



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

Our ref: DEV2014/575

14 July 2014

Economic Development Queensland
C/- Ms Laura Gannon
Jensen Bowers Group Consultants
PO Box 799
SPRING HILL QLD 4004

Dear Laura

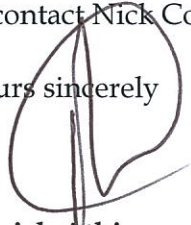
SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MULTIPLE RESIDENTIAL (2 DWELLING UNITS) AT HARMONY DRIVE, CLINTON DESCRIBED AS LOT 394 ON SP261771

On 14 July 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.dsip.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 34527121

Yours sincerely


Patrick Atkinson
Director - PDA Development Assessment

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PDA Decision Notice - Approval

Site information		
Name of urban development area (PDA)	Clinton	
Site address	Lot 394 Harmony Drive	
Lot on plan description	Lot number	Lot description
	394	SP261771
PDA development application details		
MEDQ reference number	DEV2014/575	
Lodgement date	22 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	Material Change of Use for Multiple Residential (2 Dwelling Units)	

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		14 July 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.	Site Plan (amended in red)	SD-301 Rev No. D	22/04/14
2.	Floor Plan	SD-303 Rev No. D	22/04/14
3.	Elevations	SD-304 Rev No. D	22/04/14
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 the relevant local government authority			
MEDQ – means th Minister for Economic Development Queensland;			
PDA – means the Priority Development Area;			
RPEQ – means Registered Professional Engineer Queensland.			
PDA Development Conditions			
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans.	Prior to commencement of use	
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 commencement of use	
4	Vehicle Access a) Construct the driveway to be a maximum of 6.5 metres in width at the carport entrance and taper to a	Prior to commencement of use	

	maximum 4.8 metres in width at the property boundary and kerb. b) Construct a vehicle crossover between the existing kerb and channel and the property boundary for the proposed lots generally in accordance Council's adopted standards, to the extent varied by part a) of this condition.	
5	Landscaping Submit to PDA Development Assessment, DSDIP an amended landscape plan demonstrating: a) An amended driveway design in accordance with the requirements of condition 4; and b) Additional planting between the property side boundaries and the driveway.	Prior to commencement of use
6	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 site works b) At all times during construction
7	Construction Management Plan a) Submit to PDA Development Assessment, DSDIP 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

8	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
9	Outdoor Lighting Design and install outdoor lighting to minimise light spill in the adjacent residential properties to be in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained.
10	Water Connection Connect the development to the existing water reticulation network in accordance with the Gladstone Regional Council standards.	Prior to commencement of use
11	Sewerage Connection Connect the development to the existing sewerage reticulation network in accordance with the Gladstone Regional Council standards.	Prior to commencement of use
12	Stormwater Connection Connect the development to the existing stormwater network at a lawful point of discharge in accordance with Gladstone Regional Council standards	Prior to commencement of use
13	Electricity Connect the development to the existing electrical reticulation network in accordance with the relevant authorised electricity utility standards.	Prior to commencement of use
14	Telecommunications Connect the development to the existing telecommunications network generally in accordance with the 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 use
15	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	The earlier of the following: i. Prior to the endorsement of the building format plan; or

	accordance with Council's Adopted Infrastructure Charges Resolution Prior to payment, submit to the PDA Development Assessment, DSDIP written confirmation from Gladstone Regional Council of the amount payable.	ii. Prior to the commencement of use
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STANDARD ADVICE

Please note that in order to lawfully undertake development it may be necessary to obtain approvals other than this PDA development approval. Other approvals may be required under the *Economic Development Act 2012*, the *Sustainable Planning Act 2009*, the *Plumbing and Drainage Act 2002*, *Nature Conservation Act 1994* and the *Commonwealth Environmental Protection and Biodiversity Conservation 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-

- (a) on a Sunday or public holiday, at any time; or
- (b) on a Saturday or business day, before 6:30am or after 6:30pm.

