



Our ref: DEV2016/792/6

25 September 2024

Wealth Managers Australia
Attn: Ms Julie Millar
PO Box 6866
GCMC QLD 9726

Email: manager@wma.net.au

Dear Ms Millar

Section 99 Approval - Application to Change PDA Development Approval
Reconfiguring a Lot – 1 lot into 8 lots and Plan of Development at 2 Harvey Road, Clinton described as Lot 896 on SP261771

On 25 September 2024 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 [Current applications and approvals](#).

If you require any further information, please contact Ms Chessa Lao, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7425 or at Chessa.Lao@edq.qld.gov.au, who will assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Clinton	
Site address	2 Harvey Road, Clinton	
Lot on plan description	Lot number	Plan description
	896	SP261771
PDA development application details		
DEV reference number	DEV2016/792/6	
'Properly made' date	12 June 2024	
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	
Description of proposal applied for	Amendment Application: Reconfiguring a Lot – 1 lot into 8 lots and a Plan of Development (Stage 4A)	
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: Amendment to Item 33 of the Plan of Development Stage 4A Allotment Layout (Doc No. 102361-62, Rev B) to reference amended house plans for Lot 309 & 310.	
Original Decision date	25 August 2016	
1 st Change to approval date	25 September 2024	
Currency period	6.5 years from the original decision date	
Assessment Team		
Assessment Manager (Lead)	Chessa Lao, Planner	
Manager	Brandon Bouda, Manager	
Engineer	N/A	
Delegate	Amanda Dryden, Director	

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	Date
1.	Proposed Site Plan - Lot 309, prepared by XPRESSDRAFT	BA 0.05, Revision K	09 September 2024 (Amended In Red 19 September 2024)
2.	Floor Plan, prepared by XPRESSDRAFT	BA 1.03, Revision K	09 September 2024
3.	Roof Plan, prepared by XPRESSDRAFT	BA 1.05, Revision K	09 September 2024
4.	Elevations, prepared by XPRESSDRAFT	BA 2.01, Revision K	09 September 2024
5.	Proposed Site Plan - Lot 310, prepared by XPRESSDRAFT	BA 0.05, Revision M	4 September 2024 (Amended In Red 19 September 2024)
6.	Floor Plan, prepared by XPRESSDRAFT	BA 1.03, Revision M	4 September 2024
7.	Roof Plan, prepared by XPRESSDRAFT	BA 1.05, Revision M	4 September 2024
8.	Elevations, prepared by XPRESSDRAFT	BA 2.01, Revision M	4 September 2024
9.	Plan of Development Stage 4A Allotment Layout	102361-62, Rev B	08 July 2016 (Amended In Red 19 September 2024)
Plans and documents previously approved on 25 August 2016		Number	Date
1.	Plan of Subdivision Stage 4A Allotment Layout	102361-61, Rev B	08 July 2016

Preamble, Abbreviations, and Definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET 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 definitions apply:

- External Authority** means a public-sector entity other than the MEDQ;
- Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;

- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

COUNCIL means the relevant local government for the land the subject of this approval.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

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@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
1.	Carry Out the Approved Development Carry out the approved development generally in accordance with the approved plans and Plan of Development.	Prior to survey plan endorsement.
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> . This condition applies to the following conditions: • 5. Water • 6. Sewerage • 7. Stormwater Management • 8. Filling and Excavation	As required by the <i>Certification Procedures Manual</i>

PDA Development Conditions		
No.	Condition	Timing
	9. Roads 17. Streetscape Works	
3.	Affordable Housing Submit to EDQ Development Assessment, DILGP an estimate of how across the entire PDA: a) a minimum of 60% of all dwellings, available for purchase at or below the medium house price for Gladstone, will be delivered; and b) minimum of 50% of all dwellings, available to purchase or rent to low to moderate income households for Gladstone, will be delivered.	Prior to survey plan endorsement
Engineering		
4.	Construction Management Plan a) Submit to EDQ Development Assessment, DILGP, a site based construction management plan, prepared by the principal site contractor, that will include but is not limited to: - the management of traffic around and through the site during and outside of construction work hours; - parking and materials delivery during and outside of construction work hours; - management of contaminated soils, including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed. 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
5.	Water a) Submit to EDQ Development Assessment, DILGP water reticulation plans certified by a RPEQ generally designed in accordance with <i>Gladstone City Council – Water Supply Standard – 2006</i> and <i>WSAA Water Supply Code of Australia – 2002</i>. b) Construct the works in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP in a format acceptable to Council, RPEQ certified as-constructed plans, an asset register and bacterial test results for the works constructed under part b) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
6.	Sewerage a) Submit to EDQ Development Assessment, DILGP sewer reticulation plans certified by RPEQ, generally designed in accordance with <i>Gladstone City Council – Water Supply Standard – 2006</i> and <i>WSAA Water Supply Code of Australia – 2002</i>. b) Construct the works in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP in a format acceptable to Council, RPEQ certified as-constructed plans, an asset register and pressure test results for the works constructed under part b) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
7.	Stormwater Management a) Submit to EDQ Development Assessment, DILGP detailed stormwater design and hydraulic calculations for both quantity and quality, checked and certified by a RPEQ, generally in accordance with <i>QUDM 2013</i> and the <i>Queensland Urban Stormwater Quality Planning Guidelines 2010 Water Quality Objectives – Central Coast (South)</i>. b) Construct the works in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP in a format acceptable to Council, RPEQ certified as-constructed plans, an asset register and test results for the works constructed under part b) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
8.	Filling and Excavation a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans, certified by a RPEQ, generally in accordance with <i>AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Development</i>. The certified earthworks plans shall: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and - provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ Development Assessment, DILGP certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	c) Prior to survey plan endorsement
9.	Roads a) Submit to EDQ Development Assessment, DILGP detailed engineering design/construction drawings for road pavements, on-street parking areas, stormwater drainage, kerb and channel, concrete footpaths, traffic islands and signage, including laneway treatment certified by a RPEQ generally in accordance with Council's <i>Roads and Transport Standard – 2005</i> and <i>Standard Conditions for Reconfiguring a Lot</i> and <i>PDA Practice Note No. 12 Rear Lanes: design and development</i> . b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP in a format acceptable to Council, RPEQ certified as-constructed plans, an asset register and test results for the works constructed under part b) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
10.	Street Lighting Design and install a street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: a) meet the relevant standards of the electricity supplier; b) be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; c) be endorsed by Council as the Ergon 'billable customer'; d) be generally in accordance with Australian Standard AS1158 – <i>Lighting for Roads and Public Spaces</i> .	Prior to survey plan endorsement
11.	Electricity Submit to EDQ Development Assessment, DILGP, either: a) written evidence 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 the authorized electricity supplier Ergon to provide underground electricity services to the newly created lots.	Prior to commencement of works

PDA Development Conditions		
No.	Condition	Timing
12.	Telecommunication Services Submit to EDQ Development Assessment, DILGP documentation from an authorised telecommunications service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to commencement of works
13.	Broadband Submit to EDQ Development Assessment, DILGP a written agreement from an authorised telecommunications service provided that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network Policy.	Prior to commencement of works
14.	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
15.	Acoustic Treatments – Lots 525-529 a) All dwellings constructed on proposed lots 525-529, adjacent Harvey Road, shall be designed and constructed to comply with Australian Standard AS 2107:2000 <i>Acoustics – Recommended design sound levels and reverberation times for building interiors</i> and Australian Standard AS 3671:1989 <i>Acoustics – Road traffic noise intrusion – Building siting and construction</i> for category 2 buildings. b) Submit to EDQ Development Assessment, DILGP written confirmation that the dwellings, on proposed lots 525-529, have been constructed generally in accordance with the Australian Standards identified in part a) of this condition.	Prior to commencement of use
Landscape and Environment		
16.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DILGP an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or a certified professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines: i. <i>Urban Stormwater Quality Planning Guidelines 2010</i> (DEHP); ii. <i>Best Practice Erosion and Sediment Control</i> (International	a) Prior to commencement of site works

PDA Development Conditions		
No.	Condition	Timing
	a) high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights for 1 or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage*; or b) provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist). <i>*High-density development easements created under Part 6 Division 4AA of the LTA are not required to be identified on a plan of survey.</i>	
Infrastructure Charges		
20.	Infrastructure Contributions a) The applicant must pay MEDQ infrastructure charges at the rate applicable at the time of payment, in accordance with Council's Adopted Infrastructure Charges Resolution current at the time of payment. b) Submit to the MEDQ, written confirmation from Council confirming the charges payable.	Prior to survey plan endorsement

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 ****