

DEV2013/490

25 September 2013

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

Department of Education, Training and Employment
c/- Janette Rowe
Building and Asset Services
Department of Housing and Public Works
GPO Box 2906
BRISBANE QLD 4001

Dear Janette

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT FOR A MATERIAL
CHANGE OF USE - KINDERGARTEN AT 20 PARK STREET, BLACKWATER
DESCRIBED AS LOT 79 ON SP155486**

On 25 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 Brianna Fyffe on 3174 0206.

Yours Sincerely



Patrick Atkinson
Director – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Blackwater	
Site address	20 Park Street, Blackwater	
Lot on plan description	Lot number	Lot description
	Lot 79	SP155486
PDA development application details		
MEDQ reference number	DEV2013/490	
Lodgement date	30 August 2013	
Type of application	☒ New development involving:- ☒ Material change of use ☒ Development permit	
Description of proposal applied for	Kindergarten	

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	25 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 Location	130040_A-S-1-01-02_G	22/05/2013
2.	Floor Plan	130040_A-S-1-01-03_E	07/06/2013
3.	Floor Plan & Ceiling Plan & Elevations		October 2012
4.	Stormwater Management Plan prepared by Bradlees Consulting	Rev A	July 2013
5.	Civil Schematic Design Plan prepared by Bradlees Consulting	SK01 Rev B	29/05/13
6.	Landscape Schematic Plan prepared by Jeremy Ferrier Landscape Architect	SK01 Rev A	23/05/13

PDA Development Conditions

General/ Planning Requirements

[illegible]

4.	Construction Management Plan a) Prepare a Site Based Construction Management Plan that includes but is not limited to: - provision for the management of traffic around and through the site during and outside of construction work hours in accordance with the <i>Traffic Management Plan</i> Condition required by this approval; - 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 sedimentation and erosion in accordance with <i>Erosion and Sediment Management</i> Condition required by this approval; - management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site; and - Unless otherwise approved - Hours of construction must be Monday to Saturday 6.30am to 6.30pm. Construction work in relation to the development must not be conducted outside the above hours or on Sunday or Public Holidays. The construction management plan shall be prepared in consultation with the civil contractor and 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) 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 construction
5.	Landscape Works a) Construct the landscape works generally in accordance with the approved Blackwater North Kindergarten Landscape Schematic Plan Drg No. SK01 Rev A dated 23/05/13 prepared by Jeremy Ferrier Landscape Architect b) Submit to the DSDIP written certification from a suitably qualified landscape architect or landscape contractor that the completed landscaping complies with part a) of this condition.	a) Prior to the commencement of use b) Prior to the commencement of use

6.	Erosion and Sediment Management a) Prepare an Erosion and Sediment Control (ESC) Plan certified by a Registered Professional Engineer Qld (RPEQ-Civil) or Certified Professional in Erosion and Sediment Control (CPESC) in accordance with <i>Capricorn Municipal Development Guidelines</i> . b) Implement the certified Erosion and Sediment Control Plan on site.	a) Prior to commencement of work b) At all times during construction works
7.	Stormwater Management (Quality and Quantity) a) Submit to the Development Assessment Division of DSDIP, Principal Engineer detailed stormwater designs for quantity and quality certified by a Registered Professional Engineer Qld (RPEQ-Civil) generally in accordance with the approved Civil Schematic Design Plan Drg No SK01 Rev B dated 29/05/13 prepared by Bradlees Consulting, Site Based Stormwater Management Plan Rev A dated July 2013 prepared by Bradlees Consulting, <i>QUDM 2008</i> and the <i>Capricorn Municipal Development Guidelines</i> b) Construct the works generally in accordance with the designs required by part a) of this condition c) Submit to the DSDIP certification by Registered Professional Engineer Qld (RPEQ) that the development has been constructed in accordance with parts a) and b) of this condition.	a) Prior to commencement of work b) Prior to commencement of use c) Prior to commencement of use
8.	Car parking and access Internal driveways and car parking areas are to be constructed, sealed and line marked in accordance with <i>AS2890.1:2004 Parking Facilities – Off Street Parking</i> .	Prior to commencement of use and to be maintained
9.	Water Connection Connect the development to the existing reticulated water supply system in accordance with the <i>Capricorn Municipal Guidelines</i> .	Prior to commencement of use
10.	Sewer Connection Connect the development to the existing reticulated sewerage system in accordance with the <i>Capricorn Municipal Guidelines</i> .	Prior to commencement of use
11.	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.	Prior to commencement of use
12.	Damage and Repairs 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	Prior to commencement of use

	association with the approved development.													
13.	Electricity Connect the development to the existing reticulated electrical reticulation network via underground conduits.	Prior to commencement of use												
14.	Telecommunications Connect the development to the existing telecommunication reticulation network via underground conduits.	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. <i>The contribution, calculated at the time of payment will be equivalent to the charge that applies to the development under the Central Highlands Regional Council's Adopted Infrastructure Charges Resolution (no.1) 2011.</i> <table border="1"> <tr> <th colspan="3">Education Facility</th></tr> <tr> <td>Local Government adopted infrastructure charge</td><td>\$70 per m² GFA</td><td>380.65m² x \$70 = \$26,645.50</td></tr> <tr> <td>Local Government adopted infrastructure charges for stormwater network</td><td>\$5.00 per m² GFA</td><td>380.65m² x \$5.00 = \$1,903.25</td></tr> <tr> <td>Total</td><td></td><td>\$28,548.75*</td></tr> </table> <i>*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.</i>	Education Facility			Local Government adopted infrastructure charge	\$70 per m ² GFA	380.65m ² x \$70 = \$26,645.50	Local Government adopted infrastructure charges for stormwater network	\$5.00 per m ² GFA	380.65m ² x \$5.00 = \$1,903.25	Total		\$28,548.75*	Prior to commencement of use
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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.

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-

- (a) on a Sunday or public holiday, at any time; or
- (b) on a Saturday or business day, 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 ****