



Our ref: DEV2024/1557

20 January 2025

Jodie Spies and Michael McConnell  
C/- Plan A Town Planning Pty Ltd  
Att: Mr Garrett McVilly and Mr Peter Catchlove  
PO Box 13  
FORTITUDE VALLEY QLD 4006

Email: [planning@planatp.com.au](mailto:planning@planatp.com.au)

Dear Mr McVilly and Mr Catchlove

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

**PDA Development Permit for a Material Change of Use for Dwelling House at 26 Songbird Street, Oxley described as Lot 1 on SP322408**

On 20 January 2025, 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 Mrs Jennifer Davison, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7127 or at [Jennifer.davison@edq.qld.gov.au](mailto:Jennifer.davison@edq.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)	Oxley	
Site address	26 Songbird Street, Oxley	
Lot on plan description	Lot number	Plan description
	Lot 1	SP322408

PDA development application details	
DEV reference number	DEV2024/1557
'Properly made' date	18 November 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 <input type="checkbox"/> Application to extend currency period
Proposed development	Dwelling House

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant <b><u>all</u></b> of the PDA development approval applied for, <b><u>subject to</u></b> PDA development conditions forming part of this decision notice
Decision date	20 January 2025
Currency period	6 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Jennifer Davison, Principal Planner
Manager	Brandon Bouda, A/Director
Engineer	Habib Bhuyan, Manager EDQ Infrastructure Services
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.	Architectural Plans – Proposed residence for Jodie Spies and Michael McConnell, prepared by Pavilion Studio	Revision M, 14 pages	01.10.2024 and amended in red on 8 January 2025
2.	Slope Stability Assessment Report, prepared by Soil Surveys	1-27688 LR 1.1	13 May 2024
Plans for Information only		Number	Date
3.	Plan of Development Stage 1A (under DEV2020/1099)	Project 1018015_35 Revision K	23/3/2023

### 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.

**EP Act** means the *Environmental Protection Act 1994*.

**LTA** means *Land Title Act 1994*.

**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@edq.qld.gov.au](mailto:pdadevelopmentassessment@edq.qld.gov.au)

b) EDQ IS: [PrePostConstruction@edq.qld.gov.au](mailto:PrePostConstruction@edq.qld.gov.au)

PDA Development Conditions		
No.	Condition	Timing
1.	<b>Carry out the Approved Development</b>  Carry out and maintain the approved development generally in accordance with the approved plans and documents as required by these conditions.	Prior to commencement of use.
<b>Construction Management</b>		
2.	<b>Hours of Work – Construction</b>  Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction.
<b>Earthworks</b>		
3.	<b>Retaining Walls</b>  a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: <ul style="list-style-type: none"> <li>i) certified to achieve a minimum 50-year design life;</li> <li>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>);</li> <li>iii) located and designed generally in accordance with the approved Architectural Plans and Slope Stability Assessment Report.</li> </ul> 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) Prior to commencement of use          c) Prior to commencement of use
<b>Sustainability Measures</b>		
4.	<b>Sustainability – Solar and Battery Installation</b>  The dwelling must include the installation of a solar and battery configuration. The dwelling must also be connected via a three-phase power connection to allow for: <ul style="list-style-type: none"> <li>i) the garage to have a dedicated electrical circuit for future Electric Vehicle charging;</li> <li>ii) Heat pump hot water systems;</li> <li>iii) Energy efficient air conditioning; and</li> <li>iv) A minimum 6kW solar PV system and minimum 10kW battery, with maximum grid export set to 4kW.</li> </ul>	Prior to commencement of use
<b>General</b>		
5.	<b>Vegetation</b>  Trees shown in the Building Exclusion Zone and Tree Planting Zone on the approved Plan of Development Stage 1A are to be retained.	At all times

PDA Development Conditions		
No.	Condition	Timing
6.	<b>Building Exclusion Zone</b>  No building structures or domestic outbuildings are permitted outside of the designated Building Location Envelope or within the Building Exclusion Zone as shown on the Plan of Development Stage 1A.	At all times
7.	<b>Built Form</b>  a) External drainpipes must be integrated into the dwelling design where visible from the street.  b) Clotheslines, condenser units, hot water systems and all other ancillary items, excluding solar panels, must not be visible from the street.	a) Prior to commencement of use.  b) Prior to commencement of use.
8.	<b>Fencing</b>  a) Fencing on all park, street and corner frontages must be a maximum of 1.5m high.  b) Fencing along rear boundaries of the lot is to be 1.5m high black powder coated permeable pool style fencing.  c) Four metre (4m) portion of fencing installed on the rear northern corner of the lot, between the subject site and Lot 10 is to be 1.5m high black powder coated permeable pool style fencing.	a) Prior to commencement of use.  b) Prior to commencement of use.  c) Prior to commencement of use.
9.	<b>Driveway</b>  a) The driveway must avoid infrastructure / services within the road reserve such as dedicated on-street parking bays, drainage pits and service pillars.  b) The driveway must be constructed at the grade of the adjacent verge area. No grade changes to the verge for the driveway are permitted.  c) The driveway must integrate with and match the level of the footpath and must not be cut through the footpath.	a) Prior to commencement of use.  b) Prior to commencement of use.  c) 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 \*\***