

DEV2013/519

14 January 2014

Economic Development Queensland
C/- Mr Tom Salmon
RPS
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Tom

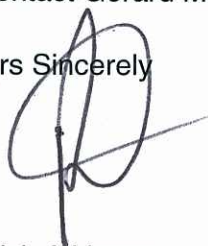
**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
RECONFIGURING A LOT (43 RESIDENTIAL LOTS AND 1 BALANCE LOT) AND
OPERATIONAL WORKS (WATER, SEWER, ROADWORKS, DRAINAGE,
LANDSCAPING AND EARTHWORKS) WITH PLAN OF DEVELOPMENT AT 271
BEDFORD ROAD, ANDERGROVE DESCRIBED AS LOT 1 ON SP255624**

On 13 January 2014 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 Gerard McCafferty on 3174 0226.

Yours Sincerely



Patrick Atkinson

Director – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Andergrove	
Site address	271 Bedford Road, Andergrove	
Lot on plan description	Lot number	Lot description
	Lot 1	SP255624
PDA development application details		
MEDQ reference number	DEV2013/519	
Lodgement date	30 October 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 (43 Residential Lots and 1 balance lot) and Operational Works (water, sewer, drainage, roadworks, landscaping and earthworks) with a Plan of Development	

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	13 January 2014
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.	Plan of Subdivision Stage 8 Allotment Layout Cancelling Lot 1 on SP255624 (as amended in red)	118709-02 Rev C	11/12/2013
2.	Plan of Development Stage 8 (as amended in red)	118709-03 Rev C	11/12/2013
3.	Bulk Earthworks Layout Plan - Stage 8 prepared by Bornhorst + Ward.	SK-C011 Rev E	13/12/13
4.	Water Reticulation Layout Plan – Stage 8 prepared by Bornhorst + Ward	SK-C072 Rev E	13/12/13
5.	Sewer Reticulation Layout Plan – Stage 8 prepared by Bornhorst + Ward	SK-C062 Rev E	13/12/13
6.	Roadworks and Drainage Layout Plan – Stage 8 prepared by Bornhorst + Ward	SK-C032 Rev E	13/12/13
7.	Stormwater Management Plan, Andergrove prepared by WRM Water and Environment	0678-01-C	04/08/10

PDA Development Conditions

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
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

3.	Contaminated Land	a) Prior to commencement of site works b) Prior to survey plan endorsement
4.	Vegetation Clearing	a) Prior to commencement of vegetation clearing b) Prior to commencement of vegetation clearing c) At all times during site works d) Prior to sealing of survey plan e) At all times during vegetation clearing f) At all times during vegetation clearing g) As indicated

5.	Construction Management Plan a) Submit to the DSDIP 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 • 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 including the stabilisation of exposed soils; • management of sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal in accordance with <i>Mackay Regional Council's Planning Scheme Engineering Design Guidelines</i> • management of Acid Sulfate Soils in accordance with management plans prepared specifically for this site 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.	Water Supply Reticulation a) Submit to the DSDIP Development Assessment Division Principal Engineer detail engineering drawings for the water reticulation system certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with <i>Water Reticulation Layout Plan – Stage 8 SK-C072 Rev E</i> dated 13/12/13 prepared by Bornhorst+Ward and the "Mackay City Council – Water Supply Water Supply Design - 2008" standards. b) Construct the works in accordance with part a)	a) Prior to commencement of site works

	of this condition. c) Submit to the DSDIP Development Assessment Division "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with parts a) and b) of this condition.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
7.	Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of all proposed lots in accordance with the <i>Mackay Regional Council's Planning Scheme Engineering Design Guidelines</i>.	Prior to survey plan endorsement
8.	Sewerage Reticulation a) Submit to the DSDIP Development Assessment Division Principal Engineer detail engineering drawings for the sewer reticulation system certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with <i>Sewer Reticulation Layout Plan – Stage 8 SK-C062 Rev E</i> dated 13/12/13 prepared by Bornhorst+Ward and the "<i>Mackay City Council – Water Supply Sewer Design - 2008</i>" standards. b) Construct the works in accordance with part a) of this condition. c) Submit to the DSDIP Development Assessment Division "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with parts a) and b) of this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
9.	Stormwater Quality a) Submit to the DSDIP Development Assessment Division Principal Engineer detailed engineering plans certified by a Registered Professional Engineer Queensland (RPEQ) demonstrating the stormwater quality works for Stage 8 are generally in accordance with the <i>Mackay Regional Council Engineering Design Guidelines – Soil & Water Quality Guidelines 2008 and WRM Water and Environment Stormwater Management Plan Andergrove dated 4 August 2010</i>.	a) Prior to commencement of site works

	b) Construct works in accordance with part a) of this condition c) Submit to the DSDIP Development Assessment Division "As Constructed" plans including an asset register in accordance with Mackay Regional Council's Planning Scheme <i>Engineering Design Guidelines</i>, certified by a Registered Professional Engineer Queensland (RPEQ).	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
10.	Stormwater (Quantity) a) Submit to DSDIP Development Assessment Division Principal Engineer designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with <i>Roadworks and Drainage Layout Plan – Stage 8 SK-C032 Rev E</i> dated 13/12/13 prepared by Bornhorst+Ward, <i>Mackay Regional Council's Planning Scheme Engineering Design Guidelines</i> and <i>WRM Water and Environment Stormwater Management Plan Andergrove</i> dated 4 August 2010. The application and design needs to demonstrate the following. • The underground stormwater pipe system is to take the minor storm flow for a minimum ARI 5 year rainfall event without surcharge and demonstrate that overland flow paths are provided for up to ARI 100 year runoff events clear of allotments and with suitable depth and velocity so as not to be a hazard to people or property. • No worsening discharge to a lawful point of discharge for all storm events up to the ARI 100 year b) Construct the works in accordance with part a) of this condition c) Submit to the DSDIP Development Assessment Division "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ), certifying that the works have been completed in accordance with parts a) and b) of this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

11.	Filling and Excavation a) Construct all earthworks generally in accordance with approved <i>Stage 8 Bulk Earthworks Layout Plan SK-C011 Rev E</i> dated 13/12/13 prepared by Bornhorst+Ward. b) Submit to the DSDIP Development Assessment Division certification by a RPEQ specialising in geotechnical engineering that all cut and fill operations have been carried out in accordance with <i>AS3798 – Guidelines on Earthworks</i> and any unsuitable material encountered has been treated and/or replaced with suitable replacement material	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
12.	Roads, Footpaths and Parking Areas a) Submit to the DSDIP Development Assessment Division Principal Engineer engineering drawings for roads, footpaths and parking areas, checked and certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with <i>Roadworks and Drainage Layout Plan – Stage 8 SK-C032 Rev E</i> dated 13/12/13 and Mackay Regional Council's 'Geometric Road Design' guidelines,. All on-street parking bays and associated manoeuvring spaces shall be designed in accordance with AS 2890.5 – 1993 On Street Parking Facilities b) Construct the works in accordance with part a) of this condition. c) Submit to the DSDIP Development Assessment Division 'as-constructed' plans and asset register certified by an RPEQ (Civil) that all works have been constructed in accordance with parts a) and b) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
13.	Street Lighting Design and install a street lighting system (including connections and energising) endorsed by Mackay Regional Council to all roads within and bounding the subdivision and to all footpaths/bikeways within road reserves and parks associated with the subdivision at no cost to Council.	Prior to survey plan endorsement

	The design and construction of the street lighting system must: • be in accordance with Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i>. • meet the relevant requirements of the electricity supplier • be acceptable to the electricity supplier as 'Rate 2 Public Lighting'	
14.	Electricity Submit to the DSDIP Development Assessment Division Principal Engineer either; a) written evidence from Ergon demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or b) written evidence that the applicant has entered into an agreement with an authorised electricity supplier to provide underground electricity services.	Prior to survey plan endorsement
15.	Telecommunications Submit to the DSDIP Development Assessment Division Principal Engineer written evidence of an agreement with an authorised telecommunications supplier to provide an underground telecommunications service to each lot within the proposed development. Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited <i>'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers'</i>, Doc. No NBN-TE-CTO-194, issue date 1st April 2011	Prior to survey plan endorsement
16.	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 association with the approved development in accordance with Mackay Regional Council's <i>Planning Scheme Engineering Design Guidelines</i>.	Prior to survey plan endorsement
17.	Fire Hydrants Install fire hydrants in Whitefig Close between the	Prior to survey plan endorsement

	d) Off Maintenance Inspection On completion of the 12 months maintenance period, contact the DSDIP Principal Engineer to arrange an Off Maintenance inspection.	d) As indicated
19.	Erosion & Sediment Control a) Submit to the DSDIP Development Assessment Division Principal Engineer an Erosion and Sediment Control (E&SC) Program certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with Mackay Regional Council's (MRC) adopted standards. b) The E&SC shall be closely monitored by a Registered Professional Engineer Queensland (RPEQ)	a) Prior to commencement of construction b) At all times during construction
20.	Easements over Infrastructure Mackay Regional Council – Nominated Assessing Authority Public utility easements must be provided, in favour of and at no cost to Mackay Regional Council (MRC), over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the MRC Chief Executive Officer.	Prior to survey plan endorsement
21.	Affordable Housing Submit to the DSDIP Development Assessment Division evidence of how across the entire PDA: a. A minimum of 60 percent of all dwellings across the PDA available for purchase at or below the median house price for Mackay City b. Deliver a minimum of 50 percent of all dwellings available to purchase or rent to low to moderate income households for Mackay City.	Prior to survey plan endorsement
22.	Accessible Housing a) Provide 10% of product as accessible (5 dwellings) in accordance with Economic Development Queensland (EDQ) <i>Accessible Housing Guideline No.2</i>	Prior to commencement of use

	b) Provide to the DSDIP Development Assessment Division evidence that part a) of this condition has been complied with.	
23.	Pre-Construction Certification No works shall commence until the DSDIP acknowledges in writing receipt of certification package from the Project Coordinator in accordance with section 6.4 a) of the DSDIP <i>Certification Procedures Manual</i>.	Prior to survey plan endorsement
24.	Post-Construction Certification Submit Post-Construction (Practical Completion) Certification, 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" in accordance with section 6.4 b) of the DSDIP <i>Certification Procedures Manual</i>	Prior to survey plan endorsement
25.	Infrastructure Contributions Pay to the MEDQ a monetary contribution towards the cost of the provision of essential infrastructure at the rate applicable at the time of payment. The total contribution will be calculated in accordance with the Mackay Regional Council Adopted Infrastructure Charges Resolution, April 2013. Prior to payment, submit to the MEDQ, written confirmation from Mackay Regional Council of the exact charge payable.	The earlier of the following: i. Prior to the endorsement of the plan of subdivision; or ii. Prior to the commencement of use iii. Prior to the endorsement of the detailed design drawings against the approved plan of development.

