

DEV2013/492

12 September 2013

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

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 LOT 124 WAGTAIL STREET, ANDERGROVE DESCRIBED AS LOT
124 ON SP252769**

On 12 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

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Andergrove	
Site address	Wagtail Street, Andergrove	
Lot on plan description	Lot number	Lot description
	124	SP252769
PDA development application details		
MEDQ reference number	DEV2013/492	
Lodgement date	28 August 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	12 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.	Site Plan	Lot 124 Andergrove	Aug. 25, 2013
2.	Ground Floor Plan	Lot 124 Andergrove	Aug. 25, 2013
3.	Fence Plan	Lot 124 Andergrove	Aug. 25, 2013
4.	Landscape Plan	Lot 124 Andergrove	Aug. 25, 2013
5.	Development Planting Schedule	Lot 124 Andergrove	Aug. 25, 2013
6.	Elevations 1 & 2	Lot 124 Andergrove	Aug. 25, 2013
7.	Elevations 3 & 4	Lot 124 Andergrove	Aug. 25, 2013
8.	Lot 124 - Andergrove Colour Scheme – Hotel	NA	NA

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 - use of gas, solar or heat pump hot water systems as	a) Prior to approval for Building Works

	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.	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: ▪ 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.	a) Prior to commencement of landscape works b) Prior to commencement of use

	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.	c) Prior to commencement of use
6.	Vehicle Access Construct a vehicle crossover between the existing kerb & channel and the property boundary generally in accordance with the approved Site Plan, Lot 124 Andergrove dated 25 August 2013 and Mackay Regional Council adopted standards.	Prior to commencement of use
7.	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	a) Prior to commencement of work b) At all times during works on site
8.	Water Connection Connect the development to the existing water reticulation network in accordance with the Mackay Regional Council standards.	Prior to commencement of use
9.	Sewerage Connection Connect the development to the existing sewerage reticulation network in accordance with the Mackay Regional Council standards. <i>Advisory notes: This approval does not constitute an approval to build over sewer. Approval to build over sewer may be required from Mackay Regional Council.</i>	Prior to commencement of use
10.	Stormwater Connection Connect the development to the existing stormwater network at a lawful point of discharge in accordance with Mackay Regional Council standards	Prior to commencement of use
11.	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	Prior to commencement of use

	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.	
12.	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
13.	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
14.	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.
15.	Electricity Connect via an underground main to the existing electrical reticulation network in accordance with the relevant authorised electricity utility standards;	Prior to commencement of use
16.	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
17.	Refuse Management Enter into an agreement with the Mackay Regional Council to provide a waste collection service to the development.	Prior to commencement of use
18.	Infrastructure Contributions Pay to the Department of State Development, Infrastructure and Planning (DSDIP) a monetary contribution towards the cost of the provision of essential infrastructure.	Prior to commencement of use

The current contribution has been calculated in accordance with *Mackay Regional Council's Adopted Infrastructure Charges Resolution 16 April 2013*, which is as follows:

Adopted charge for residential development		
<i>Residential Use</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

** Infrastructure charges will be indexed in accordance with the annual rate of the 3 year rolling average – expressed as a percentage to four (4) decimal places - of the movement of the Road and Bridge Construction Index (Queensland) calculated from that March which is three (3) years prior to the current year, to March of the current year.*

STANDARD ADVICE

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.

Mackay Regional Council – Nominated Assessing Authority

For any conditions in this package that require the consideration of Mackay 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 Mackay 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.

