



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2018/947

12 September 2018

Santoshi Development Consultants Pty Ltd
Att: Mr Deepak Kumar
PO Box 986
NORTHLAKES QLD 4509

Email: deepak@santoshi.com.au

Dear Deepak

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT - 1 LOT INTO 4 LOTS AT 11 OTWAY CIRCUIT, FITZGIBBON DESCRIBED AS LOT 4077 ON SP257549

On 11 September 2018 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*. The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department website <http://www.dsdmip.qld.gov.au/edq/priority-development-area-development-approvals>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Vicki Andre on 3452 7196.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information			
Name of priority development area (PDA)		Fitzgibbon	
Site address		11 Otway Circuit, Fitzgibbon	
Lot on plan description		Lot number	Plan description
		Lot 4077	SP257549
PDA development application details			
DEV reference number		DEV2018/947	
'Properly made' date		31 July 2018	
Type of application		☒ New development involving: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for		1 into 4 Lots	
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		11 September 2018	
Currency period		Four years from Decision Date	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Plan of Proposed Reconfiguring Lot 4077 on SP257549 11 Otway Circuit, Fitzgibbon	SDC1476-200	13/7/18

ABBREVIATIONS AND DEFINITIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **Council** means Brisbane City Council.
2. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
3. **EDQ** means Economic Development Queensland
4. **IFF** means Infrastructure Funding Framework (July 2018) as amended or replaced from time to time.
5. **MEDQ** means The Minister of Economic Development Queensland.
6. **PDA** means Priority Development Area.
7. **RPEQ** means Registered Professional Engineer of Queensland

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement
Engineering		
2.	Telecommunications Submit to EDQ Development Assessment, DSDMIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement
3.	Broadband Submit to EDQ Development Assessment, DSDMIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Legislation Amendment (Fibre Deployment) Act 2011</i> can be provided in accordance with the Communications Alliance G645:2017 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy to each new lot within the proposed subdivision.	Prior to survey plan endorsement

4.	Electricity Submit to EDQ Development Assessment, DSDMIP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement
5.	Water connection Provide each lot with a separate property service connection to the existing water reticulation network in accordance with QUU's current adopted standards.	Prior to survey plan endorsement
6.	Sewer connection Provide each lot with a separate property service connection to the existing sewer reticulation network in accordance with QUU's current adopted standards.	Prior to survey plan endorsement
7.	Stormwater connection Provide each lot with a separate stormwater connection to a lawful point of discharge accordance with Council's current adopted standards.	Prior to survey plan endorsement
8.	Vehicle Crossovers Construct vehicle crossovers to each lot generally located as shown on the approved plans and generally in accordance with Council's adopted standards.	Prior to survey plan endorsement
9.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to survey plan endorsement
Environment		
10.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control	a) Prior to commencement of works

	(CPESC), generally in accordance with the following guidelines: i. The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii. Healthy Land and Water Technical Note: <i>Complying with the SPP - Sediment Management on Construction Sites</i> iii. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); iv. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	b) At all times during construction
Surveying, land transfers and easements		
11.	Small lot development easements for lots ≤300m² For standard format lot sub-divisions where: i. a lot is 300m² or less, and ii. the lot adjoins another lot 300m² or less, and iii. the proposed construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i> (LTA) to permit the application and registration of high density development easements; a) Provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights for one or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage*; or b) Provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for one or more of the above purposes (but only where those relevant circumstances will exist). *High-density development easements created under Part 6 Division 4AA of the <i>Land Title Act 1994</i> are not required to be identified on a plan of survey.	At or prior to survey plan endorsement

Infrastructure Charges

12.	Infrastructure Charges Pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: – Where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before four (4) years from the original decision date – in accordance with the IFF in force at the time of the original decision date (IFF July 2018); or – Where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than four (4) years from the original decision date – in accordance with the IFF in force at the time of the payment.	In accordance with the IFF
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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 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 ****