



Department of
State Development and Infrastructure

Our ref: DEV2024/1510

12 June 2024

Gonzalez-Munoz Pty Ltd
C/- PPlan
Att: Mr Parker Sharp
PO Box 340
Hamilton Central QLD 4007

Email: town.planning@pplan.com.au

Dear Mr Sharp

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

PDA Development Permit for Material Change of Use for Other Residential (1 x Community Residence) at 20 Carnarvon Crescent, Banya described as Lot 8444 on SP330411

On 12 June 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.dsdilqp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Vivian Lun, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6781 or at Vivian.lun@dsdilqp.qld.gov.au, who will assist.

Yours sincerely

Brandon Bouda
A/Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site Information		
Name of priority development area (PDA)	Caloundra South PDA	
Site address	20 Carnarvon Crescent, Banya QLD 4551	
Lot on plan description	Lot number	Plan description
	Lot 8444	SP330411
PDA Development Application Details		
DEV reference number	DEV2024/1510	
'Properly made' date	13 May 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	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.	
Decision date	12 June 2024	
Currency period	6 years from the date of the decision	
Assessment Team		
Assessment Manager	Vivian Lun, Planner	
Assessment Engineer	Xi Gan, Senior Engineer	
Manager	Jennifer Sneesby, Manager	
Delegate	Brandon Bouda, A/Director	

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	SILK1128, Rev. H, Page 3	10.04.24 and amended in red on 6 June 2024
2.	Slab Plan - Pathway Detail, prepared by Silkwood Homes	SILK1128, Rev. H, Page 4	10.04.24
3.	Slab Plan - Driveway Section, prepared by Silkwood Homes	SILK1128, Rev. H, Page 5	10.04.24
4.	Landscape Plan, prepared by Silkwood Homes	SILK1128, Rev. H, Page 6	10.04.24
5.	Floor Plan, prepared by Silkwood Homes	SILK1128, Rev. H, Page 7	10.04.24
6.	Circulation Plan, prepared by Silkwood Homes	SILK1128, Rev. H, Page 8	10.04.24
7.	Elevations, prepared by Silkwood Homes	SILK1128, Rev. H, Page 10	10.04.24 and amended in red on 6 June 2024
8.	Elevations, prepared by Silkwood Homes	SILK1128, Rev. H, Page 11	10.04.24 and amended in red on 6 June 2024

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.

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@dsdilgp.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.	Rainwater Tank A minimum 5kL rainwater tank is to be installed. The tank must collect a minimum 50% roof area capture and is to supply water to all toilets, laundry and have a connection for external usage and must have a backup supply from the main potable water system. The tank must be located outside of the minimum area required for private open space.	Prior to commencement of use.
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.

PDA Development Conditions		
No.	Condition	Timing
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.	Electricity Connection Connect the development to the existing electricity reticulation network in accordance with Ergon's current adopted standards.	Prior to commencement of use.
10.	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.
11.	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.
12.	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 ****