

DEV2013/419

NOTICE OF DECISION APPROVAL TO APPLICANT (DELETE)

13 May 2013

Blackwater Tiny Tots
C/- Ward Veitch
Urban Planet Town Planning Consultants
PO Box 232
HERVEY BAY QLD 4655

Via: ward@urbanplant.com.au

Dear Ward

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT, SUBJECT
TO CONDITIONS, FOR A MATERIAL CHANGE OF USE FOR EXTENSION TO
CHILD CARE CENTRE AT 51 HUNTER STREET, BLACKWATER DESCRIBED AS
LOT 11 ON CP853986 AND LOT 6 ON 20191839**

On **10 May 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://edq.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 **Brianna Fyffe** on **3174 0206**.

Yours Sincerely



Patrick Atkinson
Manager – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	<i>Blackwater</i>	
Site address	<i>51 Hunter Street, Blackwater</i>	
Lot on plan description	Lot number	Lot description
	<i>Lot 11</i>	<i>CP853986</i>
	Lot 6	SP191839
PDA development application details		
MEDQ reference number	<i>DEV2013/419</i>	
Lodgement date	<i>13 March 2013</i>	
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	<i>Extension to Child Care Centre</i>	

PDA development approval details

Decision of the MEDQ [delete other than the applicable decision]	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>10 May 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.	Working Drawings Site Plan – Proposed	WD05-P6	22/01/13
2.	Working Drawings Floor Plan – Proposed	WD07-P6	22/01/13
3.	Working Drawings Elevations 1 of 2	WD09-P6	22/01/13
4.	Working Drawings Elevations 2 of 2	WD10-P6	22/01/13
5.			
6.			

PDA Development Conditions**General / Planning Requirements**

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 the commencement of use
2.	Complete all Operational Works Complete all operational and building work associated with this development approval, including work required by any of the following conditions. Such work is to be carried out generally in accordance with the approved plans.	Prior to the commencement of use
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking areas, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant Economic Development Queensland (EDQ) or other approval required by the conditions.	To be maintained

4.	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 During site works and prior to survey plan endorsement
Landscaping / Streetscaping		
5.	Landscape Plan - Submit to Economic Development Queensland (EDQ) a detailed Landscape Plan certified by a suitably qualified landscape professional or technician generally in accordance with the <i>Capricorn Municipal Guidelines</i>. The landscape plan is to demonstrate: - Trees and shrubs shall have a mature height of between 2m and 6m; - Selected species are drought tolerant and low maintenance; - Location, species' botanical name, pot size, numbers and mature height of all proposed plantings. - Submit to EDQ certification from a suitably qualified landscape professional or technician that the works	- Prior to commencement of landscape works - Prior to commencement of use

Landscaping / Streetscaping

5. Landscape Plan a) Submit to Economic Development Queensland (EDQ) a detailed Landscape Plan certified by a suitably qualified landscape professional or technician generally in accordance with the <i>Capricorn Municipal Guidelines</i>. The landscape plan is to demonstrate: • Trees and shrubs shall have a mature height of between 2m and 6m; • Selected species are drought tolerant and low maintenance; • Location, species' botanical name, pot size, numbers and mature height of all proposed plantings. b) Submit to EDQ certification from a suitably qualified landscape professional or technician that the works	a) Prior to commencement of landscape works b) Prior to commencement of use
---	---

	have been inspected and constructed in accordance with the submitted plans from part a) of this condition.	
Engineering		
6.	Erosion and Sediment Control a) Submit to Economic Development Queensland (EDQ) an Erosion and Sediment Control (ESC) Plan in accordance with <i>Capricorn Municipal Development Guidelines</i> . Plan to be certified by Registered Professional Engineer Qld (RPEQ-Civil) or Certified Professional in Erosion and Sediment Control (CPESC) or suitably qualified person acceptable to the Central Highlands Regional Council. b) Implement the ESC Plan on site in accordance with the certified plan from part a) of this condition.	a) Prior to commencement of work b) During construction works
7.	Stormwater Drainage a. Submit to EDQ detailed engineering plans and hydraulic calculations certified by Registered Professional Engineer Qld (RPEQ-Civil) or suitably qualified hydraulic specialist for stormwater quantity and quality in accordance with the requirements of QUDM and CHRC guidelines. b. Construct the works in accordance with part a. of this condition c. Submit to EDQ 'as-constructed' plans and certification from an RPEQ (Civil) that the works have been completed in accordance with the part b. of this condition.	a. Prior to commencement of work b. Prior to commencement of use c. Prior to commencement of use
8.	Finished floor level Construct the development to provide a minimum finished floor level of 300mm above the Top of Kerb Level or 300mm above the centreline of Hunter Street, whichever is the higher.	Prior to the commencement of use and to be maintained
9.	Outdoor Lighting Minimise outdoor lighting to reduce light spill in the adjacent residential properties to be in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to the commencement of use and to be maintained
10.	Internal Roadways & Car Parking Install wheel stop to the existing four car parks fronting the footpath in accordance with <i>AS2890.1 Parking Facilities – Off Street Parking</i> .	Prior to commencement of use

11.	Demolition Works Approval of an application for building works (if required) for the demolition and/or removal, must be obtained prior to the commencement of such works. If asbestos is found on any parts of the demolition and/or removal areas, a licensed asbestos removal contractor is required to conduct the demolition and/or removal work in accordance with the Workplace Health and Safety Queensland: How to Safely Remove Asbestos, Code of Practice 2011.	Prior to commencement of works												
12.	Damage and Repairs Central Highlands Regional Council (CHRC) – Nominated Assessing Authority Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use												
Monetary Contributions														
13.	Infrastructure Contributions Pay to Economic Development Queensland a monetary contribution towards the cost of the provision of essential infrastructure at the rate applicable at the time of payment. <i>The contribution, calculated at the time of payment will be equivalent to the charge that applies to the development under the Central Highlands Regional Council's Adopted Infrastructure Charges Resolution (no.1) 2011.</i> <table border="1" data-bbox="319 1489 1061 1809"> <thead> <tr> <th></th><th colspan="2">Education Facility</th></tr> </thead> <tbody> <tr> <td>Local Government adopted infrastructure charge</td><td>\$70 per m² GFA</td><td>59.41m² x \$70 = \$4,158.70</td></tr> <tr> <td>Local Government adopted infrastructure charges for stormwater network</td><td>\$5.00 per m² GFA</td><td>59.41m² x \$5.00 = \$297.05</td></tr> <tr> <td>Total</td><td colspan="2">\$4,455.75</td></tr> </tbody> </table> <i>*The developer contributions will be adjusted each July with the 3 year rolling average of the Road and Bridge Construction Queensland Index.</i>		Education Facility		Local Government adopted infrastructure charge	\$70 per m ² GFA	59.41m ² x \$70 = \$4,158.70	Local Government adopted infrastructure charges for stormwater network	\$5.00 per m ² GFA	59.41m ² x \$5.00 = \$297.05	Total	\$4,455.75		Prior to commencement of use
	Education Facility													
Local Government adopted infrastructure charge	\$70 per m ² GFA	59.41m ² x \$70 = \$4,158.70												
Local Government adopted infrastructure charges for stormwater network	\$5.00 per m ² GFA	59.41m ² x \$5.00 = \$297.05												
Total	\$4,455.75													

STANDARD 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 20012* 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.

PDA Development Approval

This PDA Development Approval does not include assessment against the following:

- Building Code of Australia and does not permit building work to occur. Prior to the commencement of any building work, a Development Permit under the *Sustainable Planning Act 2009* for Carrying out Building Work will be required.
- *Plumbing and Drainage Act 2002*. Prior to the commencement of any building work, a Compliance certificate is required from the relevant Local Authority.

Central Highlands Regional Council (CHRC) as the Nominated Assessing Authority

For any conditions in this package that require the consideration of Central Highlands Regional Council (CHRC), 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). No costs will be incurred by EDQ or CHRC.

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.

Published Standards

For any published standards referenced, they are to those current as of the date of issue of this package unless specified otherwise.

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 ****

Document Name	Current Version	Date	Author	Amendment
Section 89(1)(a) Notice of decision to applicant	Version 1	20 November 2012	Clinton Hanney	

