

DEV2013/459

29 August 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 FOR MULTIPLE RESIDENTIAL (2 DWELLING
UNITS) AT VALHALLA STREET, HILLCLOSE ESTATE, CLINTON DESCRIBED
AS LOT 343 ON SP257431**

On 29 August 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

Director – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Clinton	
Site address	Valhalla Street, HillClose Estate, Clinton	
Lot on plan description	Lot number	Lot description
	Lot 343	SP257431
PDA development application details		
MEDQ reference number	DEV2013/459	
Lodgement date	4 July 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.
Decision date	29 August 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	Lot 343	06 AUG. 2013
2.	Fence Plan	Lot 343	06 AUG. 2013
3.	Landscape Plan	Lot 343	06 AUG. 2013
4.	Development Planting Schedule	Lot 343	06 AUG. 2013
5.	Ground Floor Plan	Lot 343	06 AUG. 2013
6.	Elevation 1-2	Lot 343	06 AUG. 2013
7.	Elevation 3-4	Lot 343	06 AUG. 2013

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.	To be maintained
2.	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	Prior to 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 DSDIP or other approval required by the conditions.	To be maintained
4.	Energy Efficiency a) Submit to Development Assessment Division of DSDIP a report outlining the energy efficient features employed in the building which is to include but not limited to: ▪ energy efficient plant and equipment	a) Prior to approval for Building Works

	▪ use of gas, solar or heat pump hot water systems as standard with insulated pipes ▪ maximise the use of energy efficient lighting ▪ implement demand management strategies to reduce energy consumption and ▪ the consideration of construction and fit out materials with low embodied energy. b) Submit to Development Assessment Division of DSDIP written certification that the completed building complies with part a) this condition.	b) Prior to the commencement of use
5.	Construction Management Plan a) Submit to Development Assessment Division of DSDIP a site based construction management plan that will include but not be limited to the: ▪ 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 dust generated from the site during and outside construction work hours] ▪ management of groundwater and surface water collection, treatment and disposal ▪ management of contaminated soils (if required), 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 site works b) At all times during site works
6.	Landscaping Works a) Submit to Development Assessment Division of DSDIP detailed Landscape Plans certified by a suitably qualified Landscape Architect or Landscape Contractor illustrating the extent of landscaping for each unit and the overall site interface with the streetscape. The plans must where relevant:	a) Prior to commencement of landscape works

	▪ include the location of existing street trees and verge landscaping treatments. If existing street trees are impacted by driveway locations a new street tree is to be provided in an agreed location. ▪ include an area of soft landscaping on each lot in the front setback. This may be to the front of blank walls or to provide privacy. ▪ ensure landscaping maintains visibility along pathways, driveways and to front entries ▪ include details and heights of fencing/walls to the street and letterbox location ▪ include species which are low maintenance and water-wise ▪ ensure species are selected taking into account the location of overhead or underground services ▪ indicate where one hose cock can be provided within each private open space where on ground level ▪ ensure turfed areas proposed are accessible externally by standard lawn mowing equipment and receive adequate sunlight ▪ identify opportunities for water infiltration to be maximised on-site through landscaped areas and permeable paving where possible ▪ ensure surface water for each courtyard/ hard stand area does not drain to adjoining lots. An overall site landscape plan should be provided which outlines areas of hard and soft external treatments and the interface with the streetscape. Individual dwelling/lot plans to be provided including species and typical details. b) Construct the works in accordance with the submitted Landscape Plans from part a) of this condition. c) On completion of the works, provide to Development Assessment Division of DSDIP written certification from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with this condition.	b) Prior to commencement of use c) Prior to commencement of use
7.	Vehicle Access Construct a vehicle crossover between the existing kerb & channel and the property boundary generally in accordance with the approved Site Plan, Lot 363, dated 12 August 2013 and Gladstone Regional Council adopted standards.	Prior to commencement of use

8.	Soil Erosion and Sediment Control a) Submit to Development Assessment Division of DSDIP an Erosion and Sediment Control (E&SC) Program certified by a Registered Professional Engineer of Queensland (RPEQ) or a Certified Professional Erosion and Sediment Control (CPESC) that complies with - <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i>. b) Soil erosion and sediment control shall be monitored and maintained in accordance with the certified E&SC Program	Prior to commencement of work At all times during works on site
9.	Water Connection Connect the development to the existing water reticulation network in accordance with the Gladstone Regional Council standards.	Prior to commencement of use
10.	Sewerage Connection Connect the development to the existing sewerage reticulation network in accordance with the Gladstone Regional Council standards.	Prior to commencement of use
11.	Stormwater Connection Connect the development to the existing stormwater network at a lawful point of discharge in accordance with Gladstone Regional Council standards	Prior to commencement of use
12.	Easements over infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour of and at no cost to the grantee, over infrastructure located in private land that becomes contributed assets The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to commencement of use
13.	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 connection with the approved development in accordance with the relevant authority or utility standards	Prior to commencement of use

14.	Repair damage to existing infrastructure 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
15.	Outdoor Lighting Design and install outdoor lighting to minimise 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 commencement of use and to be maintained.
16.	Electricity a) Submit to Development Assessment Division of DSDIP written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Ergon) to provide electricity services to the development; and b) Connect via an underground main to the existing electrical reticulation network in accordance with the relevant authorised electricity utility standards;	a) Prior to commencement of works b) Prior to commencement of use
17.	Telecommunications Connect each dwelling to the existing Telecommunications Act (Fibre Deployment Bill 2011) Communications Alliance G645:2011 guideline compliant telecommunications network in accordance with relevant service provider standards.	Prior to commencement of works
18.	Refuse Management Enter into an agreement with the Gladstone Regional Council to provide a waste collection service to the development.	Prior to commencement of use
19.	Acoustic Treatment a) Submit to Development Assessment Division of DSDIP Principal Engineer, written confirmation that all dwellings erected on Lot 343 on SP257431 adjacent the Dawson Highway have been designed and constructed to comply with " <i>AS 2107:2000, Acoustics – Recommended design sound levels and reverberation times for building interiors</i> and " <i>AS 3671:1989 Acoustics – Road traffic noise intrusion – Building siting and construction</i> " for	Prior to commencement of use

	category 2 and 3 buildings.																			
20.	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: 17 April 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 1 dwelling unit</td><td>\$28,000</td></tr> <tr> <td>1 or 2 bedroom dwelling</td><td>\$20,000/dwelling x 1 dwelling unit</td><td>\$20,000</td></tr> <tr> <td>Credit</td><td>\$28,000/lot x 1 dwelling unit</td><td>-\$28,000</td></tr> <tr> <td colspan="2">Total Infrastructure Contribution</td><td>\$20,000</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 1 dwelling unit	\$28,000	1 or 2 bedroom dwelling	\$20,000/dwelling x 1 dwelling unit	\$20,000	Credit	\$28,000/lot x 1 dwelling unit	-\$28,000	Total Infrastructure Contribution		\$20,000	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), 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 – Nominated Assessing Authority

For any conditions in this package that require the consideration of Gladstone Regional Council, 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 DSDIP or Gladstone Regional Council.

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 on

- (a) Sundays or public holidays, at any time; or
- (b) Saturdays or business days, before 6.30 a.m. or after 6.30 p.m.

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 ****