

DEV2012/324

21 March 2013

Economic Development Queensland
C/- Wolter Consulting Group Pty Ltd
PO Box 426
NEW FARM QLD 4005

Attention Mitchell Hendricks

Dear Mitchell

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
RECONFIGURING A LOT FOR SUBDIVISION OF 1 INTO 4 LOTS PLUS PARK,
BALANCE LOT AND NEW ROAD AT 20 MERIMBULA CRESCENT, FITZGIBBON
DESCRIBED AS LOT 4003 ON SP249426**

On 21 March 2013 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*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website
<http://www.dsdp.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Matt Toon on 07 3024 4166.

Yours Sincerely



Patrick Atkinson

MANAGER – DEVELOPMENT ASSESSMENT

PDA Decision Notice – Approval

Site information			
Name of urban development area (PDA)		<i>Fitzgibbon</i>	
Site address		<i>20 Merimbula Crescent, Fitzgibbon</i>	
Lot on plan description	Lot number	Lot description	
	<i>Lot 4003</i>	<i>SP249426</i>	
PDA development application details			
MEDQ reference number		<i>DEV2012/324</i>	
Lodgement date		<i>3 September 2013</i>	
Type of application		☐ New development involving:- ☐ Reconfiguring a lot ☐ Development permit	
Description of proposal applied for		<i>Development permit for reconfiguring a lot for subdivision of 1 into 4 lots plus park, balance lot and new road</i>	
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		<i>21 March 2013</i>	
Currency period		<i>4 years from decision date</i>	
Plans and specification			
The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.			
Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Plan of Reconfiguration Lots 1 - 5 &	SB2689_01_C	12/07/12

	501	Sheet 1 of 2	(Amended in Red 7 NOV 2012)
2.	Plan of Reconfiguration Lots 1 - 5 & 501	SB2689_01_C Sheet 2 of 2	12/07/12 (Amended in Red 7 NOV 2012)
3.	Preliminary Roadworks Plan – Title Scheme 2	SK06 Rev B	28/08/12
4.	Preliminary Stormwater Schematic – Title Scheme 2	SK07 Rev B	28/08/12
5.	Preliminary Sewer Schematic – Title Scheme 2	SK08 Rev B	28/08/12
6.	Preliminary Water Schematic – Title Scheme 2	SK09 Rev B	28/08/12
7.	Preliminary Car Parking Plan – Title Scheme 2	SK10 Rev B	28/08/12

PDA Development Conditions

1.	Carry out the approved development Carry out the development generally in accordance with the approved plan/s. drawing/s and document/s.	Prior to survey plan endorsement
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant approval required by the conditions.	As indicated
3.	Dedicate Park Transfer and surrender to the Crown as Park for Public Use the land indicated as proposed Lot 5 on the approved drawings and documents.	Prior to survey plan endorsement
4.	Construction Management Plan Submit to Economic Development Queensland (EDQ) a site based construction management plan that will include but not be 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 sedimentation, erosion and dust generated from the site during and outside construction work hours; • Management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; • Management of contaminated soils, including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed.	Prior to commencement of works

	On completion of the 12 months maintenance period, contact EDQ to arrange an Off Maintenance inspection.	d) As indicated
6.	Park Landscape Works a) Submit to Economic Development Queensland (EDQ) for compliance endorsement detailed landscape plans certified by a qualified landscape architect for the designated park on proposed Lot 5 in accordance with the <i>Brisbane City Council's Subdivision & Development Guidelines</i> and <i>Centres Detail Design Manual (CDDM)</i>. The plan is to be prepared at a scale of 1:100 and include but not limited to the following: ▪ the extent of soft and hard landscape works ▪ location and description of fencing or walls ▪ description/details of critical design elements where applicable (e.g. proposed surface treatments, stabilisation of batters, podium planters) ▪ basic specification notes on plan for all proposed landscape works. ▪ a planting schedule listing proposed plants by botanical names, quantities, pot size, height, spread and calliper at time of planting and ▪ proposed artwork. b) Submit to EDQ certification from a suitably qualified landscape architect that all streetscape works have been inspected and constructed in accordance with part a) of this condition c) On Maintenance Provide 12 months maintenance to the landscaping 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 to arrange an Off Maintenance inspection.	a) Prior to commencement of work b) Prior to survey plan endorsement c) As indicated d) As indicated
7.	Roadworks & On-Street Car Parking a) Submit to Economic Development Queensland (EDQ) detailed engineering drawings of road works including on-street carparking certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with the approved Preliminary Roadworks Plan – Title Scheme 2 Dwg No SK06 Rev B dated 28/08/12, Preliminary Car Parking Plan – Title Scheme 2 Dwg No SK10 Rev B dated 28/08/12 and the <i>Brisbane City Council's Subdivision & Development Guidelines</i>. The on-street car parking shall be designed in accordance with <i>AS2890:5 Parking Facilities – On Street Parking</i>. b) Construct the works in accordance with the certified plans required in part a) of this condition	a) Prior to commencement of works b) Prior to survey

	c) Submit to EDQ "As Constructed" plans including an asset register in a format acceptable to the Brisbane City Council certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with parts a) and b) of this condition.	plan endorsement c) Prior to survey plan endorsement
8.	Stormwater (Quantity) a) Submit to Economic Development Queensland (EDQ) detailed designs and hydraulic calculations for the proposed stormwater drainage system certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the approved Preliminary Stormwater Schematic – Title Scheme 2 Dwg No SK07 Rev B dated 28/08/12 and the <i>Brisbane City Council's Subdivision & Development Guidelines</i>. b) Construct the works in accordance with the certified plans required in part a) of this condition. c) Submit to EDQ "As Constructed" plans including an asset register, in a format acceptable to the <i>Brisbane City Council</i> certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally 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
9.	Stormwater (Quality) a) Submit to Economic Development Queensland (EDQ) for compliance endorsement stormwater quality system designs and calculations certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the <i>Brisbane City Council's Subdivision & Development Guidelines</i>. b) Construct the works in accordance with the endorsed plans in part a) of this condition. c) Submit to EDQ "As Constructed" plans including an asset register, in a format acceptable to the <i>Brisbane City Council</i> certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally 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
10.	Water Reticulation a) Submit to Economic Development Queensland (EDQ) detailed water reticulation plans certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the approved Preliminary Water Schematic – Title Scheme 2 Dwg No SK09 Rev B dated 28/08/12 and the <i>Brisbane City Council's Subdivision & Development Guidelines</i>. b) Construct the works in accordance with the certified plans required in part a) of this condition.	a) Prior to commencement of works b) Prior to survey plan

	c) Submit to EDQ "As Constructed" plans including an asset register, in a format acceptable to the <i>Brisbane City Council</i> certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with parts a) and b) of this condition.	endorsement c) Prior to survey plan endorsement
11.	Sewer Reticulation a) Submit to Economic Development Queensland (EDQ) detailed sewer reticulation plans certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the approved Preliminary Sewer Schematic – Title Scheme 2 Dwg No SK08 Rev B dated 28/08/12 and the <i>Brisbane City Council's Subdivision & Development Guidelines</i>. b) Construct the works in accordance with the certified plans required in part a) of this condition. c) Submit to EDQ "As Constructed" plans including an asset register, in a format acceptable to the <i>Brisbane City Council</i> certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally 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
12.	Street Lighting Design and install a street lighting system (including connections and energising) to all roads and relevant laneways within and bounding the subdivision and to all footpaths/bikeways within road reserves associated with the subdivision. The design and construction of the street lighting system must: ▪ be in accordance where relevant with Chapter 7 of <i>Brisbane City Council's Subdivision and Development Guidelines</i> and the <i>Centres Detail Design Manual</i>. ▪ meet the relevant requirements of the Energex <i>Public Lighting Construction Manual</i>) ▪ be acceptable to the electricity supplier as 'Rate 2 Public Lighting' (refer Energex's Rate 2 Public Lighting Design Parameters). ▪ be designed and positioned to comply with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> and AS11583.1:2005 <i>Pedestrian area category P lighting</i>	Prior to survey plan endorsement
13.	Soil Erosion and Sediment Control a) Submit to Economic Development Queensland (EDQ) an Erosion and Sediment Control (E&SC) Program certified by a Registered Professional Engineer of Queensland (RPEQ) that complies with the <i>Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later)</i>. b) The E&SC program shall be monitored by a Registered Professional Engineer Queensland (RPEQ).	a) Prior to commencement of work b) At all times during construction

		works
14.	Easements over Infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour of Economic Development Queensland (EDQ). The terms of the easements must be to the satisfaction of EDQ.	Prior to survey plan endorsement
15.	Electricity Submit to Economic Development Queensland (EDQ) written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services to each lot.	Prior to commencement of works
16.	Telecommunications Submit to Economic Development Queensland (EDQ) documentation from an authorised telecommunications service provider to confirm that satisfactory agreements have been made for the provision of underground telecommunications to each lot within the proposed development.	Prior to commencement of works
17.	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 connection in accordance with the approved development the <i>Brisbane City Council's Subdivision & Development Guidelines</i>.	Prior to survey plan endorsement
18.	Pre-Construction Self Certification No work shall commence until Economic Development Queensland (EDQ) acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with EDQ Certification Procedures Manual	Prior to commencement of works
19.	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved forms and "As Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" and are generally in accordance with the approved plans.	Prior to survey plan endorsement
20.	Infrastructure Contributions Pay to Economic Development Queensland (EDQ) a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with the EDQ's <i>Interim Infrastructure Framework (The Framework)</i>. The Framework specifies that the charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index. The current applicable charge is:	Prior to survey plan endorsement

Detached dwelling charge	\$17,992 x 4	\$71,968
Total Infrastructure Charge		\$71,968
Notes: - Charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index - Credits are available where the applicant can prove previous payments have been made.		

ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Brisbane City Council (BCC) or Queensland Urban Utilities (QUU) Endorsement

For any conditions in this package that require the consideration of BCC or QUU, you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition has been met, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation or a permit).

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*. Pursuant to Division 3 Section 440R of the *Environmental Protection Act 1994*, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-

- (a) on a Sunday or public holiday, at any time; or
- (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

**** End of Package ****