

DEV2013/467

21 October 2013

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

Economic Development Queensland
c/- Ms Laura Gannon
Jensen Bowers Group Consultants Pty Ltd
PO Box 799
SPRING HILL QLD 4004

Dear Laura,

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE – HOUSE
(11 DWELLINGS AND 4 SECONDARY DWELLINGS) AT ARIEL LANE AND
AURORA ROAD, TANNUM SANDS DESCRIBED AS LOTS 18-21 ON SP260342
AND 55-61 ON SP260342.**

On 18 October 2013 the Minister for Economic Development Queensland (MEDQ) approved the application to change the Priority Development Area (PDA) development application pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to 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)	Tannum Sands	
Site address	Ariel Lane and Aurora Road, Tannum Sands	
Lot on plan description	Lot number	Lot description
	Lots 18-21	SP260342
	Lots 55-61	SP260342
PDA development application details		
MEDQ reference number	DEV2013/467	
Lodgement date	1 October 2013	
Type of application	☐ New development involving:- ☐ Material change of use ☐ 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	Change to Approval for Material Change of Use – House (11 Dwellings and 4 Secondary Dwellings)	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the change to the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.
Original decision date	23 September 2013
Change to decision date	21 October 2013
Currency period	4 Years from original 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.	Plan of Development Lots 18-21 & 55-61 of Stage 1	107142-45	30 July 2013, Amended in Red 16/09/2013
2.	Site Plan Lot 18-21	Topaz Villas 3 bed + Fonzie 1 bed	25.05.2013
3.	Site Plan – Upper Level Plan	Topaz Villas 3 bed + Fonzie 1 bed	25.05.2013
4.	Ground Floor Plan	Topaz Villas 3 bed + Fonzie 1 bed	25.05.2013
5.	Upper Floor Plan	Topaz Villas 3 bed + Fonzie 1 bed	25.05.2013
6.	Fence Plan	Topaz Villas 3 bed + Fonzie 1 bed	25.05.2013
7.	Landscape Plan	Topaz Villas 3 bed + Fonzie 1 bed	25.05.2013
8.	Elevation 1 & 3	Topaz Villas 3 bed + Fonzie 1 bed	25.05.2013
9.	Elevation 2 & 4	Topaz Villas 3 bed + Fonzie 1 bed	25.05.2013
10.	Site Plan, Rivergum Homes Lots 55-61 Tannum Sands Estate		30.04.2013, Amended in Red 16/09/2013
11.	Floor Plan, Type 1 and Type 2	1 of 2	30.04.2013, Amended in Red 16/09/2013
12.	Elevation 1	2 of 3	30.04.2013, Amended in Red 16/09/2013

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.	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 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.	a) Prior to approval for Building Works b) Prior to the commencement of use
5.	Construction Management Plan a) Submit to Development Assessment Division of DSDIP a site based construction management plan that will include but not be limited to the: ▪ provision for the management of traffic around and through the site during and outside of construction work hours ▪ 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 groundwater and surface water collection, treatment and disposal ▪ management of contaminated soils (if required), including removal, treatment and replacement in	a) Prior to commencement of site works

	accordance with site remediation plans prepared and approved specifically for this site, if needed. The construction management plan shall be prepared in consultation with the 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) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	b) At all times during site works
6.	Fencing Fencing surrounding Lots 55-61 is to be in accordance with AS4970-2009.	Prior to commencement of use
7.	Vehicle Access Construct a vehicle crossover between the existing kerb & channel and the property boundary generally in accordance with the approved Site Plan Lot 18-21, Topaz Villas 3 bed + Fonzie 1 bed, dated 25.05.2013, Site Plan, Rivergum Homes Lots 55-61 Tannum Sands Estate, dated 30.04.2013, Amended in Red 16/09/2013 and Gladstone Regional Council adopted standards.	Prior to commencement of use
8.	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
9.	Water Connection Connect the development to the existing water reticulation network in accordance with the Gladstone Regional Council standards.	Prior to commencement of use
10.	Sewerage Connection Connect the development to the existing sewerage reticulation network in accordance with the Gladstone Regional Council standards.	Prior to commencement of use

11.	Stormwater Connection 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
12.	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 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
13.	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
14.	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
15.	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.
16.	Electricity a) Submit to Development Assessment Division of DSDIP written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Ergon) to provide electricity services to the development; and b) Connect via an underground main to the existing electrical reticulation network in accordance with the relevant authorised electricity utility standards;	a) Prior to commencement of works b) Prior to commencement of use

17.	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															
18.	Refuse Management Enter into an agreement with the Gladstone Regional Council to provide a waste collection service to the development.	Prior to commencement of use															
19.	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. The current contribution has been calculated in accordance with Gladstone Regional Council's <i>Adopted Infrastructure Charges Resolution (No. 1) – 2011 Former Calliope Shire Local Government area - Amended: 16 July 2013</i> , which is as follows: <table border="1"> <thead> <tr> <th colspan="3">Table 3 - Adopted charge for residential development</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 unit x 5 dwelling units (Lots 56-60)</td><td>\$140,000</td></tr> <tr> <td>Credit</td><td>\$20,000/dwelling unit x 5 dwellings (Lots 56-60)</td><td>-\$100,000</td></tr> <tr> <td colspan="2">Total Infrastructure Contribution</td><td>*\$40,000</td></tr> </tbody> </table> Notes: * From July, 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.	Table 3 - Adopted charge for residential development			<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 unit x 5 dwelling units (Lots 56-60)	\$140,000	Credit	\$20,000/dwelling unit x 5 dwellings (Lots 56-60)	-\$100,000	Total Infrastructure Contribution		*\$40,000	Prior to commencement of use or endorsement of Community Management Statement, whichever is first
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