



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2020/1097/4

1 August 2022

Economic Development Queensland
C/- RPS
Att: Sam Buchanan and Georgina Bartlett
PO Box 1559
FORTITUDE VALLEY QLD 4006

Email: Samantha.buchanan@rpsgroup.com.au; georgina.bartlett@rpsgroup.com.au

Dear Sam and Georgina

Section 99 Approval - application to change PDA development application

PDA Development Permit for Reconfiguring a Lot with Plan of Development – 1 lot into 25 lots and park at Upper Roma Street, Bowen described as Lot 145 on SP316830 (formerly described as Lot 145 on SP279195)

On 1 August 2022 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.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Marissa Bais, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7344 or at Marissa.bais@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

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

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Bowen Street, Roma	
Site address	Upper Bowen Street, Roma	
Lot on plan description	Lot number	Plan description
	Lot 145	SP316830
PDA development application details		
DEV reference number	DEV2020/1097	
'Properly made' date	21/06/2022	
Type of application	☐ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Change to PoD to include built form provisions for residential 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. The approval is for: • Update to POD to include: ○ building envelopes ○ preferred garage location ○ driveway locations ○ open space locations. ○ Noting that some of these setbacks, namely the front setback, differ from the provisions of the QDC. ○ Maximum site cover of all lots will be 50% for lots 450m² to 599m² and 50% for lots over 600m²	
Original Decision date	24 August 2020	
1 st Change to approval date	26 November 2020	
2 nd Change to approval date	1 August 2022	
Currency period	4 years from the original date of the decision	

Approved plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved plans and documents		Number (if applicable)	Date
1.	Clearview Rise Plan of Development Stage 3, prepared by RPS	151044-01, Rev B as amended in red 25/07/22	22 July 2022
Plans and documents previously approved on 26 November 2020		Number (if applicable)	Date (if applicable)
2.	Overall ROL and Plan of Development, prepared by Urbis	P0019621 ROL-02 Rev 6	09/11/20
Plans and documents previously approved on 24 August 2020		Number (if applicable)	Date (if applicable)
3.	Landscape DA Report for proposed Stage 3 Streetscape Works, prepared by Lat27	Revision B	January 2013

Preamble, abbreviations, and definitions	
<u>PREAMBLE</u> For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies: <u>ABBREVIATIONS AND DEFINITIONS</u> For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised: Certification Procedures Manual means the document titled <i>Certification Procedures Manual</i>, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time). 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: External Authority means a public-sector entity external to the MEDQ; - Parkland means carrying out operational works related to the provision of parkland infrastructure 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; Sewer Works means carrying out any operational works related to the provision of waste water infrastructure; 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; Stormwater Works means carrying out any operational works related to the provision of stormwater infrastructure; and Water Works means carrying out any operational works related to the provision of water infrastructure.	

3.	Council means Maranoa Regional Council.
4.	DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.
5.	EDQ means Economic Development Queensland.
6.	EDQ DA means Economic Development Queensland's – Development Assessment team.
7.	EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.
8.	IFF means the Infrastructure Funding Framework, prepared by the Department of Infrastructure, Local Government and Planning, dated July 2020.
9.	MEDQ means the Minister for Economic Development Queensland.
10.	PDA means Priority Development Area.
11.	RPEQ means Registered Professional Engineer of Queensland.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@dsdilgp.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au.

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.	At all times
2.	Certification of Operational Works 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>
Plan of Development		
3.	Carry out the approved development – POD Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use and to be maintained
Engineering		
4.	Water Connection 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

PDA development conditions		
No.	Condition	Timing
5.	Sewer Connection 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
6.	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 current adopted standards.	Prior to commencement of use
7.	Telecommunications Submit to EDQ DA 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
8.	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
Landscape and Environment		
9.	Park and streetscape works 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. 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 b) As indicated
10.	Acid Sulfate Soils (ASSMP) a) Where acid sulfate soils are found on site, submit to EDQ DA 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. 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 b) Prior to survey plan endorsement
Surveying, land transfers and easements		
11.	Land transfers – Park and open space Transfer, in fee simple, to Council as trustee Lot 900 for park and open space purposes.	At registration of survey plan
12.	Easements over infrastructure Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets. 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

PDA development conditions		
No.	Condition	Timing
Infrastructure Charges		
13.	Infrastructure Contributions Unless a relevant infrastructure agreement provides to the contrary, 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 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 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.	In accordance with the IFF

STANDARD ADVICE

Please note that 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 ****