

DEV2013/450

3 September 2013

Qlprop 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

1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in financial reporting.

2. The second part of the document outlines the various methods used to collect and analyze data. It includes a detailed description of the survey process and the statistical techniques employed.

3. The third part of the document presents the results of the study. It includes a series of tables and graphs that illustrate the findings of the research.

4. The fourth part of the document discusses the implications of the findings. It highlights the key areas where further research is needed and provides recommendations for future studies.

5. The fifth part of the document concludes the study. It summarizes the main findings and reiterates the importance of the research.

6. The sixth part of the document provides a list of references. It includes all the sources cited in the document, ensuring proper attribution of ideas and data.

7. The seventh part of the document includes an appendix. It contains additional information that supports the main text, such as raw data and detailed calculations.

8. The eighth part of the document is a glossary. It defines the key terms and concepts used throughout the document, ensuring clarity for the reader.

9. The ninth part of the document is a list of figures. It provides a brief description of each figure and its location within the document.

10. The tenth part of the document is a list of tables. It provides a brief description of each table and its location within the document.

11. The eleventh part of the document is a list of abbreviations. It defines the abbreviations used throughout the document, ensuring consistency and clarity.

12. The twelfth part of the document is a list of acronyms. It defines the acronyms used throughout the document, ensuring consistency and clarity.

13. The thirteenth part of the document is a list of symbols. It defines the symbols used throughout the document, ensuring consistency and clarity.

14. The fourteenth part of the document is a list of units. It defines the units used throughout the document, ensuring consistency and clarity.

15. The fifteenth part of the document is a list of footnotes. It provides additional information and references for the footnotes included in the document.

16. The sixteenth part of the document is a list of appendices. It provides a brief description of each appendix and its location within the document.

17. The seventeenth part of the document is a list of references. It includes all the sources cited in the document, ensuring proper attribution of ideas and data.

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 <i>Central Highlands Regional Council's</i> 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

	<i>AS2890.1:2004 Parking Facilities – Off Street Parking.</i>	
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 <i>Capricorn Municipal Development Guidelines</i> 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		
<i>Residential Use in Blackwater</i>	<i>Adopted infrastructure charge for residential development (\$/dwelling unit)</i>	
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*