preamble, abbreviations, and definitions

PREAMBLE

Nil.

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.

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.

RPEQ means Registered Professional Engineer of Queensland.

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.
3.	Electric Vehicle Readiness The development is to include a separate dedicated electrical circuit (conduit and wiring) with a minimum of 20-amp supply into the garage or carport to enable the installation of Electric Vehicle Supply Equipment. Where not used for Electric Vehicle Supply Equipment at the time of installation, the circuit is to be fitted with a minimum 20-amp GPO outlet for future connection.	Prior to commencement of use.
4.	Rain Water Tanks Provide a rainwater tank with a minimum of 50% of roof area capture. The tank must supply water to toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system.	Prior to commencement of use and ongoing
Construction Management		
5.	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.
6.	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.
7.	Stormwater Connection Connect the approved development to a lawful point of discharge in accordance with Council's current adopted standards.	Prior to commencement of use.

8.	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.
9.	Flood Immunity – Residential The dwelling is to achieve a flood immunity of 1% AEP (climate change) and adopts the freeboard specified in Sunshine Coast Council Planning Scheme – Table 8.2.7.3.3.	Prior to commencement of use.
10.	Electricity Connection Connect the development to the existing electricity reticulation network in accordance with Ergon's current adopted standards.	Prior to commencement of use.
11.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunications service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use. b) Prior to commencement of use.
12.	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.
13.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in associated 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.

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 ****

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