

Our ref: DEV2014/567

3 June 2014

Economic Development Queensland
C/-Tom Salmon
RPS Group
PO Box 1559
Fortitude Valley QLD 4006

Dear Tom

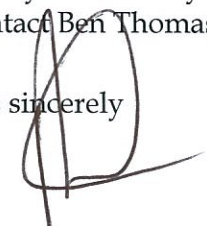
**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
RECONFIGURATION OF A LOT- (SUBDIVISION OF 1 LOT INTO 3) WITH A
PLAN OF DEVELOPMENT AT 11 BUNYA WAY, ANDERGROVE DESCRIBED
AS LOT 183 ON SP256575**

On 3 June 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-applications.html>

Should you have any queries in relation to the decision notice, please do not hesitate to contact Ben Thomas on 3452 7440.

Yours sincerely



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PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Andergrove	
Site address	11 Bunya Way, Andergrove	
Lot on plan description	Lot number	Lot description
	183	SP256575
PDA development application details		
MEDQ reference number	DEV2014/567	
Lodgement date	29 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 (Subdivision of 1 lot into 3) 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	3 June 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.	Plan of Subdivision Lots 1-3 Cancelling Lots 183 on SP 256575	118709-07 Rev B	6 May 2014
2.	Plan of Development- Lots 1-3	118709-08 Rev B	6 May 2014
3.	Earthworks Layout, Water and Sewerage Reticulation Plan	115-1-1-C001 Rev 2	9 May 2014

Supporting documents

To remove any doubt, the following documents are not approved documents for the purposes of this PDA development approval, but rather are supporting documents utilised in the development assessment process.

Supporting plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Site Plan	R.2	02-5-2014
2.	Ground Floor Plan	R.2	02-5-2014
3.	Roof Lines Plan	R.2	02-5-2014
4.	Fence Plan	R.2	02-5-2014
5.	Landscape Plan	R.2	02-5-2014

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
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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	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
3	Water Reticulation Connect proposed Lots 1, 2 & 3 to the reticulated water supply system generally in accordance with Earthworks Layout, Water and Sewerage Reticulation Plan reference 115-1-1C001 Revisions 2 prepared by Tetra Consulting dated 09/05/14 and in accordance with Mackay Regional Council current standards at no cost to the Mackay Regional Council. Provide as-constructed' plans including an asset register in a format acceptable to Mackay Regional Council checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	Prior to survey plan endorsement
4	Sewer Reticulation a) Submit to the DSDIP PDA Development Assessment, detailed sewer reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil), designed generally in accordance with Earthworks Layout, Water and Sewerage Reticulation Plan reference 115-1-1C001 Revisions 2 prepared by Tetra Consulting dated 09/05/14, Water Services Association of Australia's (WSAA) "Sewerage Code of Australia - WSA 02-2002' or Mackay Regional Council' standards whichever is applicable. b) Construct the works in accordance with the certified plans c) Submit to DSDIP PDA Development Assessment, 'as-constructed' plans including an asset register in a format acceptable to	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

	Mackay Regional Council checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	
5	Stormwater Management Connect proposed Lots 1, 2 and 3 to the existing stormwater system in accordance with Mackay Regional Council current standards and at no cost to Mackay Regional Council.	Prior to survey plan endorsement
6	Erosion & Sediment Control a) Submit to the DSDIP PDA Development Assessment, an Erosion and Sediment Control (E&SC) Program certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with Mackay Regional Council's adopted standards. b) The E&SC shall be monitored by a Registered Professional Engineer Queensland (RPEQ)	a) Prior to commencement of construction b) At all times during construction
7	Construction Management Plan a) Prepare 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 Mackay 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. b) 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	a) Prior to commencement of site works b) As Indicated

	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. c) 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.	c) During site works and prior to survey plan endorsement
9	Electricity Submit to the DSDIP PDA Development Assessment, 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 into an agreement with an authorised electricity supplier (e.g. Ergon) to provide underground electricity services.	a) Prior to commencement of site works. b) Prior to survey plan endorsement
10	Telecommunications Enter into an agreement with an authorised telecommunication carrier to provide underground telecommunication services to each new lot within and adjacent to the proposed development in accordance with Mackay Regional Council guidelines.	Prior to survey plan endorsement
11	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to survey plan endorsement
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 association with the approved development in accordance with Mackay Regional Council.	Prior to survey plan endorsement
13	Infrastructure Contributions Pay to the MEDQ a monetary contribution	In accordance with the

	towards the cost of the provision of essential infrastructure at the rate applicable at the time of payment. The total contribution will be calculated in accordance with the Mackay Regional Council Adopted Infrastructure Charges Resolution, April 2013. Prior to payment, submit to the MEDQ, written confirmation from Mackay Regional Council of the exact charge payable.	Infrastructure Funding Framework
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