

DEV2013/474

26 September 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 LOT 344 SEA PRINCE CIRCUIT, HILLCLOSE ESTATE, CLINTON  
DESCRIBED AS LOT 344 ON SP257431**

On 26 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) | Clinton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |
| Site address                         | Lot 344 Sea Prince Circuit, HillClose Estate, Clinton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |
| Lot on plan description              | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Lot description |
|                                      | 344                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SP257431        |
| PDA development application details  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |
| MEDQ reference number                | DEV2013/474                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 |
| Lodgement date                       | 20 August 2013                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |
| Type of application                  | <input checked="" type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Changing a PDA development approval<br><input type="checkbox"/> 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        | 26 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.

| <b>Approved plans, reports and specifications</b> |                                                | <b>Number (if applicable)</b> | <b>Date (if applicable)</b> |
|---------------------------------------------------|------------------------------------------------|-------------------------------|-----------------------------|
| 1.                                                | Lot 344 Colour Scheme – 'Golf'                 | Lot 344                       | N/A                         |
| 2.                                                | Site Plan                                      | Lot 344 Sheet 1/8             | 19 SEP. 2013                |
| 3.                                                | Fence Plan                                     | Lot 344 Sheet 4/8             | 19 SEP. 2013                |
| 4.                                                | Landscape Plan                                 | Lot 344 Sheet 5/8             | 19 SEP. 2013                |
| 5.                                                | Development Planting Schedule                  | Lot 344                       | N/A                         |
| 6.                                                | Roof Plan                                      | Lot 344 Sheet 3/8             | 19 SEP. 2013                |
| 7.                                                | Ground Floor Plan                              | Lot 344 Sheet 2/8             | 19 SEP. 2013                |
| 8.                                                | Elevations 1 & 2 (Amended in Red 26 SEP. 2013) | Lot 344 Sheet 7/8             | 19 SEP. 2013                |
| 9.                                                | Elevations 3 & 4                               | Lot 344 Sheet 7/8             | 19 SEP. 2013                |

**PDA Development Conditions**

|    |                                                                                                                                                                                                                                                                                             |                              |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 1. | <b>Carry out the approved development</b><br><br>Carry out the development generally in accordance with the approved plan/s. drawing/s and document/s.                                                                                                                                      | To be maintained             |
| 2. | <b>Complete all Building and Operational Works</b><br><br>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. | <b>Maintain the Approved Development</b><br><br>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             |





|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                    |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| 9.  | <b>Stormwater Connection</b><br><br>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                       |
| 10. | <b>Easements over infrastructure – water supply, sewerage, drainage</b><br>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<br><br>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                       |
| 11. | <b>Service Conduits &amp; Mains</b><br><br>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                       |
| 12. | <b>Repair damage to existing infrastructure</b><br><br>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                       |
| 13. | <b>Outdoor Lighting</b><br><br>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. |
| 14. | <b>Electricity</b><br><br>Enter into an agreement with an authorised electricity supplier (e.g. Ergon) to provide electricity services to the development and connect, via an underground main, to the existing electrical reticulation network in accordance with the relevant authorised electricity utility standards.                                                                                                                                                           | Prior to commencement of works                     |

| 15.                                                         | <b>Telecommunications</b><br><br>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                              |  |  |                                        |                                                                                     |  |                            |                                     |          |                         |                                     |          |        |                                |           |                                          |  |                 |                              |
|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|--|--|----------------------------------------|-------------------------------------------------------------------------------------|--|----------------------------|-------------------------------------|----------|-------------------------|-------------------------------------|----------|--------|--------------------------------|-----------|------------------------------------------|--|-----------------|------------------------------|
| 16.                                                         | <b>Refuse Management</b><br><br>Enter into an agreement with the Gladstone Regional Council to provide a waste collection service to the development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Prior to commencement of use                                |  |  |                                        |                                                                                     |  |                            |                                     |          |                         |                                     |          |        |                                |           |                                          |  |                 |                              |
| 17.                                                         | <b>Acoustic Treatment</b><br><br>Submit to Development Assessment Division of DSDIP Principal Engineer, written confirmation that all dwellings erected on Lot 344 on SP257431 adjacent the Dawson Highway have been designed and constructed to comply with "AS 2107:2000, <i>Acoustics – Recommended design sound levels and reverberation times for building interiors</i> and "AS 3671:1989 <i>Acoustics – Road traffic noise intrusion – Building siting and construction</i> " for category 2 and 3 buildings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Prior to commencement of use                                |  |  |                                        |                                                                                     |  |                            |                                     |          |                         |                                     |          |        |                                |           |                                          |  |                 |                              |
| 18.                                                         | <b>Infrastructure Contributions</b><br><br>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.<br><br>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: 16 July 2013</i> , which is as follows:<br><br>The current contribution is as follows:<br><table border="1"> <thead> <tr> <th colspan="3"><b>Table 1 - Adopted charge for residential development</b></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> </thead> <tbody> <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"><b>Total Infrastructure Contribution</b></td><td><b>\$20,000</b></td></tr> </tbody> </table> | <b>Table 1 - Adopted charge for residential development</b> |  |  | <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 | <b>Total Infrastructure Contribution</b> |  | <b>\$20,000</b> | Prior to commencement of use |
| <b>Table 1 - Adopted charge for residential development</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                             |  |  |                                        |                                                                                     |  |                            |                                     |          |                         |                                     |          |        |                                |           |                                          |  |                 |                              |
| <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                                                   |  |  |                                        |                                                                                     |  |                            |                                     |          |                         |                                     |          |        |                                |           |                                          |  |                 |                              |
| <b>Total Infrastructure Contribution</b>                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>\$20,000</b>                                             |  |  |                                        |                                                                                     |  |                            |                                     |          |                         |                                     |          |        |                                |           |                                          |  |                 |                              |



|  |                                                                                                                                                     |  |
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|  | <i>*The developer contributions will be adjusted each July with the 3 year rolling average of the Road and Bridge Construction Queensland Index</i> |  |
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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 \*\***