

Our ref: DEV2013/519/8

2 December 2020

Economic Development Queensland
C/- RPS
Att: Ms Chiara Towler
PO Box 1559
FORTITUDE VALLEY QLD 4006

Email: chiara.towler@rpsgroup.com.au

Dear Chiara

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (43 RESIDENTIAL LOTS AND 1 BALANCE LOT) AND OPERATIONAL WORKS (WATER, SEWER, ROADWORKS, DRAINAGE, LANDSCAPING AND EARTHWORKS) WITH PLAN OF DEVELOPMENT AT 271 BEDFORD ROAD, ANDERGROVE FORMERLY DESCRIBED AS LOT 1 ON SP255624

On 2 December 2020 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website 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 Anita Torbey Fuller on 3452 7856 or at anita.torbeyfuller@dsdti.qld.gov.au.

Yours sincerely



Jeanine Stone
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Andergrove	
Site address	271 Bedford Road, Andergrove	
Former lot on plan description	Lot number	Plan description
	Lot 1	SP255624
PDA development application details		
DEV reference number	DEV2013/519/8	
'Properly made' date	23 November 2020	
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	Amendment to the Plan of Development design outcomes for Urban; Terrace and Villa; and Premium Villa Allotments	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice. The approved changes are summarised as follows: Amendment to the Plan of Development design outcomes for Urban; Terrace and Villa; and Premium Allotments
Original Decision date	13 January 2014
1 st Change to approval date	16 November 2018
2 nd Change to approval date	2 December 2020
Currency period	8 years from original decision date

Plans and documents

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

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Plan of Development Stage 8	118709-03 Revision G	12 November 2020
Plans and documents previously approved on 16 November 2018		Number (if applicable)	Date (if applicable)
1.	Plan of Subdivision Stage 8 Allotment Layout Cancelling Lot 1 on SP255624 prepared by RPS	118709-02 Rev F	10 September 2018
Plans and documents previously approved on 13 January 2014		Number (if applicable)	Date (if applicable)
1.	Bulk Earthworks Layout Plan - Stage 8 prepared by Bornhorst + Ward.	SK-C011 Rev E	13/12/13
2.	Water Reticulation Layout Plan – Stage 8 prepared by Bornhorst + Ward	SK-C072 Rev E	13/12/13
3.	Sewer Reticulation Layout Plan – Stage 8 prepared by Bornhorst + Ward	SK-C062 Rev E	13/12/13
4.	Roadworks and Drainage Layout Plan – Stage 8 prepared by Bornhorst + Ward	SK-C032 Rev E	13/12/13
5.	Stormwater Management Plan, Andergrove prepared by WRM Water and Environment	0678-01-C	04/08/10

PDA Development Conditions

No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.	Prior to survey plan endorsement
2.	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	Prior to survey plan endorsement
3.	Contaminated Land a) Land subject to contamination is to be remediated in accordance with the Department of Environment and Heritage Protection (DEHP) <i>Draft Guidelines for the Assessment & Management of Contaminated Land in Queensland</i> . b) Submit to EDQ a Suitability Statement obtained from DEHP removing the site from the Environmental Management Register (EMR).	a) Prior to commencement of site works b) Prior to survey plan endorsement
4.	Vegetation Clearing a) Survey and stake the boundary of the site works of a 'fauna-friendly' design, which allows native fauna to leave the disturbed area, is to be utilised. b) Submit to EDQ written evidence that part a) of this condition has been satisfied. c) No clearing of vegetation is permitted outside of the staked boundary area. d) Any damage to vegetation outside of the boundary is to be rehabilitated at the contractor's expense. e) Vegetation located within the staked boundary area is to be cleared in a manner that serves to avoid injury or harm to arboreal and avian fauna. Habitat trees are to be identified and marked with highly visible flagging tape. An appropriately qualified spotter-catcher ("spotter") is to be present on site during the felling of all identified habitat trees.	a) Prior to commencement of vegetation clearing b) Prior to commencement of vegetation clearing c) At all times during site works d) Prior to sealing of survey plan e) At all times during vegetation clearing

	f) Where practicable, hollow bearing limbs should be removed from felled trees and relocated into areas nominated for retention to provide additional habitat resources for native fauna in these areas. g) Cleared vegetation areas are not to result in the spread of weeds within the site. All weed matter will, following removal and/or control efforts, be removed from the site for disposal at a suitable facility or burnt on-site in consultation with the Queensland Fire and Rescue Service.	f) At all times during vegetation clearing g) As indicated
5.	Construction Management Plan a) Submit to EDQ a site based construction management plan that includes but is not limited to: • provision for the management of traffic around and through the site during and outside of construction work hours • provision for parking and materials delivery during and outside of construction hours of work • management of dust generated from the site during and outside construction work hours including the stabilisation of exposed soils; • management of sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal in accordance with <i>Mackay Regional Council's Planning Scheme Engineering Design Guidelines</i> • management of Acid Sulfate Soils in accordance with management plans prepared specifically for this site The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) At all times during site works
6.	Water Supply Reticulation a) Submit to EDQ Development Assessment Division Principal Engineer detail engineering drawings for the water reticulation system certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with <i>Water Reticulation Layout Plan – Stage 8 SK-C072 Rev E</i> dated 13/12/13 prepared by Bornhorst+Ward and the "Mackay City Council – Water	a) Prior to commencement of site works

	<i>Supply Water Supply Design - 2008" standards.</i> b) Construct the works in accordance with part a) of this condition c) Submit to EDQ Development Assessment Division "As Constructed" plans checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with parts a) and b) of this condition.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
7.	Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of all proposed lots in accordance with the <i>Mackay Regional Council's Planning Scheme Engineering Design Guidelines</i>.	Prior to survey plan endorsement
8.	Sewerage Reticulation a) Submit to EDQ Development Assessment Division Principal Engineer detail engineering drawings for the sewer reticulation system certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with <i>Sewer Reticulation Layout Plan – Stage 8 SK-C062 Rev E</i> dated 13/12/13 prepared by Bornhorst+Ward and the "<i>Mackay City Council – Water Supply Sewer Design - 2008" standards.</i> b) Construct the works in accordance with part a) of this condition. c) Submit to EDQ Development Assessment Division "As Constructed" plans checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with parts a) and b) of this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
9.	Stormwater Quality a) Submit to EDQ Development Assessment Division Principal Engineer detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) demonstrating the stormwater quality works for Stage 8 are generally in accordance with the Mackay Regional Council <i>Engineering Design Guidelines – Soil & Water Quality Guidelines 2008 and WRM Water and Environment Stormwater Management Plan Andergrove dated 4 August 2010.</i> b) Construct works in accordance with part a) of this condition c) Submit to EDQ Development Assessment Division "As Constructed" plans in accordance with Mackay Regional Council's Planning Scheme <i>Engineering Design</i>	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

	<i>Guidelines</i> , certified by a Registered Professional Engineer Queensland (RPEQ).	
10.	Stormwater (Quantity) a) Submit EDQ Development Assessment Division Principal Engineer designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with <i>Roadworks and Drainage Layout Plan – Stage 8 SK-C032 Rev E</i> dated 13/12/13 prepared by Bornhorst+Ward, <i>Mackay Regional Council's Planning Scheme Engineering Design Guidelines and WRM Water and Environment Stormwater Management Plan Andergrove</i> dated 4 August 2010. The application and design needs to demonstrate the following. • The underground stormwater pipe system is to take the minor storm flow for a minimum ARI 5 year rainfall event without surcharge and demonstrate that overland flow paths are provided for up to ARI 100 year runoff events clear of allotments and with suitable depth and velocity so as not to be a hazard to people or property. • No worsening discharge to a lawful point of discharge for all storm events up to the ARI 100 year b) Construct the works in accordance with part a) of this condition c) Submit to EDQ Development Assessment Division "As Constructed" plans checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with parts a) and b) of this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
11.	Filling and Excavation Construct all earthworks generally in accordance with approved <i>Stage 8 Bulk Earthworks Layout Plan SK-C011 Rev E</i> dated 13/12/13 prepared by Bornhorst+Ward. Submit to EDQ Development Assessment Division certification by a RPEQ specialising in geotechnical engineering that all cut and fill operations have been carried out in accordance with <i>AS3798 – Guidelines on Earthworks</i> and any unsuitable material encountered has been treated and/or replaced with suitable replacement material	a) Prior to survey plan endorsement b) Prior to survey plan endorsement

12.	Roads, Footpaths and Parking Areas a) Submit to EDQ Development Assessment Division Principal Engineer engineering drawings for roads, footpaths and parking areas, checked and certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with <i>Roadworks and Drainage Layout Plan – Stage 8 SK-C032 Rev E</i> dated 13/12/13 and Mackay Regional Council's 'Geometric Road Design' guidelines. All on-street parking bays and associated manoeuvring spaces shall be designed in accordance with AS 2890.5 – 1993 On Street Parking Facilities b) Construct the works in accordance with part a) of this condition. c) Submit to EDQ Development Assessment Division 'as-constructed' plans certified by an RPEQ (Civil) that all works have been constructed in accordance with parts a) and b) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
13.	Street Lighting Design and install a street lighting system (including connections and energising) endorsed by Mackay Regional Council to all roads within and bounding the subdivision and to all footpaths/bikeways within road reserves and parks associated with the subdivision at no cost to Council. The design and construction of the street lighting system must: • be in accordance with Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i>. • meet the relevant requirements of the electricity supplier • be acceptable to the electricity supplier as 'Rate 2 Public Lighting'	Prior to survey plan endorsement
14.	Electricity Submit to EDQ Development Assessment Division Principal Engineer either; a) written evidence from Ergon demonstrating that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence that the applicant has entered into an agreement with an authorised electricity supplier to provide underground electricity services.	Prior to survey plan endorsement

15.	Telecommunications Submit to EDQ Development Assessment Division Principal Engineer written evidence of an agreement with an authorised telecommunications supplier to provide an underground telecommunications service to each lot within the proposed development. Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited '<i>New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers</i>', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to survey plan endorsement
16.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development in accordance with Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i>.	Prior to survey plan endorsement
17.	Fire Hydrants Install fire hydrants in Whitefig Close between the housing and retained bushland in accordance with Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i>.	Prior to survey plan endorsement
18.	Public Landscape & Streetscape Works a) Submit to EDQ Development Assessment Division for compliance endorsement detailed landscape plans certified by a qualified landscape architect (AILA). for all public landscaped areas in accordance with Mackay Regional Council's Landscape Guidelines.. The plans shall, where applicable, document the following: ▪ Existing site contours or levels ▪ Location of existing services ▪ Location of proposed drainage works within landscaped areas, including cross-sections and descriptions. ▪ Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk. ▪ Construction of vehicle barriers/bollards along off street landscaped frontages to prevent unauthorised vehicular access. ▪ Provision of a lock-rail access point (positioned at a level and logical point), and associated vehicular crossover to each road frontage to off street landscaped areas. ▪ Details of laneway surface treatments	a) Prior to commencement of work

	▪ Surface treatments, including the preparation of all open ground within open space areas to ensure that it is topsoiled, grassed and suitable for mowing. Grassing is to achieve 80% coverage at the time of On Maintenance inspection. ▪ Provision of plant schedule including street trees listing all proposed plants by botanical name, quantity and size at time of planting. b) Submit to EDQ certification from a suitably qualified landscape architect that all landscape works have been inspected and constructed in accordance with part a) of this condition c) On Maintenance Provide 12 months maintenance to the landscaping and street trees commencing on receipt of written confirmation from EDQ that planting is satisfactory. d) Off Maintenance Inspection On completion of the 12 months maintenance period, contact EDQ Principal Engineer to arrange an Off Maintenance inspection.	b) Prior to survey plan endorsement c) As indicated d) As indicated
19.	Erosion & Sediment Control a) Submit to EDQ Development Assessment Division Principal Engineer an Erosion and Sediment Control (E&SC) Program certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with Mackay Regional Council's (MRC) adopted standards. b) The E&SC shall be closely monitored by a Registered Professional Engineer Queensland (RPEQ)	a) Prior to commencement of construction b) At all times during construction
20.	Easements over Infrastructure Mackay Regional Council – Nominated Assessing Authority Public utility easements must be provided, in favour of and at no cost to Mackay Regional Council (MRC), over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the MRC Chief Executive Officer.	Prior to survey plan endorsement
21.	Affordable Housing Submit to EDQ Development Assessment Division evidence of how across the entire PDA: a) A minimum of 60 percent of all dwellings across the PDA available for purchase at or below the median house price for Mackay City; and	Prior to survey plan endorsement

	b) Deliver a minimum of 50 percent of all dwellings available to purchase or rent to low to moderate income households for Mackay City.	
22.	Accessible Housing a) Provide 10% of product as accessible (5 dwellings) in accordance with Economic Development Queensland (EDQ) <i>Accessible Housing Guideline No.2</i> b) Provide to EDQ Development Assessment Division evidence that part a) of this condition has been complied with.	Prior to commencement of use
23.	Pre-Construction Certification No works shall commence until EDQ acknowledges in writing receipt of certification package from the Project Coordinator in accordance with section 6.4 a) of the EDQ <i>Certification Procedures Manual</i> .	Prior to survey plan endorsement
24.	Post-Construction Certification Submit Post-Construction (Practical Completion) Certification, forms and “as Constructed” plans certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works “as constructed” in accordance with section 6.4 b) of the EDQ <i>Certification Procedures Manual</i>	Prior to survey plan endorsement
25.	Infrastructure Contributions Pay to the MEDQ a monetary contribution towards the cost of the provision of essential infrastructure at the rate applicable at the time of payment. The total contribution will be calculated in accordance with the Mackay Regional Council Adopted Infrastructure Charges Resolution, April 2013. Prior to payment, submit to the MEDQ, written confirmation from Mackay Regional Council of the exact charge payable.	The earlier of the following: i. Prior to the endorsement of the plan of subdivision; or ii. Prior to the commencement of use iii. Prior to the endorsement of the detailed design drawings against the approved plan of development.

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 ****