



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

Our ref: DEV2019/1083

24 June 2020

Economic Development Queensland
C/- Urbis Pty Ltd
Att: Mr Matthew Brown
Associate Director
Level 7, 123 Albert Street
BRISBANE QLD 4000

Email: mbrown@urbis.com.au

Dear Matthew

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - MULTIPLE RESIDENTIAL AND RECONFIGURING A LOT – 1 LOT INTO 2 LOTS AT LOT 142 ACACIA ROAD, ROMA DESCRIBED AS LOT 142 ON SP257157

On 24 June 2020 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 part 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 www.dsdmip.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Gabrielle Shepherd on 3452 7914 or at gabrielle.shepherd@dsdmip.qld.gov.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Street, Roma	
Site address	Lot 142 Acacia Road, Roma	
Lot on plan description	Lot number	Plan description
	142	SP257157
PDA development application details		
DEV reference number	DEV2019/1083	
'Properly made' date	21 November 2019	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	ROL – One lot into two and new road. MCU – Multiple residential (student accommodation) consisting of five residential pavilions each with five bedrooms and ensuites, and recreation, administration, kitchen/dining, laundry and study pavilions.	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant part of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. The extent of the approval is for: ROL – One lot into two lots; and MCU – Multiple residential (student accommodation).
Decision date	24 June 2020
Currency period	10 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	Date
1.	Plan of Development showing reconfiguration of a lot by subdivision, prepared by Fyfe	37748-40-001	25/10/2019 Amended in red on 4 June 2020
2.	Existing site plan, prepared by Fulton Trotter	3418RO01 AEX1000 Rev P1	22/10/2019
3.	Proposed site plan, prepared by Fulton Trotter	3418RO01 AEX1001 Rev P2	22/10/2019 Amended in red on 4 June 2020
4.	Context plan, prepared by Fulton Trotter	3418RO01 ACD1000 Rev P1	22/10/2019 Amended in red on 4 June 2020
5.	Ground floor ceiling plan, prepared by Fulton Trotter	3418RO01 ACD2201 Rev P2	22/10/2019
6.	Floor plans, prepared by Fulton Trotter	3418RO01 ACD2001 Rev P2	22/10/2019
7.	Roof plan, prepared by Fulton Trotter	3418RO01 ACD2101 Rev P2	22/10/2019
8.	Elevation, prepared by Fulton Trotter	3418RO01 ACD3001 Rev P1	22/10/2019
9.	Section, prepared by Fulton Trotter	3418RO01 ACD3101 Rev P1	22/10/2019
10.	Traffic Engineering Assessment, prepared by PTT		21 October 2019

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant is to:
 - i. pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSSTI is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DSSTI to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days** – EDQ Development Assessment, DSSTI assesses the plans/supporting information and:
 1. if satisfied with the plans/supporting information as submitted – endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant **is** notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSSTI **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DSSTI assesses the revised plans/supporting information and:
 1. if satisfied with the revised plans/supporting information – endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
 - vi. if EDQ Development Assessment, DSSTI is not satisfied that compliance has been achieved within **20 business days** – repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DSSTI endorses relevant plans/supporting information.

ABBREVIATIONS AND DEFINITIONS

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

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
3. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - c. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - d. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
 - e. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
 - f. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
4. **Council** means Maranoa Regional Council.
5. **DSDTI** means the Department of State Development, Tourism and Innovation.
6. **EDQ** means Economic Development Queensland.
7. **IFF** means the Infrastructure Funding Framework, prepared by the Department of Infrastructure, Local Government and Planning, dated July 2017 (as amended from time to time).
8. **MEDQ** means the Minister for Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions – Material Change of Use

No	Condition	Timing
General		
1.	<p>Carry out the Approved Development</p> <p>Carry out the approved development generally in accordance with the approved plans and documents.</p>	Prior to commencement of use
2.	<p>Certification of Operational Works</p> <p>All operational works, for contributed assets, undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i>.</p>	As required by the <i>Certification Procedures Manual</i>
3.	<p>Maintain the Approved Development</p> <p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.</p>	At all times
Engineering		
4.	<p>Construction Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSSTI a site based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:</p> <ul style="list-style-type: none"> i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; and iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. <p>b) Prior to submitting the CMP under part a), the CMP shall be reviewed and approved by a suitably qualified person responsible for overseeing the construction works.</p> <p>c) Undertake all works generally in accordance with the CMP submitted under part a) of this condition, which is to be current and available on site at all times during the construction period.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of site works</p> <p>c) At all times during construction</p>
5.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSSTI a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher.</p> <p>The TMP is to include the following:</p> <ul style="list-style-type: none"> i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery; iii. risk identification, assessment and identification of mitigation measures; iv. ongoing monitoring, management review and certified updates (as required); and v. traffic control plans and/or traffic control diagrams, prepared in 	a) Prior to commencement of site works

No	Condition	Timing
	<p>accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s).</p> <p>b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site at all times.</p>	<p>b) At all times during construction</p>
6.	<p>Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment, DSDTI detailed earthworks plans certified by an RPEQ, generally in accordance with <i>AS3798 – 2007“Guidelines on Earthworks for Commercial and Residential Developments</i>.</p> <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans as required by condition 21 – Erosion and Sediment Management; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and iv. provide full details of any areas where surplus soils are to be stockpiled. <p>b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDTI certification by an RPEQ that all earthworks have been carried out in generally accordance with the certified plans submitted under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
7.	<p>Vehicle Access</p> <p>a) Construct a vehicle crossover generally in accordance with the approved plans and designed and constructed in accordance with the relevant Council standard CMDG-R-041 (latest revision).</p> <p>b) Submit to EDQ Development Assessment, DSDTI certification by an RPEQ written evidence demonstrating that the crossover(s) have been provided in accordance with part a) of this condition</p>	<p>a) Prior to commencement of use and to be maintained</p> <p>b) Prior to commencement of use</p>
8.	<p>Car Parking</p> <p>a) Provide car parking spaces, delineated and signed generally in accordance with <i>AS2890 – Parking Facilities</i> and the approved plans.</p> <p>All PWD spaces not associated with a residential use are required to be available at all times to bona fide visitors to the approved development.</p> <p>b) Submit to EDQ Development Assessment, DSDTI certification by an RPEQ demonstrating that the parking facilities have been provided in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use and to be maintained</p> <p>b) Prior to commencement of use</p>
9.	<p>Bicycle Parking</p> <p>a) Provide bicycle parking facilities delineated and signed generally in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities and Maranoa Planning Scheme (Version 2)</i></p> <p>b) Submit to EDQ Development Assessment, DSDTI written evidence demonstrating bicycle parking facilities have been provided in accordance</p>	<p>a) Prior to commencement of use and to be maintained</p> <p>b) Prior to commencement of use</p>

No	Condition	Timing
	with part a) of this condition.	
10.	Water Connection	
	Connect the development to the existing water reticulation network in accordance with the Council's current adopted standards.	Prior to commencement of use
11.	Sewer Connection	
	Connect the development to the existing sewer reticulation network in accordance with the Council's current adopted standards.	Prior to commencement of use
12.	Stormwater Connection	
	Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council's current adopted standards.	Prior to commencement of use
13.	Compliance Assessment - Stormwater Management (Quality)	
	<ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DSSTI for compliance assessment updated overall concept plans including cross sections certified by an RPEQ for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the relevant approved documents. b) Submit to EDQ Development Assessment, DSSTI detailed engineering design and construction drawings certified by an RPEQ for the proposed stormwater quality devices generally in accordance with the endorsed concept plans required under part a) of this condition c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ Development Assessment, DSSTI 'as constructed' drawings, including an asset register, certified by an RPEQ. 	<ul style="list-style-type: none"> a) Prior to commencement of site works b) Prior to commencement of site works c) Prior to commencement of use d) Prior to commencement of use
14.	Compliance Assessment - Stormwater Management (Quantity)	
	<ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DSSTI for compliance assessment a site-based Stormwater Management Plan including the operation and maintenance strategy certified by an RPEQ designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>. b) Submit to EDQ Development Assessment, DSSTI detailed engineering design/construction plans and hydraulic calculations certified by an RPEQ for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>. c) Construct the works in accordance with the certified plans as required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDDT "as constructed" plans including an asset register certified by an RPEQ. 	<ul style="list-style-type: none"> a) Prior to commencement of site works b) Prior to commencement of site works c) Prior to commencement of use d) Prior to commencement of use
15.	Outdoor Lighting	
	Outdoor lighting within the development is to be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained

No	Condition	Timing
16.	<p>Electricity</p> <p>Submit to EDQ Development Assessment, DSSTI either:</p> <ul style="list-style-type: none"> a) written evidence from Ergon confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or b) written evidence from Ergon confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services. 	Prior to commencement of site works
17.	<p>Telecommunications</p> <p>Submit to EDQ Development Assessment, DSSTI documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.</p>	Prior to commencement of site works
18.	<p>Broadband</p> <p>Submit to EDQ Development Assessment, DSSTI 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.</p>	Prior to commencement of site works
19.	<p>Public Infrastructure – Damage, Repairs and Relocation</p> <p>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.</p>	Prior to commencement of use
Landscape and Environment		
20.	<p>Compliance Assessment - Landscape Works</p> <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DSSTI for compliance assessment, detailed landscape plans certified by an AILA, for landscape works within the proposed development. b) Construct the works in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSSTI "as constructed" plans certified by an AILA. 	<ul style="list-style-type: none"> a) Prior to commencement of building works above ground level b) Prior to commencement of use and to be maintained c) Prior to commencement of use
21.	<p>Erosion and Sediment Management</p> <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DSSTI an Erosion and Sediment Control Plan (ESCP) certified by an RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: <ul style="list-style-type: none"> i. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and ii. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). b) Implement the certified ESCP as submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of site works b) At all times during construction

No	Condition	Timing
22.	<p>Refuse Collection</p> <p>On collection day, bins are to be located on the eastern side of Acacia Street as shown on the “Proposed site plan” prepared by Fulton Trotter Architects, drawing no 3418RO01 ACD1001, dated 22/10/2019 (amended in red on 4 June 2020).</p> <p>Submit to EDQ Development Assessment, DSDTI refuse collection approval from Council or a private waste contractor.</p>	Prior to commencement of use
23.	<p>Fencing</p> <p>Fencing along all boundaries adjoining residential uses of the site is to be installed generally in accordance with the endorsed landscape plans as required by condition 20 of this approval.</p>	Prior to commencement of use
Surveying, land transfers and easements		
24.	<p>Easements over Infrastructure</p> <p>Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets.</p> <p>The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
Infrastructure Charges		
25.	<p>Infrastructure Contributions</p> <p>Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows:</p> <ul style="list-style-type: none"> • where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before 6 years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or • where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than 6 years from the original decision date – in accordance with the IFF in force at the time of the payment. • Where the application is an MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges. 	In accordance with the IFF

PDA Development Conditions – Reconfiguring a Lot

No	Condition	Timing
General		
26.	<p>Carry out the Approved Development</p> <p>Carry out the approved development generally in accordance with the approved plans and documents.</p>	Prior to survey plan endorsement
27.	<p>Certification of Operational Works</p> <p>All operational works, for contributed assets, undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i>.</p>	As required by the <i>Certification Procedures Manual</i>
28.	<p>Maintain the Approved Development</p> <p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.</p>	At all times
Engineering		
29.	<p>Public Infrastructure – Damage, Repairs and Relocation</p> <p>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.</p>	Prior to survey plan endorsement
Surveying, land transfers and easements		
30.	<p>Easements over infrastructure</p> <p>Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets.</p> <p>The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>	Prior to survey plan endorsement
Infrastructure Charges		
31.	<p>Infrastructure Contributions</p> <p>Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows:</p> <ul style="list-style-type: none"> • where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before 6 years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or • where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than 6 years from the original decision date – in accordance with the IFF in force at the time of the payment. • Where the application is an MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges. 	In accordance with the IFF

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 ****