



Our ref: DEV2025/1631

15 July 2025

Rockhampton Building Approvals
Att: Mr Ben Krenske and Ms Belinda Clark
PO Box 9680
PARK AVENUE QLD 4701

Email: rba@rockyba.com.au

Dear Mr Krenske and Ms Clark

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

PDA Development Permit for Material Change of Use for a Dwelling House at 9 Quest Lane, Clinton described as Lot 527 on SP296915

On 15 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 Elrico Koeberg, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7715 or at Elrico.Koeberg@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)	Clinton PDA	
Site address	9 Quest Lane, Clinton	
Lot on plan description	Lot number	Plan description
	527	RP296915
PDA development application details		
DEV reference number	DEV2025/1631	
'Properly made' date	04 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	Dwelling House	
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.	
Decision date	15 July 2025	
Currency period	6 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Elrico Koeberg, Senior Planner	
Manager	Essen Joseph, Manager	
Engineer	Ava Jalali, Engineer	
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.	Site and Drainage Plan, prepared by Chris Warren Homes as amended in red on 12 June 2025	Job No. 24L527QU Sheet 4 of 15 Issue C	27 February 2025
2.	Ground Floor Plan, prepared by Chris Warren Homes	Job No. 24L527QU Sheet 5 of 15 Issue C	27 February 2025
3.	Gutter Overflow Plan Ground Floor, prepared by Chris Warren Homes	Job No. 24L527QU Sheet 6 of 15 Issue C	27 February 2025
4.	Elevations 1 & 2, prepared by Chris Warren Homes	Job No. 24L527QU Sheet 7 of 15 Issue C	27 February 2025
5.	Elevations 3 & 4, prepared by Chris Warren Homes	Job No. 24L527QU Sheet 8 of 15 Issue C	27 February 2025
6.	Section XX, prepared by Chris Warren Homes	Job No. 24L527QU Sheet 10 of 15 Issue C	27 February 2025

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.

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.	Water Connection Connect the approved development to the existing water reticulation network, generally in accordance with Council's current adopted standards.	Prior to commencement of use
4.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use
5.	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.
6.	Vehicle Access Construct the vehicle crossover: a) generally in accordance with the approved plans; and b) generally in accordance with Council's adopted standards.	Prior to commencement of use
7.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Ergon Energy 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. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
9.	Broadband Submit to EDQ IS evidence from an authorised telecommunications service provider, confirming that broadband internet infrastructure will be provided to the premises in accordance the relevant industry standards, such as those administered by NBN Co.	Prior to commencement of use
10.	Noise Mitigation a) Design and construct the dwelling to comply with: a. Australian Standard AS 2107:2000 Acoustics – Recommended design sound levels and reverberation times for building interiors; and b. Australian Standard AS 3671:1989 Acoustics – Road traffic noise intrusion – Building siting and construction for category 2 buildings. b) Submit to EDQ DA written confirmation that the dwelling has been constructed generally in accordance with the Australian Standards identified in part a) of this condition.	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 ****