



Our ref: DEV2025/1594

20 March 2025

Keni and Emily Pouhila
C/- Oasis Town Planning Pty Ltd
Att: Mr Jerome Fang
505/77 Victoria Street
WEST END QLD 4101

Email: enquiry@oasistownplanning.com.au

Dear Mr Fang

S89(1)(a) Approval of PDA Development Application
**PDA Development Permit for Material Change of Use for house at 12 Lotus Court,
Greenbank described as Lot 4303 on SP344913**

On 20 March 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 Ali Rizayee, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7531 or at ali.rizayee@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)	Greater Flagstone PDA	
Site address	12 Lotus Court, Greenbank	
Lot on plan description	Lot number	Plan description
	4303	SP344913
PDA development application details		
DEV reference number	DEV2025/1594	
'Properly made' date	25 February 2025	
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 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"> • Material Change of Use for House 	
Decision date	20 March 2025	
Currency period	6 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Ali Rizayee, Planner	
Manager	Jennifer Sneesby, Manager	
Engineer	Jack Landsberg, Principal Technical Officer	
Delegate	Amanda Dryden, 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.	Cover Sheet, prepared by Clarendon Homes	Job No: 49906316 Sheet 1 Revision F	17/03/2025
2.	Site Plan, prepared by Clarendon Homes	Job No: 49906316 Sheet 2 Revision F	17/03/2025 amended in red 19/03/2025
3.	Floor Plan, prepared by Clarendon Homes	Job No: 49906316 Sheet 3 Revision F	17/03/2025
4.	First Floor Plan, prepared by Clarendon Homes	Job No: 49906316 Sheet 4 Revision F	17/03/2025
5.	Elevations, prepared by Clarendon Homes	Job No: 49906316 Sheet 5-6 Revision F	17/03/2025

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.

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@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.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 and any other documentation endorsed.	Prior to commencement of use.
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed.	At all times following commencement of use
3.	Vehicle Access Construct a vehicle crossover: a) located generally in accordance with the approved plans; and b) designed generally in accordance with Council's adopted standards for a residential driveway (Standard Drawings RS-049 and RS-050)	Prior to commencement of use.
4.	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.
5.	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.
6.	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.
7.	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.	a) Prior to commencement of use. b) Prior to commencement of use.

PDA Development Conditions		
No.	Condition	Timing
8.	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.	a) Prior to commencement of use
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) 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 ****