

Our ref: DEV2024/1515

14 June 2024

PPlan  
Att: Mr Jeremy Hopkins  
PO Box 340  
HAMILTON CENTRAL QLD 4007

Email: town.planning@pplan.com.au

Dear Mr Hopkins

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

**PDA Development Permit for Material Change of Use for Other Residential (1 x Community Residence) at 28 Linderman Cresnet, Banya described as Lot 7651 on SP327556.**

On 14 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.dsdilgp.qld.gov.au/pda-da-applications](http://www.dsdilgp.qld.gov.au/pda-da-applications).

If you require any further information, please contact Ali Rizayee, Graduate Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3224 6732 or at [ali.rizayee@dsdilgp.qld.gov.au](mailto:ali.rizayee@dsdilgp.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                            | 28 Linderman Crescent, Banya QLD 4551 |                  |
| Lot on plan description                 | Lot number                            | Plan description |
|                                         | Lot 7651                              | SP327556         |

| PDA development application details |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DEV reference number                | DEV2024/1515                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 'Properly made' date                | 7 June 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Type of application                 | <input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Application to change PDA development approval<br><input type="checkbox"/> Application to extend currency period |
| Proposed development                | Material of Use for Other Residential (1 x Community Residence)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

| PDA development approval details |                                                                                                                                                                          |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision of the MEDQ             | The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice. |
| Decision date                    | 14 June 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.                                                                                                                                                  | Site Plan, prepared by Silkwood Homes                       | SILK1190, Rev. D, Page 3 | 22.05.24 and as amended in Red on 13 June 2024 |
| 2.                                                                                                                                                  | Driveway Section/Pathway Detail, prepared by Silkwood Homes | SILK1190, Rev. D, Page 4 | 22.05.24                                       |
| 3.                                                                                                                                                  | Landscape Plan, prepared by Silkwood Homes                  | SILK1190, Rev. D, Page 5 | 22.05.24                                       |

|    |                                              |                             |          |
|----|----------------------------------------------|-----------------------------|----------|
| 4. | Floor Plan, prepared by Silkwood Homes       | SILK1190, Rev. D, Page 6    | 22.05.24 |
| 5. | Circulation Plan, prepared by Silkwood Homes | SILK1190, Rev. D, Page 7    | 22.05.24 |
| 6. | Elevations, prepared by Silkwood Homes       | SILK1190, Rev. D, Page 9-10 | 22.05.24 |

## 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](mailto:pdadevelopmentassessment@dsdmip.qld.gov.au)

b) EDQ IS: [EDQ\\_PrePostConstruction@dsdilgp.qld.gov.au](mailto:EDQ_PrePostConstruction@dsdilgp.qld.gov.au)

## PDA development conditions

| No.            | Condition                                                                                                                                          | Timing                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| <b>General</b> |                                                                                                                                                    |                               |
| 1.             | <b>Carry out the Approved Development</b><br><br>Carry out the approved development generally in accordance with the approved plans and documents. | Prior to commencement of use. |
| 2.             | <b>Maintain the Approved Development</b><br><br>Maintain the approved development generally in accordance with the approved plans and documents.   | At all times.                 |

| PDA development conditions     |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                 |
|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| No.                            | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                           | Timing                                                                          |
| 3.                             | <p><b>Electric Vehicle Readiness</b></p> <p>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.</p> <p>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.</p> | Prior to commencement of use.                                                   |
| 4.                             | <p><b>Rainwater Tank</b></p> <p>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.</p>                                                          | Prior to commencement of use.                                                   |
| <b>Construction Management</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                 |
| 5.                             | <p><b>Water Connection</b></p> <p>Connect the approved development to the existing water reticulation network generally in accordance with Council's current adopted standards.</p>                                                                                                                                                                                                                                                                 | Prior to commencement of use.                                                   |
| 6.                             | <p><b>Sewer Connection</b></p> <p>Connect the approved development to the existing sewer reticulation network in accordance with Council's current adopted standards.</p>                                                                                                                                                                                                                                                                           | Prior to commencement of use.                                                   |
| 7.                             | <p><b>Stormwater Connection</b></p> <p>Connect the approved development to a lawful point of discharge in accordance with Council's current adopted standards.</p>                                                                                                                                                                                                                                                                                  | Prior to commencement of use.                                                   |
| 8.                             | <p><b>Vehicle Access</b></p> <p>Construct the vehicle crossover located generally in accordance with the approved plans and designed generally in accordance with Council's adopted standards.</p>                                                                                                                                                                                                                                                  | Prior to commencement of use.                                                   |
| 9.                             | <p><b>Electricity Connection</b></p> <p>Connect the development to the existing electricity reticulation network in accordance with Ergon's current adopted standards.</p>                                                                                                                                                                                                                                                                          | Prior to commencement of use.                                                   |
| 10.                            | <p><b>Telecommunications</b></p> <p>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.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</p>                                             | <p>a) Prior to commencement of use.</p> <p>b) Prior to commencement of use.</p> |

| PDA development conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                          |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Timing                                                                   |
| 11.                        | <b>Broadband</b><br><br>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> .<br><br>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.<br><br>b) Prior to commencement of use. |
| 12.                        | <b>Public Infrastructure – Damage, Repairs and Relocation</b><br><br>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 \*\***