Queensland Government

Department of
State Development, Infrastructure and Planning

DEV2013/511

20 January 2014

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 22 WAGTAIL STREET, ANDERGROVE DESCRIBED AS LOT 145 ON SP252769

On 20 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 Brandon Bouda on 3024 4166.

Yours Sincerely

Patrick Atkinson
Director – Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Andergrove	
Site address	22 Wagtail Street, Andergrove	
Lot on plan description	Lot number	Lot description
	145	SP252769
PDA development application details		
MEDQ reference number	DEV2013/511	
Lodgement date	6 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)	

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	20 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.	Site Plan	Lot 145 Andergrove, Sheet 1/8	16/01/2014
2.	Ground Floor Plan	Lot 145 Andergrove, Sheet 2/8	16/01/2014
3.	Roof Plan	Lot 145 Andergrove, Sheet 3/8	16/01/2014
4.	Fence Plan	Lot 145 Andergrove, Sheet 4/8	16/01/2014
5.	Landscape Plan	Lot 145 Andergrove, Sheet 5/8	16/01/2014
6.	Elevations 1 & 2	Lot 145 Andergrove, Sheet 7/8	16/01/2014
7.	Elevations 3 & 4	Lot 145 Andergrove, Sheet 8/8	16/01/2014

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	**Affordable Housing** Submit to the Development Assessment Division of the DSDIP a report that demonstrates: a) a minimum of 1 dwellings at a purchase price which is at or below the median house price of Mackay City and b) a minimum of 1 dwelling available for purchase or rent to low to moderate income households for Mackay.	Prior to the issuing of the certificate of classification or endorsement of the building format plan, whichever occurs first
5	**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
6	**Landscaping Works** a) Submit to Development Assessment Division of DSDIP detailed Landscape Plans certified by a suitably qualified Landscape Architect or Landscape Contractor illustrating the extent of landscaping for each unit and the overall site interface with the streetscape. The plans must where relevant: ▪ include the location of existing street trees and verge landscaping treatments. If existing street trees are impacted by driveway locations a new street tree is to be provided in an agreed location. ▪ include an area of soft landscaping on each lot in the front setback. This may be to the front of blank walls or to provide privacy. ▪ ensure landscaping maintains visibility along pathways, driveways and to front entries ▪ include details and heights of fencing/walls to the street and letterbox location ▪ include species which are low maintenance and water-wise	a) Prior to commencement of landscape works

	▪ ensure species are selected taking into account the location of overhead or underground services ▪ indicate where one hose cock can be provided within each private open space where on ground level ▪ ensure turfed areas proposed are accessible externally by standard lawn mowing equipment and receive adequate sunlight ▪ identify opportunities for water infiltration to be maximised on-site through landscaped areas and permeable paving where possible ▪ ensure surface water for each courtyard/ hard stand area does not drain to adjoining lots. An overall site landscape plan should be provided which outlines areas of hard and soft external treatments and the interface with the streetscape. Individual dwelling/lot plans to be provided including species and typical details. b) Construct the works in accordance with the submitted Landscape Plans from part a) of this condition. c) On completion of the works, provide to Development Assessment Division of DSDIP written certification from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with this condition.	b) Prior to commencement of use c) 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 124 Andergrove dated 25 August 2013 and Mackay 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 - *ICEA Best Practice Erosion & Sediment Control – November 2008.* b) Soil erosion and sediment control shall be monitored and maintained.in accordance with	a) Prior to commencement of work b) At all times during works on site

	the certified E&SC Program	
9	**Water Connection** Connect the development to the existing water reticulation network in accordance with *the* Mackay Regional Council standards.	Prior to commencement of use
10	**Sewerage Connection** Connect the development to the existing sewerage reticulation network in accordance with the Mackay 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 Mackay 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 *AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.*	Prior to commencement of use and to be maintained.
16	**Electricity** Connect via an underground main to the existing electrical reticulation network in accordance with the relevant authorised electricity utility standards;	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	**Infrastructure Contributions** a) The applicant must pay to the Minister for Economic Development Queensland (MEDQ) infrastructure charges in accordance with the Mackay Regional Council Adopted Infrastructure Charges Resolution 2013 and, where applicable, indexed to the date of payment. b) Prior to payment, submit to the MEDQ, written confirmation from Mackay Regional Council of the exact charge payable.	Prior to the issuing of the certificate of classification or endorsement of the building format plan, whichever occurs first

STANDARD ADVICE

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.

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.