

DEV2013/526

14 February 2014

JM Kelly (Project Builders) Pty Ltd
C/- Mr Russel Schirmer
Brown Consulting (Qld) Pty Ltd
PO Box 1580
ROCKHAMPTON QLD 4700

Dear Russel

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR
OPERATIONAL WORKS (PROPOSED KINDERGARTEN CARPARK) AT 20
PARK STREET, BLACKWATER DESCRIBED AS LOT 79 ON SP155486**

On 14 February 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://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 Archie Venitis on 3452 7696.

Yours Sincerely



Patrick Atkinson
Director – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Blackwater	
Site address	20 Park Street, Blackwater	
Lot on plan description	Lot number	Lot description
	79	SP155486
PDA development application details		
MEDQ reference number	DEV2013/526	
Lodgement date	3 December 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	Car park for a proposed kindergarten.	

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	14 February 2014
Currency period	2 years from the date of the decision

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 Index and Locality Plan prepared by Brown Consulting	R13172/101 Issue A	November 2013
2.	Site Plan prepared by Brown Consulting	R13172/102 Issue A	November 2013
3.	Roadworks Plan prepared by Brown Consulting	R13172/103 Issue A	November 2013
4.	Footpath Details Plan prepared by Brown Consulting	R13172/104 Issue A	November 2013
5.	Stormwater Plan prepared by Brown Consulting	R13172/105 Issue A	November 2013
6.	Erosion and Sediment Control Plan prepared by Brown Consulting	R13172/106 Issue A	November 2013
7.	General Notes Sheet 1 prepared by Brown Consulting	R13172/107 Issue A	November 2013
8.	General Notes Sheet 2 prepared by Brown Consulting	R13172/108 Issue A	November 2013

PDA Development Conditions

1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans, drawings and documents.	Prior to commencement of use and to be maintained
2.	Supervision and Certification The works shall be supervised and certified on the applicant's behalf by a Registered Professional Engineer Queensland (RPEQ) as being undertaken in accordance with the approved plans.	At all times during construction works
3.	Construction Management Plan a) Prepare and implement a Site Based Construction Management Plan that includes but is not limited to: provision for the management of traffic	a) Prior to commencement of site works

	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 management of groundwater and surface water collection, treatment and disposal in accordance with the Central Highlands Regional Council (CHRC) standards; • management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. • management of acid sulfate contaminated soils (if required) in accordance with the Queensland Acid Sulfate Soil Technical Manual, Soil Management Guidelines V3.8 or later. • Unless otherwise approved - hours of construction must be Monday to Saturday 6.30am to 6.30pm. Construction work in relation to the development must not be conducted outside the above hours or on Sunday or Public Holidays, The construction management plan shall be prepared in consultation with the contractor 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) Undertake all work in accordance with the Construction Management Plan which must be current and available on site at all times during the construction period.	
4.	Roadworks – Temporary Construction Access Construct temporary access works certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the following approved plans prepared by Brown Consulting: • Plan Index and Locality Plan R13172/101 Issue A dated 11/13 • Site Plan R13172/102 Issue A dated 11/13 • Roadworks Plan R13172/103 Issue A dated 11/13 • Footpath Details Plan R13172/104 Issue A	Prior to commencement of use

	11/13 - General Notes Sheet 1 R13172/107 Issue A dated 11/13 - General Notes Sheet 2 R13172/108 Issue A dated 11/13	
5.	Erosion and Sediment Control Implement and maintain Erosion & Sediment Control Management on site generally in accordance with the following RPEQ certified plans prepared by Brown Consulting; - Erosion and Sediment Control Plan R13172/106 Issue A dated 11/13 - General Notes Sheet 1 R13172/107 Issue A dated 11/13 - General Notes Sheet 2 R13172/108 Issue A dated 11/13	Prior to commencement of and at all times during operational works
6.	Stormwater Management Manage stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the Environmental Protection Act 1994), without causing erosion and without creating any ponding Periodically as necessary remove accumulated sediment from control devices to minimise re-suspension of contaminants and dispose of it appropriately without causing water contamination.	At all times during operational works
7.	Repair damage to existing infrastructure Repair any damage to existing local authority that may occur during any works carried out in association with the approved development.	Prior to commencement of the use
8.	Existing Services All works required for this development must take due regard for all existing services. Any existing services affected by the proposed works shall be altered or relocated as necessary at the cost of the developer.	Prior to or during construction works