

Our ref: DEV2020/1097

24 August 2020

Economic Development Queensland  
C/- Urbis Pty Ltd  
Attention: Matt Brown  
Level 32, 300 George Street  
BRISBANE QLD 4000

Email: mbrown@urbis.com.au

Dear Matt

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT WITH PLAN OF DEVELOPMENT – 1 LOT INTO 26 LOTS AND PARK AT UPPER BOWEN STREET, ROMA DESCRIBED AS LOT 145 ON SP316830 (FORMERLY DESCRIBED AS LOT 145 ON SP279195).**

On 24 August 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 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 [www.DSDTI.qld.gov.au/pda-da-applications](http://www.DSDTI.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 [gabrielle.shepherd@dsdmip.qld.gov.au](mailto:gabrielle.shepherd@dsdmip.qld.gov.au).

Yours sincerely



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

## PDA Decision Notice – Approval

| Site information                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Name of priority development area   | Bowen Street Roma                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |
| Site address                        | Lot 145 Upper Bowen Street, Roma                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
| Lot on plan description             | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Plan description |
|                                     | 145                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SP279195         |
| PDA development application details |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |
| DEV reference number                | DEV2019/1097                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |
| 'Properly made' date                | 19 February 2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
| Type of application                 | <input checked="" type="checkbox"/> New development involving: <div style="margin-left: 20px;"> <input type="checkbox"/> Material change of use               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> <input checked="" type="checkbox"/> Reconfiguring a lot               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input checked="" type="checkbox"/> Development permit                 </div> <input type="checkbox"/> Operational work               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> <input type="checkbox"/> Changing a PDA development approval               <input type="checkbox"/> Extending the currency period of a PDA approval             </div> |                  |
| Description of proposal applied for | Subdividing 1 lot into 26 residential lots, 1 park lot and 1 management lot with a plan of development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |

| 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                                                                                                                   |                                                                               | 24 August 2020                                                                                                                                             |              |
| Currency period                                                                                                                 |                                                                               | 4 years from the 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.                                                                                                                              | Overall ROL and Plan of Development, prepared by Urbis                        | Job No: P0019621 DWG No: ROL-02, Rev 5                                                                                                                     | 21/05/2020   |
| 2.                                                                                                                              | Landscape DA Report for proposed Stage 3 Streetscape Works, prepared by Lat27 | Revision B                                                                                                                                                 | January 2013 |

## **PREAMBLE**

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

## **ABBREVIATIONS AND DEFINITIONS**

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

1. **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).
2. **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. **Parkland** means carrying out operational works related to the provision of parkland infrastructure
  - c. **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;
  - d. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
  - e. **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;
  - f. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
  - g. **Water Works** means carrying out any operational works related to the provision of water infrastructure.

3. **Council** means Maranoa Regional Council.
4. **DSDTI** means the Department of State Development, Tourism and Innovation.
5. **EDQ** means Economic Development Queensland.
6. **IFF** means the Infrastructure Funding Framework, prepared by the Department of Infrastructure, Local Government and Planning, dated July 2020.
7. **MEDQ** means the Minister for Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means Registered Professional Engineer of Queensland.

| PDA Development Conditions – Reconfiguring a Lot |                                                                                                                                                                                                                                                                                              |                                                           |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| No.                                              | Condition                                                                                                                                                                                                                                                                                    | Timing                                                    |
| <b>General</b>                                   |                                                                                                                                                                                                                                                                                              |                                                           |
| 1.                                               | <b>Carry out the Approved Development</b><br><br>Carry out the approved development generally in accordance with the approved plans and documents.                                                                                                                                           | At all times                                              |
| 2.                                               | <b>Certification of Operational Works</b><br><br>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> .                  | As required by the <i>Certification Procedures Manual</i> |
| <b>Engineering</b>                               |                                                                                                                                                                                                                                                                                              |                                                           |
| 3.                                               | <b>Water Connection</b><br><br>Connect the development to the existing water reticulation network in accordance with the Maranoa Regional Council's current adopted standards.                                                                                                               | Prior to commencement of use                              |
| 4.                                               | <b>Sewer Connection</b><br><br>Connect the development to the existing sewer reticulation network in accordance with the Maranoa Regional Council's current adopted standards.                                                                                                               | Prior to commencement of use                              |
| 5.                                               | <b>Stormwater Connection</b><br><br>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 current adopted standards.                      | Prior to commencement of use                              |
| 6.                                               | <b>Telecommunications</b><br><br>Submit to EDQ Development Assessment, DSDTI 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. | Prior to commencement of site works                       |

| No.                                            | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Timing                                                                                      |
|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| 7.                                             | <b>Public Infrastructure – Damage, Repairs and Relocation</b><br><br>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                                                            |
| <b>Landscape and Environment</b>               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                             |
| 8.                                             | <b>Park and streetscape works</b><br><br>a) Undertake streetscape and park works generally in accordance with the approved Landscape DA Report for proposed Stage 3 Streetscape Works by Lat27 Revision B dated January 2013.<br><br>b) Provide 12 months maintenance to the streetscape and park works commencing on receipt of written confirmation from Economic Development Queensland (EDQ) that works are satisfactory.                                                                                                                                                                                                                                                                                                                               | a) Prior to survey plan endorsement<br><br>b) As indicated                                  |
| 9.                                             | <b>Acid Sulfate Soils (ASSMP)</b><br><br>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDTI an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be certified by a suitably qualified professional in soils and/or erosion sediment control<br><br>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP submitted under part a) of this condition.                                                                                                                                                                                                                                                                                            | a) Prior to commencement of or during site works<br><br>b) Prior to survey plan endorsement |
| <b>Surveying, land transfers and easements</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                             |
| 10.                                            | <b>Land transfers – Park and open space</b><br><br>Transfer, in fee simple, to Council as trustee Lot 900 for park and open space purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | At registration of survey plan                                                              |
| 11.                                            | <b>Easements over infrastructure</b><br><br>Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets.<br><br>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.                                                                                                                                                                                                                                                                                                                                                                              | Prior to survey plan endorsement                                                            |
| <b>Infrastructure Charges</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                             |
| 12.                                            | <b>Infrastructure Contributions</b><br><br>Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: <ul style="list-style-type: none"> <li>• 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</li> <li>• 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.</li> </ul> | In accordance with the IFF                                                                  |

| No. | Condition                                                                                                                                                                                                                         | Timing |
|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
|     | <ul style="list-style-type: none"> <li>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.</li> </ul> |        |

### 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 \*\***