



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1516

26 July 2024

Karston Homes
C/- Pacific Approvals Pty Ltd
Att: Mr Eric Constantino
PO Box 2374
NERANG DC QLD 4211

Email: admin@pacificapprovals.com.au

Dear Mr Constantino

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

PDA Development Permit for Material Change of Use for a House at 39 Wellington Circuit, Yarrabilba described as Lot 251 on SP338311

On 26 July 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 website at [Current applications and approvals](#).

If you require any further information, please contact Chessa Lao, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7425 or at Chessa.Lao@edq.qld.gov.au, who will assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Yarrabilba PDA	
Site address	39 Wellington Circuit, Yarrabilba	
Lot on plan description	Lot number	Plan description
	251	SP338311

PDA development application details	
DEV reference number	DEV2024/1516
'Properly made' date	14 June 2024
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period
Proposed development	Material Change of Use for a House

PDA development approval details	
Decision of the MEDQ	<p>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.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> • a House.
Decision date	26 July 2024
Currency period	Six (6) years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Chessa Lao, Planner, EDQ DA
Manager	Brandon Bouda, Manager, EDQ DA
Engineer	N/A
Delegate	Amanda Dryden, Director, EDQ DA

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 Karston Building Group	100, Issue B	03 July 2024
2.	Ground Floor Plan, prepared by Karston Building Group	200, Issue B	03 July 2024
3.	First Floor Plan, prepared by Karston Building Group	300, Issue B	03 July 2024
4.	Elevations, prepared by Karston Building Group	400, Issue B	03 July 2024
5.	Elevations, prepared by Karston Building Group	401, Issue B	03 July 2024
6.	Sections & Details, prepared by Karston Building Group	500, Issue B	03 July 2024
7.	Roof Plan, prepared by Karston Building Group	803a, Issue B	03 July 2024
8.	Landscape Plan, prepared by Karston Building Group	805, Issue B	03 July 2024

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

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.

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.

SITE COVER means the proportion of the site covered by buildings, including roof overhangs.

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@edq.qld.gov.au

b) EDQ IS: PrePostConstruction@edq.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.	Prior to commencement of use.
3.	House Pad Level a) The pad level of the approved development is to be the average of the four corners of the block. <i>Where the pad level varies from part a) of this condition,</i> b) Submit to EDQ DA the signed consent from property owners on both sides of the lot to vary the pad level.	a) During construction. b) Prior to commencing work.
4.	Site Cover The maximum site cover of all buildings on the site cannot exceed 65%.	Prior to commencement of use.
5.	Retaining Walls, Earthworks and Sloping Land a) All retaining walls with 1.0m or greater in height must have detailed engineering plans and certified by a RPEQ. Retaining walls must be: i) Retaining wall heights must not exceed: 1) Front boundary: Cut average – 1.0m; Fill maximum height – 1.0m. 2) Side boundary: Cut/Fill average – 0.5m. 3) Rear boundary: Cut average – 1.5m; Fill maximum height – 1.0m. ii) If the above requirements are not able to be achieved, construction methods other than slab on ground construction are to be used. iii) If elevated construction is to be used, under floor services must be located or screened to minimise their appearance to adjoining properties and public spaces.	a) Prior to commencing earthworks.

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> iv) Retaining walls along the street frontage cannot exceed 1.0m in height. A planted strip with a minimum width of 500mm must exist between any terraced retaining walls. v) Retaining walls to side boundaries between lots cannot exceed 1.8m high at the front wall of the house and must taper down to natural ground level forward of the house. vi) Retaining walls over 900mm high require a 1.0m high fence above the wall and adequate landscape screening. vii) The build to boundary wall must be projected to 150mm below the likely pad level of the adjacent block. The pad level can be assumed to be the average of the four corners of the adjacent block using the As Built levels. The build down or the build to boundary wall must be in a material consistent with the wall above it. viii) The front wall of the home must not be more than 50% below the midpoint level of the front boundary. <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p>	<p>b) Prior to commencement of use.</p>
6.	<p>Electric Vehicle Readiness</p> <p>Install a separate dedicated electrical circuit (conduit and wiring) into the garage to enable the installation of Electric Vehicle Supply Equipment. Where not used for Electric Vehicle Supply Equipment, the circuit is to be fitted with a minimum 15amp GPO outlet.</p>	<p>Prior to commencement of use.</p>
7.	<p>Water Connection</p> <p>Connect the development to the existing water reticulation network in accordance with Logan City Council's current adopted standards.</p>	<p>Prior to commencement of use.</p>
8.	<p>Sewer Connection</p> <p>Connect the development to the existing sewer reticulation network in accordance with Logan City Council's current adopted standards.</p>	<p>Prior to commencement of use.</p>
9.	<p>Stormwater Connection</p> <p>Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.</p>	<p>Prior to commencement of use.</p>
Construction Management		
10.	<p>Public Infrastructure (Damage, Repairs and Relocation)</p> <ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> a) Prior to commencement of use. b) Prior to commencement of use.

PDA Development Conditions		
No.	Condition	Timing
	<p>infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><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></p>	

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 ****