

DEV2013/483

17 December 2013

Aspire Housing Group
c/- Kari Stephens
DFS Group
PO Box 605
MAROOCHYDORE QLD 4558

Dear Kari

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MULTIPLE
RESIDENTIAL (2 DWELLING UNITS) AT LOT 17 AURORA ROAD, TANNUM
SANDS DESCRIBED AS LOT 17 ON SP260342**

On 17 December 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



Patrick Atkinson

Director – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Tannum Sands	
Site address	Lot 17 Aurora Road, Tannum Sands	
Lot on plan description	Lot number	Lot description
	Lot 17	SP260342
PDA development application details		
MEDQ reference number	DEV2013/483	
Lodgement date	27 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	Multiple Residential (2 Dwelling Units)	

	▪ 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.	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 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.	a) Prior to commencement of site works b) At all times during site works
6.	Vehicle Access Construct a vehicle crossover between the existing kerb and channel and the property boundary generally in accordance with the approved Site Plan, prepared by IMPACT HOMES and dated 30-08-13, and Gladstone 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

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 Gladstone Regional Council to provide a waste collection service to the development.	Prior to commencement of use																		
18.	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: The current contribution is as follows: <table border="1"> <thead> <tr> <th colspan="3">Table 3 - Adopted charge for residential development</th></tr> <tr> <th>Residential Use – Charge area 1</th><th colspan="2">Adopted infrastructure charge for residential development (\$/dwelling unit)</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">Total Infrastructure Contribution</td><td>\$20,000</td></tr> </tbody> </table> <i>*The developer contributions will be adjusted each July with the 3 year rolling average of the Road and Bridge Construction Queensland Index</i>	Table 3 - Adopted charge for residential development			Residential Use – Charge area 1	Adopted infrastructure charge for residential development (\$/dwelling unit)		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	Prior to commencement of use
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