

DEV2012/262

1 May 2013

Richard Ford
Director
Panorama Living Pty Ltd
C/- Capricorn Survey Group (CQ) Pty Ltd
PO Box 1391
ROCKHAMPTON QLD 4700

Dear Richard

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A CHANGE TO PDA DEVELOPMENT
PERMIT FOR A MATERIAL CHANGE OF USE AND ASSOCIATED
OPERATIONAL WORKS (WATER, SEWER, CAR PARKING, DRIVEWAYS,
STORMWATER, ETC) AT 12 MANNA STREET, BLACKWATER DESCRIBED AS
LOT 6 ON CP848792**

On 30 April 2013 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package].

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website
<http://edq.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Patrick Atkinson on 3024 4178.

Yours Sincerely



Patrick Atkinson
Development Assessment Manager

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	<i>Blackwater</i>	
Site address	<i>12 Manna Street, Blackwater</i>	
Lot on plan description	Lot number	Lot description
	<i>Lot 6</i>	<i>CP848792</i>
PDA development application details		
MEDQ reference number	<i>DEV2012/262</i>	
Lodgement date	<i>27 February 2013</i>	
Type of application	☐ Changing a PDA development approval	
Description of proposal applied for	<i>Multiple Residential (3 dwelling units)</i>	

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	<i>30 April 2013</i>
Currency period	<i>4 Years from Decision Date</i>

Plans and specification

The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Material Change of Use – Medium Density Residential	5552-02-MCU-B Rev B	15-04-2013
2.	Site Plan	SK01	22/08/2012, Amended in Red 15/04/2013
3.	Ground Floor Plan	SK02	22/08/2012, Amended in Red 15/04/2013
4.	First Floor Plan	SK03	22/08/2012, Amended in Red 15/04/2013
5.	Elevations	SK04	22/08/2012, Amended in Red 15/04/2013
6.	Elevations	SK05	22/08/2012

PDA Development Conditions**General / Planning Requirements**

1.	Carry out the approved development Carry out the development generally in accordance with the approved plan/s. drawing/s and document/s.	Prior to the commencement of use and to be maintained
2.	Complete all Building and Operational Works Complete all building and operational work associated with this development approval, including work required by any of the following conditions. Such work is to be carried out generally in accordance with the approved plans.	Prior to the commencement of use
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant EDQ or other approval required by the conditions.	To be maintained

4.	Energy Efficiency a. Submit to EDQ a report outlining the energy efficient features employed in the building which is to include but not limited to: ▪ energy efficient plant and equipment (ensure appliances are rated at the highest relevant National Minimum Energy Performance Standards (MEPS)) ▪ use of gas, solar or heat pump hot water systems as standard with insulated pipes and ▪ energy efficient lighting. b. Submit to EDQ written certification that the completed building complies with part a) this condition.	a. Prior to approval for Building Works b. Prior to the commencement of use
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Landscaping / Streetscaping

5.	Landscape Plan a. Submit to EDQ for compliance endorsement a detailed Landscape Plan including all private open space and driveway treatments certified by a suitably qualified landscape professional or technician generally in accordance with the <i>Capricorn Municipal Guidelines</i>. Landscape plan, where appropriate is to demonstrate: ▪ Selected species and fencing does not block visual surveillance to adjacent footpaths ▪ Fencing and treatments of private courtyards ▪ Trees have a minimum maturity height of 6m ▪ Selected species are drought tolerant and low maintenance ▪ Existing contours and proposed finished levels for earthwork ▪ Location of existing and proposed services ▪ Maximisation of soft landscape treatments ▪ Location, species botanical name, pot size, numbers and mature height of all proposed planting ▪ Driveway treatment minimises hardstand area and contributes positively to the development and minimises visual impact of driveway. b. On completion of the landscape works, submit to EDQ written certification from a suitably qualified landscape professional or technician that the completed landscaping complies with	a. Prior to the commencement of use b. Prior to the commencement of use
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	part a) this condition.	
6.	Street Trees Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Plant street trees in the road reserve between the site and the kerb of Manna Street at a spacing of one (1) tree per 7.5m. Trees are not to be located within 10m of the access to the site. The species must be fast growing with a dense crown, and sited in accordance with Ergon Energy's <i>Plant Smart</i> document for the Central Highlands Regional Council area. The plantings must not impact upon sewerage or water infrastructure.	Prior to commencement of use and to be maintained
7.	Fencing Any front boundary fencing is to be either 50% permeable with a 1.5m maximum height or not exceed 1.2m in height if solid.	Prior to commencement of use and to be maintained
Engineering		
8.	Soil Erosion and Sediment Control	
	a. Submit to EDQ an Erosion and Sediment Control (ESC) Plan in accordance with <i>Capricorn Municipal Development Guidelines</i>. The plan must be certified by Registered Professional Engineer Qld (RPEQ-Civil), a Certified Professional in Erosion and Sediment Control (CPESC) or a suitably qualified person acceptable to the Central Highlands Regional Council. Advice in writing from the CHRC will be required should the latter person be chosen by the developer. b. Implement the Erosion and Sediment Control Plan on site	a. Prior to commencement of work b. At all times during construction works
9.	Stormwater Drainage	

	a. Submit to EDQ detailed engineering plans and hydraulic calculations certified by Registered Professional Engineer Qld (RPEQ-Civil) or suitably qualified hydraulic specialist for stormwater quantity and quality in accordance with the requirements of QUDM and CHRC guidelines. b. Construct the works in accordance with part a. of this condition a. Submit to EDQ 'as-constructed' plans and certification from an RPEQ (Civil) that the works have been completed in accordance with the part b. of this condition.	a. Prior to commencement of work b. Prior to commencement of use c. Prior to commencement of use
10.	Finished floor level Construct the development to provide a minimum finished floor level of 300mm above the Top of Kerb Level or 300mm above the centreline of Manna Street, whichever is the higher.	Prior to the commencement of use and to be maintained
11.	Outdoor Lighting Minimise outdoor lighting to reduce light spill in the adjacent residential properties to be in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to the commencement of use and to be maintained
12.	Refuse Collection Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Enter into an agreement with the Central Highlands Regional Council to provide a waste collection service to the development. Provide sufficient storage onsite for a refuse and recyclables bin for each unit. Include a waste management component within any CMS.	Prior to the commencement of use and to be maintained
13.	Car parking and access The vehicle crossovers off Manna Street must be constructed in accordance with the <i>Capricorn Municipal Guidelines</i>.	Prior to the commencement of use
14.	Water Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Connect the development to the CHRC water reticulation network at no cost to the Council in accordance with all Council requirements. Individual water meters with a 20mm diameter are to be provided to each unit with only one	Prior to commencement of use

	connection point to Council's main to CHRC standards.	
15.	Sewer Central Highlands Regional Council (CHRC) – Nominated Assessing Authority a. Submit to EDQ a detailed internal sewer layout prepared by a Registered Professional Engineer Queensland (RPEQ) or a suitably qualified hydraulic specialist in accordance with the <i>Capricorn Municipal Guidelines</i> b. Construct the works in accordance with part a) of this condition c. Connect the development to the CHRC sewerage reticulation network at no cost to the Council in accordance with all Council requirements.	a. Prior to commencement of works b. Prior to commencement of use c. Prior to commencement of use
16.	Service Conduits & Mains Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development.	Prior to commencement of use
17.	Footpath a. Design and construct a 1.2m wide footpath along the Manna Street lot frontage in accordance with the <i>Capricornia Municipal Development Guidelines</i> b. Submit to EDQ 'as-constructed' drawings and certification from an RPEQ (Civil) that the works have been completed in accordance with the part a. of this condition.	a. Prior to commencement of use b. Prior to commencement of use
18.	Damage and Repairs Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use

19.	Electricity Submit to EDQ either: ▪ written evidence demonstrating that existing underground low-voltage electricity supply is available to the existing lot, or ▪ written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Ergon) to provide underground electricity services.	Prior to commencement of use
20.	Telecommunications a. Submit to EDQ documentation from an authorised telecommunications service provider to confirm that satisfactory agreements have been made for the provision of underground telecommunications to each new dwelling/lot within the proposed development. b. Where new infrastructure is to be installed to bring telecommunications to the site, install infrastructure to accommodate NBN services in accordance with NBN Co Ltd <i>'New Developments: Deployment of the NBN Co Conduit and Pipe Network – Guidelines for Developers'</i> (April 2011 or later) c. Install the infrastructure within the development to accommodate future Broadband services in accordance with Communications Alliance Ltd <i>"National Broadband Network End User Premises Handbook"</i> (August 2010 or later).	a. Prior to commencement of use b. Prior to commencement of use c. Prior to commencement of use
Monetary Contributions		
21.	Infrastructure Contributions Pay to Economic Development Queensland a monetary contribution towards the cost of the provision of essential infrastructure at the rate applicable at the time of payment. <i>The contribution, calculated at the time of payment will be equivalent to the charge that applies to the development under the Central Highlands Regional Council's Adopted Infrastructure Charges Resolution (no.1) 2011.</i> The applicable charge is \$49,953.00* based on 3 x \$25,000 (3 bedroom dwelling) minus \$25,047.00 (discount for existing lot).	Prior to commencement of use

	*The developer contributions will be adjusted each financial year for three year rolling average of the Queensland Roads and Bridges Index.	
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STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the Commonwealth *Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

UDA Development Approval

This UDA Development Approval does not include assessment against the following:

- Building Code of Australia and does not permit building work to occur. Prior to the commencement of any building work, a Development Permit under the *Sustainable Planning Act 2009* for Carrying out Building Work will be required.
- *Plumbing and Drainage Act 2002*. Prior to the commencement of any building work, a Compliance certificate is required from the relevant Local Authority.

Central Highlands Regional Council (CHRC) as the Nominated Assessing Authority

For any conditions in this package that require the consideration of Central Highlands Regional Council (CHRC), you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition has been met, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation or a permit). No costs will be incurred by the ULDA or CHRC.

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*. Pursuant to Division 3 Section 440R of the *Environmental Protection Act 1994*, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-

- on a Sunday or public holiday, at any time; or
- on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

Published Standards

For any published standards referenced, they are to those current as of the date of issue of this package unless specified otherwise.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

**** End of Package ****