

DEV2013/448

17 July 2013

Aspire Housing Group
C/- Kari Stephens, DFS Group
PO Box 605
MAROOCHYDORE QLD 4558

Dear Kari

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
MATERIAL CHANGE OF USE BEING 2 MULTIPLE DWELLING UNITS AT
VALHALLA DRIVE, CLINTON DESCRIBED AS LOT 56 ON SP254048**

On 17 July 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 EDQ development assessment on 3024 4129.

Yours Sincerely



Patrick Atkinson
Director – Development Assessment



Page 2 of 7

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	CLINTON	
Site address	VALHALLA DRIVE, CLINTON	
Lot on plan description	Lot number	Lot description
	56	SP254048
PDA development application details		
MEDQ reference number	DEV2013/448	
Lodgement date	18 June 2013	
Type of application	☒ New development involving:- ☐ Material change of use ☐ Development permit	
Description of proposal applied for	2 MULTIPLE DWELLING UNITS	

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	17 July 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.	Site Plan		17 June 2013
2.	Ground Floor Plan		17 June 2013
3.	Fence Plan		17 June 2013
4.	Land Scape Plan		17 June 2013
5.	Elevations 1-2		17 June 2013
6.	Elevations 3-4		17 June 2013
PDA Development Conditions			
1	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	
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 Economic Development Queensland (EDQ) or other approval required by the conditions.	To be maintained	
3	Acoustic requirements Submit to Economic Development Queensland (EDQ) that noise attenuation measures (category 2 construction under Australian Standard 3671:1989) have been incorporated into the building design to meet the recommended noise levels for sleeping rooms under <i>Australian Standard 2107:2000</i> .	Prior to the commencement of use or survey plan endorsement whichever comes first.	

4	Construction Management Plan a) 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. 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 works b) At all times during site works
5	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
6	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
7	Refuse Collection 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

8	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
9	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
10	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
11	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
12	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
13	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
14	Telecommunications Submit to EDQ's Principal Engineer documentation from an authorised telecommunications service provider to confirm that satisfactory arrangements have been made for the provision of underground telecommunications to each unit.	Prior to commencement of use

15	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"> <thead> <tr> <th colspan="3">Adopted charge for residential development</th></tr> <tr> <th>Residential Use – Charge area 1</th><th colspan="2">Adopted infrastructure charge for residential development (\$/dwelling unit)</th></tr> </thead> <tbody> <tr> <td>3 or more bedroom dwelling</td><td>Credit</td><td>\$0</td></tr> <tr> <td>2 bedroom dwelling</td><td>1</td><td>\$20,000</td></tr> <tr> <td colspan="2">Total Infrastructure Contribution</td><td>\$20,000*</td></tr> </tbody> </table> <i>*The developer contribution will be indexed each July</i>	Adopted charge for residential development			Residential Use – Charge area 1	Adopted infrastructure charge for residential development (\$/dwelling unit)		3 or more bedroom dwelling	Credit	\$0	2 bedroom dwelling	1	\$20,000	Total Infrastructure Contribution		\$20,000*	Prior to commencement of use or endorsement of building format plan whichever comes first.
Adopted charge for residential development																	
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3 or more bedroom dwelling	Credit	\$0															
2 bedroom dwelling	1	\$20,000															
Total Infrastructure Contribution		\$20,000*															

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 ****

