

REF: DEV2012/231

9 April 2013

Ms Lynda Mills
Medift Pty Ltd
131 Summers Street
PERTH WA 6000

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

Dear Ms Mills

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
MATERIAL CHANGE OF USE FOR BUSINESS (MEDICAL CENTRE) AT BLAIN
STREET, BLACKWATER DESCRIBED AS LOT 5 ON B337147**

On 9 April 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.dsdiq.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 3024 4166.

Yours Sincerely



Patrick Atkinson
Manager Development Assessment

PDA Decision Notice – Approval

Site information			
Name of urban development area (PDA)		Blackwater	
Site address		14 Blain Street, Blackwater	
Lot on plan description	Lot number		Lot description
	5		B337147
PDA development application details			
MEDQ reference number		DEV2012/231	
Lodgement date		22 January 2013	
Type of application		☒ New development involving:- ☐ Material change of use ☐ Development permit	
Description of proposal applied for		Development Permit for Material Change of Use for Business (Medical Centre)	
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		9 April 2013	
Currency period		4 years from decision date	
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 Development North Blackwater General Practice Lot 5 Blain St, North Blackwater Working Drawings	A02	28 March 2013 (Received and Amended in Red)
PDA Development Conditions			
1.	Carry out the approved development		
	Carry out the development generally in accordance	Prior to the commencement of	

	Landscape Architect that the works have been inspected and constructed in accordance with the submitted plans from part a) of this condition.	use
6.	Construction Management Plan Submit to Economic Development Queensland (EDQ) Principal Engineer 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. 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. 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.	Prior to commencement of works
7.	Internal Roadways & Car Parking Design, construct, seal and linemark the internal roadways and car parking areas generally in accordance with the approved North Blackwater General Practice Lot 5 Blain St, North Blackwater Working Drawings number A02 dated 28 March 2013 (Received and Amended in Red). The design shall be certified by a Registered Professional Engineer Queensland (RPEQ) and be in accordance with <i>AS2890.1 Parking Facilities – Off Street Parking</i> and the <i>Capricorn Municipal Development Guidelines</i>.	Prior to commencement of use
8.	Vehicle Access	

	Design and construct the vehicle crossovers generally in accordance with the approved North Blackwater General Practice Lot 5 Blain St, North Blackwater Working Drawings number A02 dated 28 March 2013 (Received and Amended in Red) and the <i>Capricorn Municipal Development Guidelines Standard Drawing SD-R-042</i> .	Prior to commencement of use
9.	Footpath Extension a) Design and construct a 1.2m wide footpath along the Blain Street frontage in accordance with the <i>Capricorn Municipal Development Guidelines</i> . b) Submit to Economic Development Queensland (EDQ) and Central Highlands Regional Council (CHRC) 'As-Constructed' plans and asset register of the completed works.	a) Prior to commencement of use b) Prior to commencement of use
10.	Stormwater Design and construct the stormwater pipe work and kerb connections in accordance with <i>Capricorn Municipal Development Guidelines</i> . The design shall be certified by a Registered Professional Engineer Queensland (RPEQ) or a suitably qualified hydraulic specialist.	Prior to commencement of use
11.	Repair damage to Kerb, Footpath or Road Repair to the satisfaction of the <i>Central Highlands Regional Council</i> any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and pipes) that may occur during any works carried out in association with the approved development.	Prior to the commencement of use
12.	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 conjunction with the approved development.	Prior to the commencement of use
13.	Erosion and Sediment Control a) Submit to Economic Development Queensland (EDQ) an Erosion and Sediment Control (ESC) Plan in accordance with <i>Central Highlands Regional Highlands Development Guidelines</i> . Plan to be certified by Registered Professional Engineer Qld (RPEQ-Civil) or Certified Professional in	a) Prior to commencement of work

	Erosion and Sediment Control (CPESC). b) Implement the ESC Plan on site in accordance with the certified plan from part a) of this condition.	b) During construction works																					
14.	Finished Floor Levels Construct the dwellings to provide a minimum finished floor level of 300mm above the top of kerb in Blain Street.	Prior to the commencement of use																					
15.	Infrastructure Contributions (Business – Medical Centre) Pay to Economic Development Queensland (EDQ) a monetary contribution towards the cost of the provision of essential infrastructure. The current contribution has been calculated in accordance with Central Highlands Regional Council's <i>Adopted Infrastructure Charges Resolution (no.1) 2011</i>. The current 2012/2013 total applicable charge is \$32 per m² of GFA (Local Government adopted infrastructure charges) and \$5.00 per m² of GFA (Local Government adopted infrastructure charges for stormwater network). Based on an additional GFA of 102m², the current applicable charge is \$3,774 and allocated to the trunk infrastructure network as stated below - <table border="1"> <thead> <tr> <th>Network</th><th>% of Total Adopted Charge</th><th>Contribution</th></tr> </thead> <tbody> <tr> <td>Sewerage</td><td>26%</td><td>\$981.24</td></tr> <tr> <td>Water</td><td>19%</td><td>\$717.06</td></tr> <tr> <td>Roads</td><td>28%</td><td>\$1,056.72</td></tr> <tr> <td>Parks</td><td>19%</td><td>\$717.06</td></tr> <tr> <td>Stormwater</td><td>8%</td><td>\$301.92</td></tr> <tr> <td>TOTAL</td><td>100%</td><td>\$3,774.00</td></tr> </tbody> </table> <i>Notes: This charge will be adjusted each financial year in accordance with the three (3) year rolling average of the Queensland Roads and Bridges Index.</i>	Network	% of Total Adopted Charge	Contribution	Sewerage	26%	\$981.24	Water	19%	\$717.06	Roads	28%	\$1,056.72	Parks	19%	\$717.06	Stormwater	8%	\$301.92	TOTAL	100%	\$3,774.00	Prior to commencement of use
Network	% of Total Adopted Charge	Contribution																					
Sewerage	26%	\$981.24																					
Water	19%	\$717.06																					
Roads	28%	\$1,056.72																					
Parks	19%	\$717.06																					
Stormwater	8%	\$301.92																					
TOTAL	100%	\$3,774.00																					

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 *Economic Development Act 2012* 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.

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 ****

