

Our ref: DEV2014/569

12 June 2014

Aspire Housing Group
C/- Ms Kari Stephens
DFS Group
PO Box 605
MAROOCHYDORE QLD 4558

Dear Kari

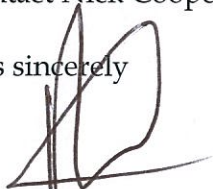
SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A RECONFIGURATION OF A LOT (1 INTO 2 LOTS) AND MATERIAL CHANGE OF USE OF PREMISES FOR A DWELLING HOUSE ON EACH NEW LOT AT 8 BUNYA WAY, ANDERGROVE DESCRIBED AS LOT 164 ON SP256575

On 12 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.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 Nick Cooper on 3452 7127.

Yours sincerely



Patrick Atkinson
Director - PDA Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Andergrove	
Site address	8 Bunya Way, Andergrove	
Lot on plan description	Lot number	Lot description
	164	SP256575
PDA development application details		
MEDQ reference number	DEV2014/569	
Lodgement date	7 May 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) and Material Change of Use Of Premises for Dwelling House on each new lot.	

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 June 2014
Currency period	4 Years from the 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.	Metes and Bounds Plan	115-2-1-C002 Revision A	04/04/14
2.	Water and Sewerage Reticulation Plan	115-2-1-C001 Revision 0	04/04/14
Approved plans, reports and specifications for Material Change of Use of Premises		Number (if applicable)	Date (if applicable)
3.	Site Plan	Sheet 1/9 Revision 10	30/05/14
4.	Ground Floor Plan	Sheet 2/9 Revision 10	30/05/14
5.	Roof Plan	Sheet 3/9 Revision 10	30/05/14
6.	Fence Plan	Sheet 4/9 Revision 10	30/05/14
7.	Landscape Plan	Sheet 5/9 Revision 10	30/05/14
8.	Elevations 1 & 2	Sheet 7/9 Revision 10	30/05/14
9.	Elevations 3 & 4	Sheet 8/9 Revision 10	30/05/14

Preamble

1. Abbreviations and Definitions

For the purposes of interpreting this Approval, the following is a list of abbreviations and definitions utilised in the conditions:

DSDIP - means the Department of State Development, Infrastructure and Planning;

COUNCIL- means Mackay Regional Council

MEDQ - means the Minister for Economic Development Queensland;

PDA - means the Priority Development Area;

PDADAD - means the Priority Development Area Development Assessment Division;

RPEQ - means Registered Professional Engineer Queensland.

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.	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 plans, 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
4	Water Reticulation Connect the proposed lots to the reticulated water supply system generally in accordance with the approved plans and in accordance with Council's current standards at no cost to Council. Provide 'as-constructed' plans including an asset register in a format acceptable to Council checked and certified by a RPEQ.	Prior to survey plan endorsement
5	Sewer Reticulation Connect the proposed lots to the reticulated sewer supply system in accordance with the Council's current standards and at no cost to Council.	Prior to survey plan endorsement
6	Stormwater Management Connect the proposed lots to the existing stormwater system in accordance with current standards and at no cost to Council.	Prior to survey plan endorsement
7	Soil Erosion and Sediment Control a) Prepare an Erosion and Sediment Control (E&SC) Program, certified by a RPEQ generally in accordance with Council's Design Guidelines. b) The E&SC shall be monitored by a RPEQ	a) Prior to commencement of works b) At all times during construction
8	Construction Management Plan a) Submit to DSDIP PDADAD a site based construction management plan prepared by a suitably qualified professional and reviewed by the principal consultant that includes: ▪ provision for the management of traffic	a) Prior to commencement of site works

	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, if needed. 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
9	Electricity Submit to DSDIP PDADA either: a) written evidence from an authorised electricity supplier (e.g. Ergon) demonstrating that existing underground low-voltage electricity supply is available to the proposed 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.	Prior to survey plan endorsement
10	Telecommunications Submit to DSDIP PDADAD 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
11	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 1st April 2011.	Prior to survey plan endorsement
12	Service Conduits & Mains Supply and install all service conduits and meet	Prior to survey plan endorsement

	the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development in accordance with Council's standards.	
13	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
14	Infrastructure Contributions Pay to the 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 Council's Adopted Infrastructure Charges Resolution. Prior to payment, submit to the PDA PDADAD written confirmation from Council of the amount payable. <i>* The developer contributions will be adjusted each July in accordance with Council's Adopted Infrastructure Charges Resolution, and the exact charge must be confirmed by Council prior to payment.</i>	Prior to survey plan endorsement
PDA Development Conditions – Material Change of Use		
1	Carry out the approved development Carry out the development generally in accordance with the approved plans	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 plans, and any relevant DSDIP or other approval	To be maintained

	required by the conditions.	
4	Vehicle Access Construct a vehicle crossover between the existing kerb and channel and the property boundary for the proposed lots generally in accordance with the approved plans and Council's adopted standards.	Prior to commencement of use
5	Soil Erosion and Sediment Control a) Prepare an Erosion and Sediment Control (E&SC) Program, certified by a RPEQ generally in accordance with Council's Design Guidelines. b) The E&SC shall be closely monitored by a RPEQ	a) Prior to commencement of works b) At all times during construction
6	Construction Management Plan a) Submit to DSDIP PDA Development Assessment Division a site based construction management plan prepared by a suitably qualified professional and reviewed by the principal consultant that includes: ▪ 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, if needed. 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) At all times during site works
7	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 drain lines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use

8	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.
9	Electricity Connect each dwelling to the existing electrical reticulation network in accordance with the relevant authorised electricity utility standards.	Prior to commencement of use
10	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
11	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 Council's Adopted Infrastructure Charges Resolution Prior to payment, submit to the DSDIP PDADAD written confirmation from Mackay 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.