

Our ref: DEV2014/545

12 March 2014

Dragonfly Properties Pty Ltd
C/- Mr Neil Wilson
PO Box 619
BEENLEIGH QLD 4207

Dear Neil

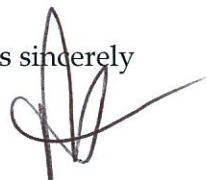
**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
MATERIAL CHANGE OF USE FOR MULTIPLE RESIDENTIAL (DUPLEX) AT
FLINDERS CIRCUIT, FITZGIBBON DESCRIBED AS LOT 4015 ON SP257547**

On 12 March 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.dsdip.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 3452 7422. [single space after this line]

Yours sincerely



Patrick Atkinson
Director - Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Fitzgibbon	
Site address	Flinders Circuit, Fitzgibbon	
Lot on plan description	Lot number	Lot description
	4015	SP257547
PDA development application details		
MEDQ reference number	DEV2014/545	
Lodgement date	06 February 2014	
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 (Duplex)	

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		12 March 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 – N2 Dual Occupancy Design	Sheet No.1	23.1.14
2.	Floor Plan – N2	Sheet No.2	23.1.2014
3.	Elevations – N2	Sheet No. 3	23.1.2014
4.	Landscape Plan	0W2014010_10-01 Issue A Sheet 1 of 4	3 Feb 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.		Prior to the commencement of use
2	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.		As indicated
3	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
4	Construction Management Plan a) Submit to DSDIP PDA Development Assessment 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		a) Prior to commencement of site works

	- management of dust generated from the site during and outside construction work hours - management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later) - 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.	b) At all times during site works
5	Landscape Works a) Submit for DSDIP PDA Development Assessment 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 - include species which are low maintenance and water-wise - 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	a) Prior to commencement of landscape works

	▪ identify opportunities for water infiltration on-site 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 and 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 approved Landscape Plans from part a) of this condition. c) On completion of the works, provide to the DSDIP PDA Development Assessment 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
6	Vehicle Access Construct vehicle crossovers between the existing kerb & channel and the property boundary and realign the existing indented on-street parking bay generally in accordance with the approved Site Plan N2 Sheet 1 dated 23/01/14 to Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use
7	Soil Erosion and Sediment Control a) Submit to the DSDIP PDA Development Assessment Principal Engineer an Erosion and Sediment Control (E&SC) Program certified by a Registered Professional Engineer Queensland (RPEQ) that complies with Brisbane City Council's <i>Erosion and Sediment Control Standard (Version 9 or later)</i>. b) The E&SC shall be closely monitored by a Registered Professional Engineer Queensland (RPEQ)	a) Prior to commencement of site works b) During site works
8	Stormwater Connect each dwelling to the existing stormwater network in Flinders Circuit in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use
9	Water Connect each dwelling to the existing reticulated water supply	Prior to

	in accordance with Queensland Urban Utilities standards.	commencement of use
10	Sewer Connect each dwelling to the existing reticulated sewerage system in accordance with Queensland Urban Utilities standards.	Prior to commencement of use
11	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 Brisbane City Council's <i>Subdivision and Development Guidelines</i>	Prior to commencement of use
12	Repair damage to kerb, footpath or road 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 drainage lines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use
13	Electricity Submit to DSDIP PDA Development Assessment either: ▪ written evidence demonstrating that existing underground low-voltage electricity supply is available to each dwelling; or ▪ written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services.	Prior to commencement of site works
14	Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new dwelling within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of site works
15	Infrastructure Charges The applicant must pay to the Minister for Economic Development Queensland (MEDQ) infrastructure charges in accordance with the Infrastructure Funding Framework, July 2013 and indexed to the date of payment.	Prior to commencement of use or prior to endorsement of a Building Format

	<i>Advice: Each July, infrastructure charges will be indexed in accordance with the annual rate of the 3 year rolling average – expressed as a percentage to four (4) decimal places - of the movement of the Road and Bridge Construction Index (Queensland) calculated from that March which is three (3) years prior to the current year, to March of the current year.</i>	Plan, whichever occurs 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 UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* 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.

**** End of Package ****