



Department of
**State Development,
Infrastructure and Planning**

Our ref: DEV2014/554

22 April 2014

Ring Group Builders Pty Ltd
C/- Mr Kragg Knabe
Kascol Design Studios
PO Box 5080
RED HILL MC ROCKHAMPTON QLD 4701

Dear Kragg

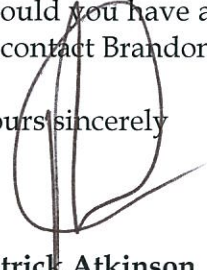
SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURATION OF A LOT (1 INTO 2 SUBDIVISION) AND MATERIAL CHANGE OF USE (2 DWELLING UNITS ON EACH NEW ALLOTMENT) AT 64 BAUMAN WAY, BLACKWATER DESCRIBED AS LOT 16 ON CROWN PLAN B337108

On 22 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 Brandon Bouda on 3452 7422.

Yours sincerely


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PDA Decision Notice - Approval

Site information		
Name of urban development area (PDA)	Blackwater	
Site address	64 Bauman Way, Blackwater	
Lot on plan description	Lot number	Lot description
	16	Crown Plan B337108
PDA development application details		
MEDQ reference number	DEV2014/554	
Lodgement date	24 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	Reconfiguration of a Lot - 1 into 2 lots Material Change of Use – Multiple Residential (2 dwellings) on each new allotments	

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		22 April 2014	
Currency period		Reconfiguration of a Lot – 4 years from Decision Date Material Change of Use – 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 for Reconfiguration of a Lot		Number (if applicable)	Date (if applicable)
1.	Proposed Survey plan, Plan of Lots 106 & 107 Sheet 1 of 1	SP262822	30-1-14 (as amended in red dated 28 Mar 2014)
Approved plans, reports and specifications for Material Change of Use		Number (if applicable)	Date (if applicable)
1.	Site Plan Sheet number A101	Drawing No. RG020214	14/03/2014
2.	Floor Plan Sheet number A102	Drawing No. RG020214	17/02/2014
3.	North and South Elevation Sheet number A103	Drawing No. RG020214	14/03/2014
4.	East and West Elevation Sheet number A104	Drawing No. RG020214	14/03/2014
5.	Roof Plan Sheet number A112	Drawing No. RG020214	17/02/2014
6.	Plant Schedule: Lot 106 & 107 on SP262822 Sheet number A117	Drawing No. RG020214	14/03/2014
PDA Development Conditions – Reconfiguration of a Lot			
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	
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	To be maintained	

	approval required by the conditions.	
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 survey plan endorsement
4	Certification Agreement In relation to all operational works undertaken on the site comply with all requirements and fulfil all responsibilities outlined in the <i>MEDQ Certifications Procedure Manual</i> .	Prior to commencement of works
5	Water Reticulation Connect proposed Lots 106 and 107 to the reticulated water supply system in accordance with the Central Highlands Regional Council current standards and at no cost to Central Highlands Regional Council.	Prior to survey plan endorsement
6	Sewer Reticulation Connect proposed Lots 106 and 107 to the reticulated sewer supply system in accordance with the Central Highlands Regional Council current standards and at no cost to Central Highlands Regional Council.	Prior to survey plan endorsement
7	Stormwater Management Connect proposed Lots 106 and 107 to the existing stormwater system in accordance with the Central Highlands Regional Council current standards and at no cost to Central Highlands Regional Council.	Prior to survey plan endorsement
8	Certification Agreement In relation to all operational works undertaken on the site comply with all requirements and fulfil all responsibilities outlined in the <i>MEDQ Certifications Procedure Manual</i> .	Prior to commencement of works
9	Soil Erosion and Sediment Control a) Prepare and implement an Erosion and Sediment Control (E&SC) Program prepared, certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with Townsville City Council's (TCC) Technical Design Guidelines and <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i> .	a) Prior to commencement of works

	b) The E&SC shall be closely monitored by a Registered Professional Engineer Queensland (RPEQ)	b) At all times during construction
10	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 sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal in accordance with Central Highlands Regional Council's 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. 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.	a) Prior to commencement of site works b) During site works and prior to survey plan endorsement
11	Electricity Submit to MEDQ either: a) written evidence from an authorised electricity supplier (e.g. Ergon) demonstrating that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence that the applicant has entered	Prior to survey plan endorsement

	into an agreement with an authorised electricity supplier (e.g. Ergon) to provide underground electricity services.	
12	Telecommunications Submit to MEDQ documentation from an authorised telecommunication service provider confirming that satisfactory arrangements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement
13	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited ' <i>New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers</i> ', Doc. No NBN-TE-CTO-194, issue date 1 st April 2011.	Prior to survey plan endorsement
14	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 association with the approved development in accordance with Central Highlands Regional Council's standards.	Prior to survey plan endorsement
15	Damage and Repairs 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 survey plan endorsement
16	Infrastructure Contributions Pay to MEDQ a monetary contribution towards the cost of the provision of essential infrastructure at the rate applicable at the time of payment. The applicable contribution is to be calculated in accordance with Central Highlands Regional Council's <i>Adopted Infrastructure Charges Resolution (June 2011)</i> . Prior to payment, submit to the PDA Development Assessment written confirmation from Central Highlands Regional Council of the amount payable.	Prior to survey plan endorsement

	<i>* The developer contributions will be adjusted each July in accordance with Central Highlands Regional Council's Adopted Infrastructure Charges Resolution, and the exact charge must be confirmed by Central Highlands Regional Council prior to payment.</i>	
PDA Development Conditions – Material Change of Use (Duplex on proposed Lots 106 and 107)		
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 Building and Operational Works Complete all building and operational work associated with this development approval, including work required by any of the following conditions. Such 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	Energy Efficiency a) Submit to PDA Development Assessment 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 PDA Development Assessment written certification that the completed building complies with part a) this condition.	a) Prior to commencement of site work b) Prior to the commencement of use

5	Vehicle Access Construct a vehicle crossover between the existing kerb and channel and the property boundary for lots 106 and 107 generally in accordance with the approved Site Plan, Drawing No RG020214 dated 14/03/2014 and Central Highlands Regional Council's adopted standards.	Prior to commencement of use
6	Soil Erosion and Sediment Control a) Prepare and implement 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 - <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i> . b) Soil erosion and sediment control shall be monitored and maintained in accordance with the certified E&SC Program	a) Prior to commencement of work b) At all times during works on site
7	Water Connection Connect the development to the existing water reticulation network in accordance with the Central Highlands Regional Council's standards.	Prior to commencement of use
	Sewerage Connection Connect the development to the existing sewerage reticulation network in accordance with the Central Highlands Regional Council's standards.	Prior to commencement of use
8	Stormwater Connection Connect the development to the existing stormwater network at a lawful point of discharge in accordance with Central Highlands Regional Council's standards	Prior to commencement of use
9	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

10	Street Trees Plant street trees in the road reserve between the site and the kerb of Bauman Way at a spacing of one (1) tree per 8.0m of road frontage (minimum 4 trees). Trees are not to be located in a position that will affect the safe operation of each access point. The species must be fast growing with a dense crown, and sited in accordance with <i>Ergon Energy's Plant Smart</i> document for the Central Highlands Regional Council area. The plantings must not impact upon sewerage or water infrastructure.	Prior to commencement of use and to be maintained
11	Footpath a) Construct a footpath in Bauman Way along the frontage of Lot 16 with the path width to be endorsed by the Central Highlands Regional Council as the nominated assessing authority in accordance with CHRC standards. b) Submit to the PDA Development Assessment Principal Engineer – Development Assessment ‘as-constructed’ plans of the footpath works	Prior to the commencement of use
12	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
13	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
14	Outdoor Lighting Design and install outdoor lighting to minimise light spill in the adjacent residential properties to be in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use and to be maintained.

15	Electricity Connect each dwelling to the existing electrical reticulation network in accordance with the relevant authorised electricity utility standards.	Prior to commencement of use
16	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
17	Infrastructure Contributions Pay to MEDQ a monetary contribution towards the cost of the provision of essential infrastructure at the rate applicable at the time of payment. The applicable contribution is to be calculated in accordance with Central Highlands Regional Council's <i>Adopted Infrastructure Charges Resolution (June 2011)</i> . Prior to payment, submit to the PDA Development Assessment written confirmation from Central Highlands Regional Council of the amount payable.	The earlier of the following: i. Prior to the endorsement of the building format plan; or ii. Prior to the commencement of use

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* (eg 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.

Plan sealing and uncompleted works bonds

DSDIP procedures and required forms regarding plan sealing and uncompleted works bonds are contained within the *Economic Development Act 2012 Certification Procedures Manual* downloadable on the website or contact the DSDIP on 3024 4150.

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 ****