

Our ref: DEV2023/1397

1 March 2024

Mr Anthony Ridout
C/- Mr Marc Joyce
9 Mount View Crescent
NARANGBA QLD 4504

Email marcjoyce@yahoo.com

Dear Mr Joyce

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

PDA Development Permit for a Material Change of Use for a Dwelling House Not Consistent with a Plan of Development at 35 Whipbird Place, Oxley described as Lot 29 on SP322408

On 1 March 2024, 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 Jennifer Davison, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 1727 or at jennifer.davison@dsdlgp.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)	Oxley PDA	
Site address	35 Whipbird Place, Oxley	
Lot on plan description	Lot number	Plan description
	Lot 29	SP322408
PDA development application details		
DEV reference number	DEV2023/1397	
'Properly made' date	7 July 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 Not Consistent with a Plan of Development	
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	
Decision date	1 March 2024	
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.	Cover Sheet by 3D Model Works	Job 1121 Sheet A100 Issue F	24/06/2022
2.	Site Plan by 3D Model Works	Job 1121 Sheet A101 Issue G	05/06/2023
3.	Garage Floor Plan by 3D Model Works	Job 1121 Sheet A102 Issue F	24/06/2022
4.	Studio Unit by 3D Model Works	Job 1121 Sheet A109 Issue -	06/09/2010

5.	Ground Floor Plan by 3D Model Work	Job 1121 Sheet A103 Issue F	24/06/2022
6.	First Floor by 3D Model Work	Job 1121 Sheet A104 Issue F	24/06/2022
7.	Elevations by 3D Model Work	Job 1121 Sheet A105 Issue G	05/06/2023
8.	Elevations by 3D Model Work	Job 1121 Sheet A106 Issue G	05/06/2023
9.	Section Details by 3D Model Work	Job 1121 Sheet A107 Issue F	24/06/2022
10.	Section Details by 3D Model Work	Job 1121 Sheet A108 Issue F	24/06/2022

Preamble, abbreviations, and definitions

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.

DSDI means the Department of State Development and Infrastructure.

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@dsdmip.qld.gov.au

b) EDQ IS: EDQ_PrePostConstruction@dsdilqp.qld.gov.au

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 and any other documentation endorsed.	Prior to commencement of use.
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed.	At all times following commencement of use

PDA development conditions		
No.	Condition	Timing
3.	Landscaping Deliver and maintain landscaping generally in accordance with the approved plans, including the new tree on the north side of the proposed driveway, to soften the street appeal.	At all times following commencement of use
4.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use.
5.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use.
6.	Stormwater Connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use.
7.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use. b) 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. 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.

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 ****