

Our ref: DEV-2026-WAR-4929

27 July 2026

Jerome Fang
Lead Urban Planner
Oasis Town Planning Pty Ltd
enquiry@oasistownplanning.com.au

Dear Applicant

PDA Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

Priority Development Area (PDA):	Waraba PDA
PDA Development Type:	Development Permit for Material Change of Use for Extension to Dwelling
Property Location:	2 Faye Road, BELLMERE QLD 4510
Property Description:	Lot 3 on RP217242

On 27 July 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Andrew Edwards on 3035 0120 or by email at andrew.edwards@edq.qld.gov.au.

Yours sincerely



Boris Lambert
**A/Director – Established Growth
Development Services
Economic Development Queensland**

Cc: Moreton Bay City Council

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Waraba PDA	
Site address	2 Faye Road, BELLMERE QLD 4510	
Lot on plan description	Lot number	Plan description
	Lot 3	RP217242

PDA Development Approval details	
DEV Reference No.	DEV-2026-WAR-4929
PDA Development Approval Type	☒ Material change of use ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Reconfiguring a lot ☐ PDA Preliminary Approval ☐ PDA Development Permit ☐ Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit
Approval details	Dwelling Extension
Decision	EDQ 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	27/07/2026
Currency Period	6 years from the Decision date

Approved plans and documents				
The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.				
Plan/Document Name		Reference No.	Prepared By	Date
1.	Site Plan	DWG No. 25/1150	GB Building Design Pty Ltd	Jan 2026
2.	Bushfire Overlay Plan & Flood Overlay Plan	DWG No. 25/1151	GB Building Design Pty Ltd	Jan 2026

3.	Floor Plan	DWG No. 25/1152	GB Building Design Pty Ltd	Jan 2026
4.	North, East and South Elevation	DWG No. 25/1153	GB Building Design Pty Ltd	Jan 2026
5.	Foundation Layout Plan	DWG No. 25/1154	GB Building Design Pty Ltd	Jan 2026
6.	Section A-A	DWG No. 25/1155	GB Building Design Pty Ltd	Jan 2026
7.	Bracing Plan	DWG No. 25/1156	GB Building Design Pty Ltd	Jan 2026
8.	Electrical Plan	DWG No. 25/1157	GB Building Design Pty Ltd	Jan 2026
9.	BAL – Bushfire Attack Level Assessment	Project Ref: 26059	Wollemi Eco – Logical	19 February 2026

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

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 via Compliance Assessment as required by these conditions.	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 via Compliance Assessment as required by these conditions.	At all times following commencement of use
3.	Bushfire Attack Level The proposed works are to be designed and managed in	Prior to

PDA Development Conditions		
No.	Condition	Timing
	accordance with the approved Bushfire Attack Level Assessment Report.	commencement of use and to be maintained
4.	Building Within the Flood Planning Area Any building works within the identified flood areas are to consist of flood resilient materials and finishes and are to be suitably designed and constructed to resist hydrodynamic and hydrostatic forces from floodwaters. Essential electrical services are to be provided above the Flood Planning Level (FPL). Notes: 1. The Queensland Government Fact Sheet 'Rebuilding after a flood' provides information about water resilient products and building techniques. Available at www.hpw.qld.gov.au. 2. An essential electrical service includes services defined as utilities in Mandatory Part 3.5 – Construction of buildings in flood hazard areas of the Queensland Development Code	Prior to the commencement of use
5.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges. IFF means the Economic Development Queensland Infrastructure Funding Framework that applies to the PDA as amended or replaced from time to time.	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 ****