

Our ref: DEV2014/597

13 October 2014

Economic Development Queensland
C/- Mr Mitchell Hendricks
Wolter Consulting Group
PO Box 436
NEW FARM QLD 4005

Dear Mitchell

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS - BULK EARTHWORKS, STORMWATER (DRAINAGE AND DETENTION BASIN), SEWER RETICULATION (PUMP STATION) AND WATER RETICULATION (BORE LINE RELOCATION) AT 143 - 199 UPPER BOWEN STREET, ROMA DESCRIBED AS LOT 145 ON SP253603

On 10 October 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



Lyndy Rapson
A/Director, EDQ Development Assessment

PDA Decision Notice - Approval

Site information		
Name of urban development area (PDA)	Bowen Street, Roma	
Site address	143 - 199 Upper Bowen Street, Roma	
Lot on plan description	Lot number	Lot description
	145	SP253603
PDA development application details		
MEDQ reference number	DEV2014/597	
Lodgement date	01 September 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	Bulk Earthworks, Stormwater (Drainage and Detention Basin), Sewer Reticulation (Pump Station) and Water Reticulation (Bore Line Relocation)	

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		10 October 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.	Earthworks Cut/Fill Shade Plan	14-732-04 Rev A	01/08/14
2.	Earthworks Layout Plan Sheet 1 of 2	14-732-05 Rev A	01/08/14
3.	Earthworks Layout Plan Sheet 2 of 2	14-732-06 Rev A	01/08/14
4.	Earthworks Sections	14-732-07 Rev A	01/08/14
5.	Road Alignment and Setout Details Sheet 1 of 2	14-732-08 Rev A	01/08/14
6.	Road Alignment and Setout Details Sheet 2 of 2	14-732-09 Rev A	01/08/14
7.	Bulk Earthworks Road Long Sections Sheet 1 of 3	14-732-10 Rev A	01/08/14
8.	Bulk Earthworks Road Long Sections Sheet 2 of 3	14-732-11 Rev A	01/08/14
9.	Bulk Earthworks Road Long Sections Sheet 3 of 3	14-732-12 Rev A	01/08/14
10.	Stormwater Drainage Plan s	14-732-13 Rev A	01/08/14
11.	Stormwater Drainage Longitudinal Sections Sheet 1 of 3	14-732-15 Rev A	01/08/14
12.	Stormwater Drainage Longitudinal Sections Sheet 2 of 3	14-732-16 Rev A	01/08/14
13.	Stormwater Drainage Longitudinal Sections Sheet 3 of 3	14-732-17 Rev A	01/08/14

14.	Stormwater Drainage Structure Details	14-732-20 Rev A	01/08/14
15.	Detention Basin Setout & Details	14-732-21 Rev B	18/09/14
16.	Sewer Reticulation Plan	14-732-22 Rev B	18/09/14
17.	Sewer Longitudinal Sections	14-732-23 Rev B	18/09/14
18.	Sewer Rising Main Longitudinal Section	14-732-24 Rev B	18/09/14
19.	Sewer Pump station Setout & Details	14-732-25 Rev A	01/08/14
20.	Water Bore Main Relocation	14-732-26 Rev B	18/09/14
21.	Erosion and Sediment Control Plan Phase 1 Sheet 1 of 2	14-732-27 Rev A	01/08/14
22.	Erosion and Sediment Control Plan Phase 1 Sheet 2 of 2	14-732-28 Rev A	01/08/14
23.	Erosion and Sediment Control Plan Phase 2 Sheet 1 of 2	14-732-29 Rev A	01/08/14
24.	Erosion and Sediment Control Plan Phase 2 Sheet 2 of 2	14-732-30 Rev A	01/08/14
25.	Erosion and Sediment Control Plan Phase 3 Sheet 1 of 2	14-732-31 Rev A	01/08/14
26.	Erosion and Sediment Control Plan Phase 3 Sheet 2 of 2	14-732-32 Rev A	01/08/14
27.	Erosion and Sediment Control Plan Details and Notes	14-732-33 Rev A	01/08/14

ABBREVIATIONS

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

1. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
2. **Council** means Maranoa Regional Council.
3. **DSDIP** means The Department of State Development, Infrastructure and Planning.
4. **EDQ** means the Economic Development Queensland
5. **MEDQ** means The Minister of Economic Development Queensland.
6. **PDA** means Priority Development Area.
7. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions		
No	Condition	Timing
General		
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans, drawings and documents.	At all times
2	Certification of Operational Works All operational works undertaken on the site must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
Engineering		
3	Construction Management Plan a) Submit to the Principal Engineer EDQ Development Assessment DSDIP a Site Based Construction Management Plan prepared by the principal site contractor that includes the following: i. Management of noise and dust generated from the site during and outside construction work hours; ii. Management of traffic around and through the	a) Prior to commencement of site works

	site; iii. Management of stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iv. 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) Undertake all works generally 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 construction
4	Filling and Excavation a) Carry out the filling and excavation generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i> and the following approved RPEQ certified plans: i. Earthworks Cut/Fill Shade Plan, Drawing No. 14-732-04 Rev A, dated 01/08/14; ii. Earthworks Layout Plan, Sheet 1 of 2, Drawing No. 14-732-05 Rev A, dated 01/08/14; iii. Earthworks Layout Plan, Sheet 2 of 2, Drawing No. 14-732-06 Rev A, dated 01/08/14; iv. Earthworks Sections, Drawing No. 14-732-07 Rev A, dated 01/08/14; v. Road Alignment and Setout Details, Sheet 1 of 2 Drawing No. 14-732-08 Rev A, dated 01/08/14; vi. Road Alignment and Setout Details, Sheet 2 of 2, Drawing No. 14-732-09 Rev A, dated 01/08/14; vii. Bulk Earthworks Road Long Sections, Sheet 1 of 3 Drawing No. 14-732-10 Rev A, dated 01/08/14; viii. Bulk Earthworks Road Long Sections, Sheet 2 of 3 Drawing No. 14-732-11 Rev A, dated 01/08/14; ix. Bulk Earthworks Road Long Sections, Sheet 3 of 3 Drawing No. 14-732-12 Rev A, dated 01/08/14.	a) Prior to commencement of use

	b) Submit to the Principal Engineer EDQ Development Assessment DSDIP certification from a RPEQ that all filling and excavation works have been carried out generally accordance with the RPEQ certified plans approved under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use
5	Stormwater Drainage a) Construct stormwater reticulation and detention basin works generally in accordance with the <i>Capricorn Municipal Development Guidelines</i> and the following approved RPEQ certified plans: i. Stormwater Drainage Plan, Drawing No. 14-732-13 Rev A, dated 01/08/14; ii. Stormwater Drainage Longitudinal Sections, Sheet 1 of 3, Drawing No. 14-732-15 Rev A, dated 01/08/14; iii. Stormwater Drainage Longitudinal Sections, Sheet 2 of 3 Drawing No. 14-732-16 Rev A, dated 01/08/14; iv. Stormwater Drainage Longitudinal Sections, Sheet 3 of 3, Drawing No. 14-732-17 Rev A, dated 01/08/14; v. Stormwater Drainage Structure Details, Drawing No. 14-732-20 Rev A, dated 01/08/14; vi. Detention Basin Setout & Details, Drawing No. 14-732-21 Rev B, dated 18/09/14. b) Submit to the Principal Engineer EDQ Development Assessment DSDIP 'as constructed' drawings, including an asset register, certified by a RPEQ and in a format acceptable to the Council. c) Provide verification to the Principal Engineer EDQ Development Assessment, DSDIP from a RPEQ that the works have been constructed generally in accordance with the approved plans.	a) Prior to commencement of use b) Prior to acceptance of works 'on- maintenance' c) Prior to acceptance of works 'on- maintenance'
6	Sewer a) Construct sewer reticulation and associated pumping station works generally in accordance with the <i>Capricorn Municipal Development Guidelines</i> and the following approved RPEQ certified plans: i. Sewer Reticulation Plan, Drawing No. 14-732-22 Rev B dated 18/09/14; ii. Sewer Longitudinal Sections, Drawing No. 14-732-23 Rev B dated 18/09/14; iii. Sewer Rising Main Longitudinal Section, Drawing No. 14-732-24 Rev B, dated 18/09/14;	a) Prior to commencement of use

	iv. Sewer Pumpstation Setout & Details, Drawing No. 14-732-25 Rev A, dated 01/08/14. b) Submit to the Principal Engineer EDQ Development Assessment DSDIP 'As Constructed' drawings, CCTV, pressure and associated test results certified by a RPEQ and in a format acceptable to the Council. c) Provide verification to the Principal Engineer EDQ Development Assessment DSDIP from a RPEQ that the works have been constructed generally in accordance with the approved plans.	b) Prior to acceptance of works 'on- maintenance' c) Prior to acceptance of works 'on- maintenance'
7	Water a) Construct water bore main relocation works generally in accordance with the <i>Capricorn Municipal Development Guidelines</i> and the following approved RPEQ certified plan: i. Water Bore Main Relocation, Drawing No. 14-732-26 Rev B, dated 18/09/14. b) Submit to the Principal Engineer EDQ Development Assessment DSDIP 'As Constructed' drawings, pressure and associated test results certified by a RPEQ and in a format acceptable to the Council. c) Provide verification to the Principal Engineer EDQ Development Assessment DSDIP from a RPEQ that the works have been constructed generally in accordance with the approved plans.	a) Prior to commencement of use b) Prior to acceptance of works 'on- maintenance' c) Prior to acceptance of works 'on- maintenance'
8	Erosion and Sediment Control Implement and maintain erosion & sediment control management on site generally in accordance with the following approved RPEQ certified plans prepared by Bradlees: i. Erosion and Sediment Control Plan, Phase 1, Sheet 1 of 2, Drawing No. 14-732-27 Rev A, dated 01/08/14; ii. Erosion and Sediment Control Plan, Phase 1, Sheet 2 of 2, Drawing No. 14-732-28 Rev A, dated 01/08/14; iii. Erosion and Sediment Control Plan, Phase 2, Sheet 1 of 2, Drawing No. 14-732-29 Rev A, dated 01/08/14; iv. Erosion and Sediment Control Plan, Phase 2, Sheet 2 of 2, Drawing No. 14-732-30 Rev A, dated 01/08/14; v. Erosion and Sediment Control Plan, Phase 3,	At all times during construction

	Sheet 1 of 2, Drawing No. 14-732-31 Rev A, dated 01/08/14; vi. Erosion and Sediment Control Plan, Phase 3, Sheet 2 of 2, Drawing No. 14-732-32 Rev A, dated 01/08/14; vii. Erosion and Sediment Control Plan Details and Notes, Drawing No. 14-732-33 Rev A, dated 01/08/14.	
9	Repair damage to existing infrastructure Repair any damage to existing infrastructure that may occur during any works carried out in association with the approved development.	Prior to commencement of the use
10	Existing Services All works required for this development must take due regard for all existing services. Any existing services affected by the proposed works shall be altered or relocated as necessary at the cost of the developer.	Prior to or during construction works

ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.



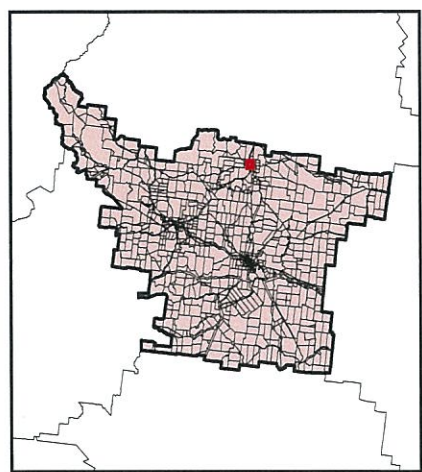
**Murweh Shire Council
Planning Scheme
Morven Precincts Map**

Precincts	
Commercial	
Industrial	
Residential	

Zones	
Community Facilities	
Public and Open Space	
Rural	
Rural Residential	
Township	



Approx. Scale @ A3 1:7,500



MAP MWH MP1

