

Our ref: DEV2014/563

13 May 2014

Economic Development Queensland
C/- Mr Tom Salmon
RPS
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Tom

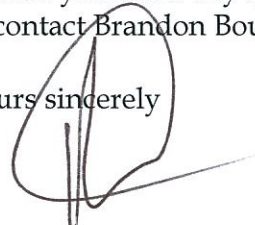
SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT (4 INTO 4 LOT BOUNDARY REALIGNMENT) WITH A PLAN OF DEVELOPMENT AT 19 - 25 CICADA LANE, ANDERGROVE DESCRIBED AS LOTS 104, 105, 106 AND 107 ON SP255602

On 13 May 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 Brandon Bouda on 3452 7422.

Yours sincerely



Patrick Atkinson
Director - PDA Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Andergrove	
Site address	19 – 25 Cicada Lane, Andergrove	
Lot on plan description	Lot number	Lot description
	104	SP255602
	105	SP255602
	106	SP255602
	107	SP255602
PDA development application details		
MEDQ reference number	DEV2014/563	
Lodgement date	16 April 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 – 4 into 4 lots Boundary Realignment with a Plan of Development	

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		13 May 2014	
Currency period		2 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.	Woodlands Andergrove Plan of Subdivision	118709-05 Rev A	06 May 2014
2.	Woodlands Andergrove Plan of Development	118709-06 Rev A	06 May 2014
3.	Water and Sewerage Reticulation Plan	115-3-1-C001 Rev 0	04/04/14
PDA Development Conditions			
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 approval required by the conditions.	To be maintained	
3	Water Reticulation Connect proposed Lots 104, 105, 106 and 107 to the reticulated water supply system in accordance with the Mackay Regional Council current standards and at no cost to Mackay Regional Council.	Prior to survey plan endorsement	
4	Sewer Reticulation Connect proposed Lots 104, 105, 106 and 107 to the reticulated sewer supply system in accordance with the Mackay Regional Council current standards and at no cost to Mackay Regional Council	Prior to survey plan endorsement	

5	Stormwater Management Connect proposed Lots 104, 105, 106 and 107 to the existing stormwater system in accordance with the Mackay Regional Council current standards and at no cost to Mackay Regional Council.	Prior to survey plan endorsement
6	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

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 ****

