

Our ref: DEV2012/550

7 April 2014

Mr Kris Rensch
Bornhorst & Ward Consulting Engineers
Level 4, 67 Astor Terrace
SPRING HILL QLD 4000

Dear Kris

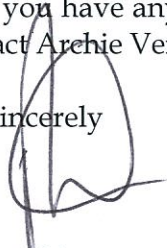
**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR
OPERATIONAL WORKS (SEWER REPLACEMENT) AT MACARTHUR
AVENUE, HAMILTON DESCRIBED AS ROAD RESERVE**

On 4 April 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 Archie Venitis on 3452 7696.

Yours sincerely



Patrick Atkinson
Director - Development Assessment

PDA Decision Notice - Approval

Site information		
Name of urban development area (PDA)	Northshore Hamilton, Brisbane	
Site address	Macarthur Avenue, Hamilton	
Lot on plan description	Lot number	Lot description
		Road Reserve
PDA development application details		
MEDQ reference number	DEV2014/550	
Lodgement date	14 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	Sewer Replacement	

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	4 April 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.	Drawing List and Locality Plan prepared by Bornhorst & Ward Consulting Engineers	10470B C0000 Revision D	29.01.14
2.	Sewer Notes and Details prepared by Bornhorst & Ward Consulting Engineers	10470B C0060 Revision D	29.01.14
3.	Sewer Typical Details and Sections prepared by Bornhorst & Ward Consulting Engineers	10470B C0061 Revision D	29.01.14
4.	Live Sewer Works Table prepared by Bornhorst & Ward Consulting Engineers	10470B C0062 Revision D	29.01.14
5.	Maintenance Hole Details prepared by Bornhorst & Ward Consulting Engineers	10470B C0063 Revision D	29.01.14
6.	Sewer Catchment Plan prepared by Bornhorst & Ward Consulting Engineers	10470B C0065 Revision D	29.01.14
7.	Sewer Layout Sheet 1 prepared by Bornhorst & Ward Consulting Engineers	10470B C0070 Revision D	29.01.14
8.	Sewer Layout Sheet 2 prepared by Bornhorst & Ward Consulting Engineers	10470B C0071 Revision D	29.01.14
9.	Sewer Longitudinal Section Sheet 1 prepared by Bornhorst & Ward Consulting Engineers	10470B C0080 Revision D	29.01.14
10.	Sewer Longitudinal Section Sheet 2 prepared by Bornhorst & Ward Consulting Engineers	10470B C0081 Revision D	29.01.14

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 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 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.	a) Prior to commencement of site works b) As indicated

4.	Sewer Reticulation Works - Queensland Urban Utilities Nominated Assessment Authority a) Construct sewer reticulation and associated works certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the following approved plans prepared by Bornhorst & Ward Consulting Engineers and approved by Queensland Urban Utilities: • Sewer Notes and Details C0060 Rev D dated 29.01.14 • Sewer Typical Details and Sections C0061 Rev D dated 29.01.14 • Live Sewer Works Table C0062 Rev D dated 29.01.14 • Maintenance Hole Details C0063 Rev D dated 29.01.14 • Sewer Catchment Plan C0065 Rev D dated 29.01.14 • Sewer Layout Sheet 1 C0070 Rev D dated 29.01.14 • Sewer Layout Sheet 2 C0071 Rev D dated 29.01.14 • Sewer Longitudinal Section Sheet 1 C0080 Rev D dated 29.01.14 • Sewer Longitudinal Section Sheet 2 C0081 Rev D dated 29.01.14 b) Submit to the QUU and PDA Development Assessment DSDIP 'As Constructed' drawings and associated testing results in a format acceptable to QUU certified by an Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans. c) Provide to PDA Development Assessment DSDIP all approval correspondence from QUU relating to parts (a) and (b) of this condition. d) Maintain the works for 12 months from the date of acceptance of on maintenance.	a) Prior to commencement of use b) Within three (3) months of commencement of use c) Within three (3) months of commencement of use d) As indicated
5.	Erosion and Sediment Control a) Prepare an Erosion and Sediment Management Plan (ESMP) as part of the Site Based Construction Management Plan, certified by a Registered Professional Engineer Queensland (RPEQ) or an accredited professional in erosion and sediment control (CPESC) in accordance with Best Practice Erosion and Sediment Control (IECA) and Brisbane City Council standards.	Prior to commencement works

	b) Implement and maintain Erosion & Sediment Control Management on site generally in accordance with the ESMP required by part a) of this condition.	At all times during operational works.
6.	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
7.	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

STANDARD ADVICE

PDA Development Approval

This PDA Development Approval does not include assessment against the following:

- Building Code of Australia and does not permit building work to occur. Prior to the commencement of any building work, a Development Permit under the *Sustainable Planning Act 2009* for Carrying out Building Work will be required.
- *Plumbing and Drainage Act 2002*. Prior to commencement of any building work a Compliance Permit will be required from the City of Gold Coast Council.

Queensland Urban Utilities (QUU) – Nominated Assessing Authority

For any conditions in this package that require the consideration of Queensland Urban Utilities (QUU), the applicant will need to submit the relevant forms, plans and/or reports and applicable fee to the Council.

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-

- a) on a Sunday or public holiday, at any time; or
- b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

