



Our ref: DEV2025/1649

4 July 2025

Mirabel Thornlands Pty Ltd
C/- RPS AAP Consulting Pty Ltd
Attn: Mr Stewart Owen
PO Box 1559
FORTITUDE VALLEY QLD 4006

Email: stewart.owen@rpsconsulting.com

Dear Mr Owen

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

PDA Development Permit for Reconfiguring a Lot for 1 lot into 2 lots at 62-74 Springacre Road, Thornlands described as Lot 12 on RP53653

On 4 July 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 Nicole Tobias, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6752 or at nicole.tobias@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)	Southern Thornlands PDA	
Site address	62-74 Springacre Road, Thornlands	
Lot on plan description	Lot number	Plan description
	Lot 12	RP53653
PDA development application details		
DEV reference number	DEV2025/1649	
'Properly made' date	26 June 2025	
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	Reconfiguring a Lot – 1 into 2 lots	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice. The approval is for: • 1 into 2 lot subdivision	
Decision date	4 July 2025	
Currency period	4 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Nicole Tobias, Senior Planner	
Manager	Jennifer Sneesby, Manager	
Engineer	Matt Sturley, Engineer	
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.	Proposed Subdivision Plan prepared by RPS	AU011113-5 PRO	9 June 2025

Preamble, abbreviations, and definitions

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.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

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
- 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 survey plan endorsement
Service Connections		
2.	Infrastructure Services Submit to EDQ IS written confirmation from a RPEQ or suitably qualified professional (such as Plumber or Surveyor) that all services and on-site underground infrastructure to the existing dwelling within proposed lot 1 are fully contained within lot 1 and do not traverse the new property boundaries.	Prior to survey plan endorsement
Infrastructure Contributions		
3.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment.	In accordance with the IFF.

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 ****