



Our ref: DEV2025/1623

21 July 2025

Kustom Homes Pty Ltd
C/- Plan A Town Planning Pty Ltd
Att: Mr Garrett McVilly
PO Box 13
FORTITUDE VALLEY QLD 4006

Email: planning@planatp.com.au

Dear Mr McVilly

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

PDA Development Permit for Material Change of Use for a Dwelling House at 7 Lyrebird Place, Oxley described as Lot 41 on SP338465

On 21 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 Jennifer Davison, Principal Planner Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7127 or at 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 PDA	
Site address	7 Lyrebird Place, Oxley	
Lot on plan description	Lot number	Plan description
	Lot 41	SP338465
PDA development application details		
DEV reference number	DEV2025/1623	
'Properly made' date	25 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	Material Change of Use for a Dwelling House	
PDA development approval details		
Decision of the MEDQ	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	
Decision date	21 July 2025	
Currency period	6 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Jennifer Davison, Principal Planner	
Manager	Esse Joseph, Manager	
Engineer	Habib Bhuyan, Manager-Geoscience & Environment, Infrastructure Solutions	
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.	Proposed Residence, prepared by Kustom Homes	Project 496 Revision J A-000 through A-302	03/04/2025
2.	Bulk Earthworks Notes and Details Sheet, prepared by MRC Consulting Engineers	Project No. J25139 Drawing No. C-1.01 Revision A	23/05/25
3.	Bulk Earthworks Layout Plan, prepared by MRC Consulting Engineers	Project No. J25139 Drawing No. C-1.11 Revision A	23/05/25
4.	Bulk Earthworks Sections, prepared by MRC Consulting Engineers	Project No. J25139 Drawing No. C-1.21 Revision A	23/05/25
5.	Geotechnical Report: Proposed Residence, prepared by Pacific Geotech Consulting Geotechnical Engineers	PG-13666	13th June, 2025
Supporting Documentation		Number	Date
6.	Plan of Development for DEV2021/1191, prepared by Place Design Group	1018015_51 Rev N	09/11/2023

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.

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

No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out and maintain the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use.
2.	Compliance with Plan of Development (PoD) for DEV2021/1191 Comply with the PoD provisions under Development Permit DEV2021/1191, with the exception of items 8, 19, 20 and 21.	At all times.
Geotechnical		
3.	Pre-Construction Geotechnical Submissions Submit to EDQ IS, the following documentation: a) a Certificate of Controlled Level 1 Filling prepared in accordance with AS 3798; b) a Proof Rolling Certificate confirming compaction has been carried out using a large vibrating roller with a minimum operating weight of 12 tonnes; and c) a Technical Analysis and Result showing that differential settlement under the building load will be within required limits.	Prior to commencing earthwork for construction.
Construction Management		
4.	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.
5.	Sewer Connection Connect the approved development to the existing sewer reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use.
6.	Stormwater Connection Connect the approved development to a lawful point of discharge 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.

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.

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 ****