

DEV2012/239

22 November 2013

Economic Development Queensland
C/- Mr Mitchell Hendricks
Wolter Consulting Group Pty Ltd
PO Box 436
NEW FARM Q 4005

Dear Mitchell,

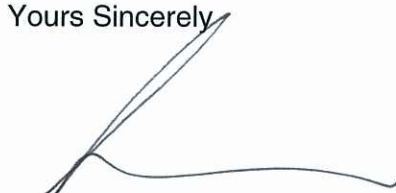
**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT (SUBDIVISION OF 1
INTO 185 LOTS PLUS NEW PARK AND NEIGHBOURHOOD CENTRE LOT,
BALANCE LOT AND ROAD) WITH A PLAN OF DEVELOPMENT AT 20
MERIMBULA CRESCENT, FITZGIBBON, PREVIOUSLY DESCRIBED AS LOT
4001 ON SP242308**

On 22 November 2013 the Minister for Economic Development (MEDQ) approved the application to change the Priority Development Area (PDA) development approval 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 Department of State Development, Infrastructure and Planning website: <http://www.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 Owen Haslam on 3024 4193.

Yours Sincerely



Steve Conner

Executive Director – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Fitzgibbon	
Site address	20 Merimbula Crescent, Fitzgibbon	
Lot on plan description	Lot number	Lot description
	Lot 4001	SP242308
PDA development application details		
MEDQ reference number	DEV2012/239	
Lodgement date	22 November 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	Reconfiguring a Lot – Subdivision of 1 into 185 lots plus new park and neighbourhood centre lot, balance lot and road with a plan of development	

17.	Sewer Servicing Plan Fitzgibbon Urban Development Area	Figure 5 – Sewer layout plan	January 2009
18.	TTM Proposed Fitzgibbon Chase – “Areas B, C, E and G” Preliminary Environmental Noise Impact Assessment	25850 R08	6 th November 2009
CONDITIONS			TIMING
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.	Prior to survey plan endorsement for the relevant stage	
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 survey plan endorsement for the relevant stage	
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 ULDA or other approval required by the conditions.	To be maintained	
4	Relocate transformer and close road Once the transformer has been removed from within the 24m ² (4.8m x 5m) area of road reserve adjacent to proposed lot 3215 as shown on approved Plan of Reconfiguration Area C ref no.PL1336/C-03-H Sheet 4 of 5 dated 01-03-2012 the area of road is to be closed and amalgamated with proposed Lot 3215.	Prior to survey plan endorsement for the relevant stage	

8	Sewerage a) Submit to the ULDA Principal Engineer detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with - the approved Sewer Servicing Plan Fitzgibbon Urban Development Area Figure 5 – Sewer layout plan dated January 2009 and - WSA 02-2002 Sewerage Code of Australia V2.3.and - Preliminary Sewer Schematic Plan prepared by ETS Group SK03 Rev C dated 20/06/12 (Received 21 June 2012). b) Construct the works in accordance with part a) of this condition c) Submit to the ULDA Principal Engineer "As Constructed" plans including an asset register checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been constructed in accordance with the parts a) and b) of this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement of the relevant stage c) Prior to survey plan endorsement of the relevant stage
9	Stormwater Management Submit to the ULDA Principal Engineer a detailed site based Stormwater Management Plan (SMP) certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> - Part C Site Based Stormwater Management Plan - Part B Infrastructure Elements and - Part C Water Quality Management Guidelines.	Prior to the commencement of site works for the relevant stage

12	Filling and Excavation a) Submit to the ULDA Principal Engineer an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. b) Submit to the ULDA Principal Engineer certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with <i>AS3798</i> and any unsuitable material encountered has been treated or replaced with suitable replacement material and that finished fill levels have complied with part a) of this condition.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage
13	Soil Erosion and Sediment Control a) Submit to the ULDA Principal Engineer an Erosion and Sediment Control (E&SC) Program certified by a Registered Professional Engineer of Queensland (RPEQ) that the program complies with the Brisbane City Council's <i>Erosion and Sediment Control Standard (Version 9 or later)</i>. b) The E&SC program shall be monitored by a Registered Professional Engineer Queensland (RPEQ).	a) Prior to commencement of works for the relevant stage b) At all times during site works
14	Roadworks a) Submit to the ULDA Principal Engineer engineering drawings of all proposed road works checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with the approved Preliminary Roadworks Layout Plan prepared by ETS Group SK01 Rev F dated 20 June 2012 (Received 21 June 2012) and <i>Brisbane City Council's Subdivision and Development Guidelines 2008</i>. On street parking shall be designed in accordance with AS2890:5 Parking Facilities-On Street Parking b) Construct the road works in accordance with part a) of this condition c) Upon completion of the works submit to the ULDA Principal Engineer "As Constructed" plans including an asset register certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with parts a) and b) of this condition.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
15	Integrated Streetscape Plan Submit to the ULDA for compliance endorsement an integrated streetscape plan indicating road kerb alignments, stormwater quality devices, on street parking areas, footpaths, stormwater, water and sewer mains and landscape treatments.	Prior to commencement of work for the relevant stage

19	Telecommunications a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>. b) Where new infrastructure is to be installed to bring telecommunications to the site, install infrastructure to accommodate NBN services in accordance with NBN Co Ltd <i>'New Developments: Deployment of the NBN Co Conduit and Pipe Network – Guidelines for Developers'</i> (April 2011 or later) c) Install the infrastructure within the development to accommodate future Broadband services in accordance with Communications Alliance Ltd <i>"National Broadband Network End User Premises Handbook"</i> (August 2010 or later).	Prior to survey plan endorsement for the relevant stage
20	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 Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to survey plan endorsement for the relevant stage
21	Acoustic Treatments a) Construct an acoustic barrier at least 2.4m high along the full length of the western site boundary of balance Lot 500 in accordance with the recommendations made in Part 7 of the approved report <i>TTM Proposed Fitzgibbon Chase "Areas B, C, E and G" - Preliminary Environmental Noise Impact Assessment</i> No. 25850 R08 dated 6th November 2009. b) All potential purchasers of lots 3085 to 3124 shall be advised in writing that further acoustic assessment is required for future house plans as identified in the approved TTM Proposed Fitzgibbon Chase "Areas B, C, E and G" - Preliminary Environmental Noise Impact Assessment No. 25850 R08 dated 6th November 2009.	a) Prior to survey plan endorsement for the relevant stage b) As indicated

24	Construction Management Plan a) Submit to the ULDA a site based construction management plan that will include but not be limited to: • 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 sedimentation and erosion which complies with Brisbane City Council's <i>Erosion and Sediment Control Standard</i> (Version 9 or later) • management of groundwater and surface water collection, treatment and disposal • management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed and • provision for the protection of the adjacent protected bushland during construction activities. 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.	a) Prior to commencement of site works for the relevant stage b) At all times during site works
25	Pre-Construction Self Certification No work shall commence until the ULDA acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.	Prior to commencement of site works for the relevant stage
26	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved forms and "as Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" are in accordance with the approved plans.	Prior to the endorsement of survey plan for the relevant stage