Queensland
Government

Department of
**State Development,
Infrastructure and Planning**

DEV2013/450

3 September 2013

QIprop Holdings Pty Ltd
c/- Mr Roderick Gould
Manager – Emerald
RPS Group
PO Box 655
EMERALD QLD 4720

Dear Rod

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 21 GIDYEA STREET, BLACKWATER DESCRIBED AS LOT 11 ON B33736

On 3 September 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 Rachael Jones on 3024 4103.

Yours Sincerely

Patrick Atkinson
Director – Development Assessment

Executive Building
100 George Street Brisbane
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3227 8548
Website www.dsdip.qld.gov.au
ABN 29 230 178 530

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Blackwater	
Site address	21 Gidyea Street, Blackwater	
Lot on plan description	Lot number	Lot description
	11	B33736

PDA development application details	
MEDQ reference number	DEV2013/450
Lodgement date	23 May 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 [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	3 September 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.	Marked Up Plan of Turning Paths (As Amended in Red by Applicant 30 August 2013)	Drawing no. 1	14 July 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.	Prior to 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 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.	As indicated
4.	**Vehicle Crossovers** A vehicle crossover serving both dwelling units must be constructed in accordance with *Central Highlands Regional Council's* current standards.	Prior to the commencement of the use and to be maintained
5.	**Car parking** Construct, seal and linemark the internal driveway and car parking spaces generally in accordance with approved Drawing No. 1: Marked Up Plan of Turning Paths (As Amended in Red by Applicant 30 August 2013) dated 14 July 2013 to the requirements of	Prior to commencement of use and to be maintained

	AS2890.1:2004 Parking Facilities – Off Street Parking.	
6.	**Service Conduits & Mains** **Central Highlands Regional Council (CHRC) – 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
7.	**Footpath** a. Construct a 1.2m wide footpath along the Gidyea Street lot frontage in accordance with the *Capricorn Municipal Development Guidelines* b. Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning 'as-constructed' drawings and certification from an RPEQ (Civil) or suitably qualified professional that the works have been completed in accordance with the part a. of this condition.	a. Prior to commencement of use b. Prior to commencement of use
8.	**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 drain lines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use
9.	**Fencing** a. Design and construct any front fence over 1.2m in height to include at least 50% transparency. b. Maintain existing fencing to the side and rear boundaries, or design and maintain any new side or rear boundary fencing to have a maximum height of 1.8m, and a minimum 50% transparency where over 1.2m in height. c. Construct a privacy fence not exceeding 1.8m in height and having a minimum 50% transparency if exceeding 1.2m in height separating the two dwellings as indicated on Drawing No. 1: Marked Up Plan of Turning Paths (As Amended in Red by Applicant 30 August 2013) dated 14 July 2013.	As indicated
10.	**Infrastructure Contributions** Pay to the Minister for Economic Development Queensland (MEDQ) a monetary contribution towards the cost of the provision of essential infrastructure at the rate applicable at the time of payment.	Prior to survey plan endorsement

The current contribution has been calculated in accordance with Central Highlands Regional Council's Former Duaringa Shire *Adopted Infrastructure Charges Resolution (No. 1) 2011*, which is as follows:

The current contribution is as follows:

Table 1 - Adopted charge for development in Blackwater		
Residential Use in Blackwater	*Adopted infrastructure charge for residential development ($/dwelling unit)*	
3 or more bedroom dwelling	$25,000/dwelling x 2 dwelling units	$50,000
Credit	$25,000/dwelling x 1 dwelling unit	-$25,000
Total Infrastructure Contribution		**$25,000**

**The developer contributions will be adjusted each July with the 3 year rolling average of the Road and Bridge Construction Queensland Index*