



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2025/1658/2

Your ref: 20203205

15 August 2025

Rashantha Lakmal Basnayaka and Liyanage Nilakshi Piyahasi Thilakarathna Perara
C/- PPlan
Att: Mr Parker Sharp
PO Box 340
HAMILTON CENTRAL QLD 4007

Email: town.planning@pplan.com.au

Dear Mr Sharp

Section 99 Approval - Application to Change PDA Development Approval
Material Change of Use for HOUSE at 14 Candy Way, Greenbank described as Lot 4387 on SP348245

On 15 August 2025 the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website [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

Jennifer Sneesby
Manager
Development Assessment
Economic Development Queensland



PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	14 Candy Way, Greenbank	
Lot on plan description	Lot number	Plan description
	4387	SP348245
PDA development application details		
DEV reference number	DEV2025/1658/2	
'Properly made' date	15/08/2025	
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	
Description of proposal applied for	Material Change of Use for 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. The approval is for: • Material Change of Use for House	
Original Decision date	15/07/2025	
Change to approval date	15/08/2025	
Currency period	Six (6) years from the original decision date	
Assessment Team		
Assessment Manager (Lead)	Ali Rizayee, Planner	
Manager	Jennifer Sneesby, Manager	
Engineer	N/A	
Delegate	Jennifer Sneesby, Manager	

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 Page, prepared by Coral Homes	REF: 43324 SHEET NUMBER: Sheet 01 of 20 REV: AMD VO9	14/07/2025
2.	Site Plan, prepared by Coral Homes	REF: 43324 SHEET NUMBER: Sheet 02A of 20 REV: AMD VO9	14/07/2025
3.	Landscape Plan, prepared by Coral Homes	REF: 43324 SHEET NUMBER: Sheet 02B of 20 REV: AMD VO9	14/07/2025
4.	Driveway Layout, prepared by Coral Homes	REF: 43324 SHEET NUMBER: Sheet 03 of 20 REV: AMD VO9	14/07/2025
5.	Lower Floor Plan, prepared by Coral Homes	REF: 43324 SHEET NUMBER: Sheet 04 of 20 REV: AMD VO9	14/07/2025
6.	Upper Floor Plan, prepared by Coral Homes	REF: 43324 SHEET NUMBER: Sheet 05 of 20 REV: AMD VO9	14/07/2025
7.	Roof Plan, prepared by Coral Homes	REF: 43324 SHEET NUMBER: Sheet 06 of 20 REV: AMD VO9	14/07/2025
8.	Elevation 01, prepared by Coral Homes	REF: 43324 SHEET NUMBER: Sheet 07 of 20 REV: AMD VO9	14/07/2025
9.	Elevation 02, prepared by Coral Homes	REF: 43324 SHEET NUMBER: Sheet 08 of 20 REV: AMD VO9	14/07/2025
10.	Slab Plan, prepared by Coral Homes	REF: 43324 SHEET NUMBER: Sheet 09 of 20 REV: AMD VO9	14/07/2025

Plans and documents previously approved on 15/07/2025		Number	Date
1.	Cover Page, prepared by Coral Homes	REF: 43324 SHEET NUMBER: Sheet 01 of 20 REV: AMD SITING	23/05/2025
2.	Site Plan, prepared by Coral Homes	REF: 43324 SHEET NUMBER: Sheet 02A of 20 REV: AMD SITING	23/05/2025
3.	Landscape Plan, prepared by Coral Homes	REF: 43324 SHEET NUMBER: Sheet 02B of 20 REV: AMD SITING	23/05/2025
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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.

PDA Development Conditions		
No.	Condition	Timing
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 generally 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: 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.
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.

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 ****