

DEV2012/263

22 January 2014

Economic Development Queensland
c/- Ms Laura Gannon
Jensen Bowers
72 Costin Street
FORTITUDE VALLEY QLD 4006

Dear Laura

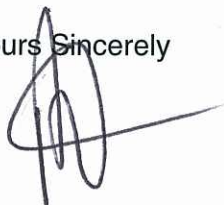
**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT PERMIT FOR A RECONFIGURATION OF LOT – 3 LOTS INTO 8
LOTS AND NEW ROAD WITH A PLAN OF DEVELOPMENT FOR STAGE 4A AND
1 LOT INTO 50 LOTS AND NEW ROAD WITH A PLAN OF DEVELOPMENT FOR
STAGE 5 AT 2 HARVEY ROAD, CLINTON FORMALLY DESCRIBED AS LOT 896
ON SP261771 (PREVIOUSLY DESCRIBED AS LOT 900 ON SP246026)**

On 22 January 2014 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.dsdiq.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 Brianna Fyfe on 3174 0206.

Yours Sincerely



Patrick Atkinson
Director – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Clinton	
Site address	2 Harvey Road, Clinton	
Lot on plan description	Lot number	Lot description
	Lot 896	SP261771
PDA development application details		
MEDQ reference number	DEV2012/263	
Lodgement date	3 July 2013	
Type of application	Changing a PDA development approval	
Description of proposal applied for	Reconfiguring a lot – 3 lots into 8 lots and new road with a Plan of Development for Stage 4a Reconfiguring a lot – 1 lot into 50 lots and new road with a Plan of Development for Stage 5	

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	
Original Decision date		12 July 2012	
Change to approval date		22 January 2014	
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 Subdivision Stage 4A Allotment Layout	102361-61, Rev. A	13 January 2014
2.	Plan of Development Stage 4A Allotment Layout	102361-62, Rev. A	13 January 2014, Amended in Red 17/1/2014
3.	Indicative Carparking Stage 4A Allotment Layout	102361-63, Rev. A	13 January 2014
4.	Concept Plan – Stage 4A – Hill Close DA Concepts	P-101	1/05/13, Amended in Red 17/1/2014
5.	Elevations – Stage 4A – Hill Close DA Concepts	P-201	1/05/13, Amended in Red 17/1/2014
Plans, reports and specifications previously approved on 12 July 2012		Number (if applicable)	Date (if applicable)
6.	Plan of Subdivision Stage 5 Allotment Layout, prepared by RPS	102361 – 51 Rev C	3 May 2012
7.	Plan of Development Stage 5 Allotment Layout, prepared by RPS	102361 – 54 Rev C	3 May 2012, Amended in Red 12/07/2012
8.	Concept Floor Plan – Hill Close 369-370, prepared by Mondo Architects	P369-001 Rev. A	25.06.2012
9.	Stage 5 – Hill Close DA Concepts – Lots 369 & 370, prepared by Mondo Architects	000-101	
10.	Concept Floor Plan – Hill Close 386-387, prepared by Mondo Architects	P386-001 Rev. A	26.06.2012
11.	Concept Elevations – Hill Close 386-387, prepared by Mondo Architects	P386-201 Rev. A	26.06.2012
12.	Terrace Allotments Type A and Type B, Lot 365-366, prepared by Mondo Living	P10	20.01.12, Amended in Red 12/07/2012
PDA Development Conditions			
General / Planning			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.	Affordable Housing Submit to DSDIP – Development Assessment Division an estimate of how across the entire UDA: - a minimum of 60% of all dwellings available for purchase at or below the medium house price for Gladstone will be delivered and - minimum of 50% of all dwellings available to purchase or rent to low to moderate income households for Gladstone will be delivered.	Prior to survey plan endorsement for the relevant stage
4.	Construction Management Plan - Submit to the DSDIP – Development Assessment Division, a site based construction management plan for endorsement by the DSDIP Director – Development Assessment that will include but not be limited to: - the management of traffic around and through the site during and outside of construction work hours; - parking and materials delivery during and outside of construction hours of work; - the management of sedimentation, erosion and dust generated from the site during and outside construction work hours; - management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; - management of contaminated soils, 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. - 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.	- Prior to commencement of site works for the relevant stage - At all times during site works
5.	Water Supply Reticulation - Submit to the DSDIP – Development Assessment Division Principal Engineer water reticulation plans certified by a Registered Professional Engineer Queensland (RPEQ) generally designed in accordance with "Gladstone City Council – Water Supply Standard - 2006" and WSAA Water Supply Code of Australia - 2002; - Construct the works in accordance with part a) of this condition.	- Prior to commencement of works for the relevant stage - Prior to survey plan endorsement for the

	c) Submit to the DSDIP – Development Assessment Division in a format acceptable to the Gladstone Regional Council "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with part b) of this condition.	relevant stage c) Prior to survey plan endorsement for the relevant stage
6.	Water Connection The development must be connected to the existing reticulated water system with the Gladstone Regional Council as the nominated assessing authority at no cost to Council.	Prior to survey plan endorsement for the relevant stage
7.	Sewerage Reticulation a) Submit to the DSDIP – Development Assessment Division Principal Engineer sewerage reticulation plans certified by a Registered Professional Engineer Queensland (RPEQ) generally designed in accordance with "<i>Gladstone City Council - Sewerage Design Standards - 2003</i>"; b) Construct the works in accordance with part a) of this condition. c) Submit to the DSDIP – Development Assessment Division in a format acceptable to the Gladstone Regional Council "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with part 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
8.	Sewer Connection The development must be connected to the existing reticulated sewerage system with the Gladstone Regional Council as the nominated assessing authority at no cost to Council	Prior to survey plan endorsement for the relevant stage
9.	Stormwater Management a) Submit to the DSDIP – Development Assessment Division Principal Engineer for compliance endorsement detailed stormwater design and hydraulic calculations for both quantity and quality checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil) generally in accordance with QUDM 2008 and the Queensland Urban Stormwater Quality Planning Guidelines 2010 Water Quality Objectives - Central Coast (South) b) Construct the works in accordance with part a) of this condition. c) Submit to the DSDIP – Development Assessment Division in a format acceptable to the Gladstone Regional Council "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with part b) of this condition.	a) Prior to commencement of the 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

10.	Easements over Infrastructure – water supply, sewerage, drainage Gladstone Regional Council (GRC) - Nominated Assessing Authority Public utility easements must be provided, in favour of and at no cost to Gladstone Regional Council, over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the GRC Chief Executive Officer, and the easement documents must be executed prior to the endorsement of survey plans or the commencement of use of the premises.	Prior to survey plan endorsement for the relevant stage
11.	Filling and Excavation a) Submit to the DSDIP – Development Assessment Division a detailed earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). b) Submit to the DSDIP – Development Assessment Division Principal Engineer certification from an 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 AS 3798 and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to the commencement of works for the relevant stage b) Prior to survey plan for the relevant stage endorsement
12.	Road & Drainage Works – Internal a) Submit to the DSDIP – Development Assessment Division Principal Engineer detailed engineering design/construction drawings for road pavements, on-street parking areas, stormwater drainage, kerb and channel, concrete footpaths, traffic islands and signage, including laneway treatment checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with <i>Gladstone City Council's "Roads and Transport Standard – 2005</i> and <i>"Standard Conditions for Reconfiguring a Lot "</i> and <i>ULDA Practice Note No. 12 Rear Lanes: design and development</i>. b) Construct the works in accordance with part a) of this condition. c) Submit to the DSDIP – Development Assessment Division in a format acceptable to the Gladstone Regional Council "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with part 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
13.	Soil Erosion and Sediment Control a) Submit to the DSDIP – Development Assessment Division Principal Engineer an Erosion and Sediment Control	a) Prior to commencement of construction for the

	(E&SC) Program prepared, certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with Gladstone Regional Council's (GRC) Erosion and Sediment Control adopted standard - <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i>. b) The E&SC shall be closely monitored by a Registered Professional Engineer Queensland (RPEQ)	relevant stage b) At all times during construction
14.	Street Lighting a) Submit to the DSDIP – Development Assessment Division Principal Engineer detailed public lighting design plans generally in accordance with the <i>Gladstone City Council – Roads and Transport Standard – 2005, QTSC Group, Standard Conditions for the Provision of Public Lighting Services manual, AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> and <i>AS1158:2005</i> to all roads, laneways and parks, including footpaths/bikeways within and bounding the subdivision by a Registered Professional Engineer Queensland (RPEQ) pre-qualified by the electricity supplier. b) Construct the works in accordance 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
15.	Streetscape Works a) Submit to the DSDIP – Development Assessment Division Director – Development Assessment for compliance endorsement detailed Landscape Plans certified by a suitably qualified landscape architect for landscape works including street trees within the proposed road reserves including the pocket park generally in accordance with Gladstone Regional Council's Standards and is to document where appropriate the following: Existing site conditions. ▪ Existing site contours or levels; and ▪ Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk. New Works ▪ Provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to each road frontage to adjoining parkland; ▪ Details and locations of any proposed building works or planting, including: bridges, park furniture, picnic facilities and play equipment; ▪ Details of laneway surface treatments; and ▪ Provision of plant schedule listing all proposed plants by botanical name, quantity and size at time of planting. b) Construct landscape works in accordance 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

	c) On Maintenance Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from the DSDIP – Development Assessment Division that works are satisfactory. d) Off Maintenance Inspection On completion of the 12 months maintenance period, contact the DSDIP – Development Assessment Division Principal Engineer to arrange an Off Maintenance inspection.	c) As indicated d) As indicated
16.	Electricity Reticulation Submit to the DSDIP – Development Assessment Division, either: a) Written evidence 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 the authorised electricity supplier ERGON to provide underground electricity services to the newly created lots.	Prior to survey plan endorsement for the relevant stage
17.	Telecommunications Services Submit to the DSDIP – Development Assessment Division documentation from an authorised telecommunications service provider confirming that satisfactory arrangements have been made for the provision of underground telecommunications services to the newly created lots.	Prior to survey plan endorsement for the relevant stage
18.	Broadband Provide to the DSDIP – Development Assessment Division a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Act (Fibre Deployment Bill 2011) can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement for the relevant stage
19.	Permanent Survey Marks Permanent Survey Marks levelled on the Australian Height Datum and fixed with horizontal coordinates to the Map Grid of Australia (MGA94) to 4th order accuracy or better must be placed on the land at locations in accordance with guidelines adopted by the Gladstone Regional Council (GRC).	Prior to survey plan endorsement for the relevant stage
20.	Connection to Permanent Survey Marks All lots are to be connected to Permanent Survey Marks (PSMs). The connections of the lots to the PSMs and the coordinates of the PSMs must be shown on the face of the survey plan/s.	Prior to survey plan endorsement for the relevant stage
21.	Acoustic Treatments a) Submit to the DSDIP – Development Assessment Division Principal Engineer written confirmation that all dwellings erected in Stage 4a on proposed lots 525-	a) Prior to survey plan endorsement for the relevant stage

	529 adjacent Harvey Road shall be designed and constructed to comply with "AS 2107:2000, Acoustics – Recommended design sound levels and reverberation times for building interiors and "AS 3671:1989 Acoustics – Road traffic noise intrusion – Building siting and construction" for category 2 and 3 buildings. b) All potential purchasers of lots 308, 338 to 353 shall be advised in writing that further acoustic assessment is required for future house plans as identified in part a) of this condition.	b) As indicated
22.	Pre-Construction Certification No work shall commence until the DSDIP – Development Assessment Division acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with <i>ULDA Certification Procedures Manual</i>.	Prior to commencement of site works for the relevant stage
23.	Post-Construction 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 survey plan endorsement for the relevant stage
24.	Infrastructure Contributions Stage 4a (Reconfiguring a Lot) a) The applicant must pay to the Minister for Economic Development Queensland (MEDQ) infrastructure charges in accordance with Gladstone Regional Council's <i>Adopted Infrastructure Charges Resolution (No. 2) – 2011 Former Gladstone City Local Government area - Amended: 17 April 2012</i> and, where applicable, indexed to the date of payment. b) Prior to payment, submit to the MEDQ, written confirmation from Gladstone Regional Council of the exact charge payable.	Prior to Stage 4a survey plan endorsement
25.	Infrastructure Contributions Stage 5 (Reconfiguring a Lot) a) The applicant must pay to the Minister for Economic Development Queensland (MEDQ) infrastructure charges in accordance with Gladstone Regional Council's <i>Adopted Infrastructure Charges Resolution (No. 2) – 2011 Former Gladstone City Local Government area - Amended: 17 April 2012</i> and, where applicable, indexed to the date of payment. b) Prior to payment, submit to the MEDQ, written confirmation from Gladstone Regional Council of the exact charge payable.	Prior to Stage 5 survey plan endorsement
26.	Infrastructure Contributions Stage 5 (Multiple Residential Dwellings – Lots Accommodating more than a Single Unit Dwelling) a) The applicant must pay to the Minister for Economic Development Queensland (MEDQ) infrastructure charges in accordance with Gladstone Regional Council's <i>Adopted</i>	Prior to endorsement of Community Management Statement or commencement

	<i>Infrastructure Charges Resolution (No. 2) – 2011 Former Gladstone City Local Government area - Amended: 17 April 2012</i> and, where applicable, indexed to the date of payment. b) Prior to payment, submit to the MEDQ, written confirmation from Gladstone Regional Council of the exact charge payable.	of use whichever comes first
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STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this 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), *Urban Land Development Authority (Vegetation Management) By-Law 2009* (e.g. prior to commencement of any trimming of controlled vegetation), 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.

Gladstone Regional Council as the Nominated Assessing Authority

For any conditions in this package that require the consideration of Gladstone Regional Council (GRC) as the nominated assessing authority, you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition has been met, GRC will issue a response in the manner required by the condition/s (eg a letter of endorsement or authorisation, an approval or a permit). No costs will be incurred by the ULDA or GRC.

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.

**** End of Package ****

