

DEV2013/431

26 June 2013

Mr Ralph Warner
Pantex Pty Ltd
PO Box 959
NORTH LAKES QLD 4509

Dear Mr Warner

**SECTION 99 CHANGE TO PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MULTIPLE
RESIDENTIAL (2 DWELLING UNITS) AT SEA PRINCE CIRCUIT, HILLCLOSE
ESTATE, CLINTON DESCRIBED AS LOT 356 ON SP257431**

On 26 June 2013 the Minister for Economic Development (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to 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)	Clinton	
Site address	Sea Prince Circuit, HillClose Estate, Clinton	
Lot on plan description	Lot number	Lot description
	Lot 356	SP257431
PDA development application details		
MEDQ reference number	DEV2013/431	
Lodgement date	26 March 2013	
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	Multiple Residential (2 Dwelling Units)	

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.
Original Decision date	22 May 2013
Change to Approval Decision date	26 June 2013
Currency period	4 Years from Original 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.	Site Plan	7052-A001 Rev A	22.10.12
2.	Floor Plan	7052-A002 Rev A	22.10.12
3.	Elevations 1 & 2	7052-A003 Rev A	22.10.12
4.	Elevations 3 & 4	7052-A004 Rev A	22.10.12

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 the commencement of use and to be maintained
2	Complete all Building and Operational Works Complete all building and operational 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, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant EDQ or other approval required by the conditions.	To be maintained
4	Energy Efficiency a. Submit to EDQ Principal Engineer a report outlining the energy efficient features employed in the building which is to include but is not limited to: ▪ energy efficient plant and equipment (ensure appliances are rated at the highest	a. Prior to approval for Building Works

	relevant National Minimum Energy Performance Standards (MEPS) ▪ use of gas, solar or heat pump hot water systems as standard with insulated pipes and ▪ energy efficient lighting. b. Submit to EDQ written certification that the completed building complies with part a) of this condition.	b. Prior to the commencement of use
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 have been inspected and constructed in accordance with the submitted plans from part a) of this condition.	a) Prior to commencement of landscape works b) Prior to commencement of 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: a. provision for the management of traffic around and through the site during and outside of construction work hours; b. provision for parking and materials delivery during and outside of construction hours of work; c. management of sedimentation, erosion and dust generated from the site during and outside construction work hours; d. management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; e. management of contaminated soils, including removal, treatment and replacement in accordance with site remediation plans	Prior to commencement of works

	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.	During site works and prior to survey plan endorsement
7	Fencing Any boundary fencing in front of the building line is to be either 50% permeable with a maximum height of 1.5m or not exceed 1.2m in height if solid.	Prior to commencement of use and to be maintained
8	Soil Erosion and Sediment Control Implement site based erosion and sediment control practices in accordance with Gladstone Regional Council's (GRC) Erosion and Sediment Control adopted standard - <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i>.	At all times during construction works
9	Stormwater Drainage Connect each dwelling unit to the lawful point of discharge in accordance with Gladstone Regional Council's current standards.	Prior to commencement of use
10	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 Sea Prince Circuit, whichever is higher.	Prior to the commencement of use and to be maintained
11	Refuse Collection Gladstone Regional Council (GRC) – Nominated Assessing Authority Enter into an agreement with the <i>Gladstone Regional Council</i> to provide a waste collection service to the development.	Prior to the commencement of use and to be maintained
12	Vehicle Crossovers	

	A vehicle crossover to each dwelling unit must be constructed in accordance with <i>Gladstone Regional Council's</i> current standards.	Prior to the commencement of use and to be maintained
13	Water Connection Gladstone Regional Council (GRC) – Nominated Assessing Authority Connect each unit to the town water reticulation system in accordance with Gladstone Regional Council's current standards at no cost to Council.	Prior to commencement of use
14	Sewer Connection Gladstone Regional Council (GRC) – Nominated Assessing Authority Connect each dwelling unit to the town sewer reticulation system in accordance with Gladstone Regional Council's current standards at no cost to Council.	Prior to commencement of use
15	Service Conduits & Mains Gladstone Regional Council (GRC) – Nominated Assessing Authority 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 with the approved development.	Prior to commencement of use
16	Damage and Repairs Gladstone Regional Council (GRC) – 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
17	Electricity Submit to EDQ's Principal Engineer written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Ergon) to provide an underground electricity service to each unit.	Prior to commencement of use
18	Telecommunications Submit to EDQ's Principal Engineer documentation from an authorised telecommunications service provider to confirm	Prior to commencement of use

	that satisfactory arrangements have been made for the provision of underground telecommunications to each unit.																
19	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. The current contribution has been calculated in accordance with Gladstone Regional Council's <i>Adopted Infrastructure Charges Resolution (No. 2) – 2011 Former Gladstone City Local Government area - Amended: 4 December 2012</i>, which is as follows: The current contribution is as follows: <table border="1"> <tr> <th colspan="3">Table 3 - Adopted charge for residential development</th></tr> <tr> <th><i>Residential Use – Charge area 1</i></th><th colspan="2"><i>Adopted infrastructure charge for residential development (\$/dwelling unit)</i></th></tr> <tr> <td>3 or more bedroom dwelling</td><td>\$28,000/dwelling x 2 dwelling units</td><td>\$56,000</td></tr> <tr> <td></td><td>Credit x 1 dwelling</td><td>\$28,000</td></tr> <tr> <td colspan="2">Total Infrastructure Contribution</td><td>\$28,000</td></tr> </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>	Table 3 - Adopted charge for residential development			<i>Residential Use – Charge area 1</i>	<i>Adopted infrastructure charge for residential development (\$/dwelling unit)</i>		3 or more bedroom dwelling	\$28,000/dwelling x 2 dwelling units	\$56,000		Credit x 1 dwelling	\$28,000	Total Infrastructure Contribution		\$28,000	Prior to commencement of use
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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 2012* as well as the *Sustainable Planning Act 2009* (e.g. for building work), *Urban Land Development Authority (Vegetation Management) By-Law 2009* (e.g. prior to commencement of any trimming of controlled vegetation), 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.

Gladstone Regional Council as the Nominated Assessing Authority

For any conditions in this package that require the consideration of Gladstone Regional Council (GRC) as the nominated assessing authority, 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, GRC will issue a

response in the manner required by the condition/s (eg a letter of endorsement or authorisation, an approval or a permit). No costs will be incurred by EDQ or GRC.

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 ****

