



Department of
State Development and Infrastructure

Our ref: DEV2023/1467

9 May 2024

Michael and Tony Nguyen
C/- DTS Group QLD Pty Ltd
Att: Liam Donald
PO Box 3128
WEST END QLD 4101

Email: planning@dtsgld.com.au

Dear Liam

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Material Change of Use for a Dual occupancy at 479 Vulture Street East, East Brisbane described as Lot 2 on RP42939

On 9 May 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 Hayden Jensen, Senior Planner, Cross River Rail Priority Development Areas, in Economic Development Queensland, by telephone on (07) 3035 2083 or at hayden.jensen@dsdlgp.qld.gov.au.

Yours sincerely

Essen Joseph
Manager
Cross River Rail Priority Development Areas
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Name of PDA	
Site address	Street address of the land the subject of the application	
Lot on plan description	Lot number	Plan description
	2	RP42939

PDA development application details	
DEV reference number	DEV2023/1467
'Properly made' date	15 January 2024
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	Dual occupancy

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	9 May 2024
Currency period	3 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.	Proposed Residence for Michael & Tony Nguyen – 479 Vulture St, East Brisbane – Cover Sheet	Sheet 1 of 9	12/10/2023 (amended in red 09/05/2024)
2.	Site Plan	Sheet 2 of 9	12/10/2023
3.	Ground Floor	Sheet 3 of 9	12/10/2023
4.	First Floor	Sheet 4 of 9	12/10/2023
5.	Schedule	Sheet 5 of 9	12/10/2023
6.	Elevations 1	Sheet 6 of 9	12/10/2023

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
7.	Elevations 2	Sheet 7 of 9	12/10/2023 (amended in red 09/05/2024)
8.	Sections	Sheet 8 of 9	12/10/2023
9.	Front Fence	Sheet 9 of 9	12/10/2023 (amended in red 09/05/2024)

Preamble, abbreviations, and definitions

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS

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

BFP means Building Format Plan.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

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.

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.

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@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. <i>Note: This development permit does not contain any requirements in relation to Electric Vehicle (EV) charging within the context of the stated currency period. Should an extension be required, requirements may apply for installation of charging facilities for EVs.</i>	Prior to commencement of use or BFP endorsement, whichever occurs first
2.	Maintain Out the Approved Development Maintain the approved development generally in accordance with the approved plans and documents.	At all times following commencement of use
3.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	Prior to commencement of use or BFP endorsement, whichever occurs first
4.	Retaining Walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of any retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50-year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks b) and c) Prior to commencement of use or BFP endorsement, whichever occurs first
5.	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 or BFP endorsement, whichever occurs first

PDA development conditions		
No.	Condition	Timing
6.	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 or BFP endorsement, whichever occurs first
7.	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 or BFP endorsement, whichever occurs first
8.	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.	Prior to commencement of use or BFP endorsement, whichever occurs first
9.	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.	Prior to commencement of use or BFP endorsement, whichever occurs first
10.	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications 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.	Prior to commencement of use or BFP endorsement, whichever occurs first
11.	Gas a) Submit to EDQ IS, documentation from an authorised gas service provider, confirming that an agreement has been entered into for the provision of underground gas services to the approved development. b) Connect the approved development to underground gas services in accordance with the agreement mentioned in part a) of this condition.	Prior to commencement of use or BFP endorsement, whichever occurs first

PDA development conditions		
No.	Condition	Timing
12.	Infrastructure Contributions Pay to the MEDQ infrastructure charges in accordance with the IFF in place at the date 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 ****