

MEDQ Ref. No: DEV2012/406

13 February 2013

EDQ
C/- Wolter Consulting Group
PO Box 436
NEW FARM QLD 4005

Attention Mitchell Hendricks

Dear Mitchell

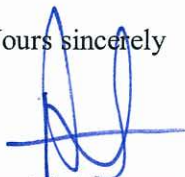
**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
RECONFIGURING A LOT FOR 1 INTO 49 RESIDENTIAL LOTS, PARK LOT,
BALANCE LOT AND NEW ROAD WITH A PLAN OF DEVELOPMENT AT
BOWEN STREET, ROMA DESCRIBED AS LOT 145 ON SP253603**

On 11 February 2013 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.dsdp.qld.gov.au/economic-development-queensland/economic-development-queensland.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Matt Toon on 07 3024 4166.

Yours sincerely



Patrick Atkinson
MANAGER DEVELOPMENT ASSESSMENT

PDA Decision Notice – Approval

Site information			
Name of urban development area (PDA)		Roma	
Site address		Bowen Street, Roma	
Lot on plan description	Lot number		Lot description
	Lots 145		SP253603
PDA development application details			
MEDQ reference number		DEV2012/406	
Lodgement date		14 December 2012	
Type of application		☒ New development involving:- ☒ Reconfiguring a lot ☒ Development permit	
Description of proposal applied for		Development permit for reconfiguring a lot for Stage 3 - Subdivision of 1 into 49 residential lots, park lot, balance lot and new road 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		11 February 2013	
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 Reconfiguration Lots 301 - 350	SB2360_04_A Sheet 1 of 2	29-11-2012 (Amended in Red 4/2/13)

2.	Plan of Reconfiguration Lots 301 - 350	SB2360_04_A Sheet 2 of 2	29-11-2012 (Amended in Red 4/2/13)
3.	Subdivision Plan and Plan of Development Stage 3		28.01.2012
4.	Landscape DA Report for proposed Stage 3 Streetscape Works by Lat27	Revision B	January 2013
5.	Detailed Integrated Stormwater Management Report prepared by BMT WBM	RB17916.005 Rev 1	October 2011
PDA Development Conditions			
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawings and/or documents	Prior to survey plan endorsement	
2	Complete all Operational Works Complete all work associated with this development approval, including work required by all of the following conditions. Such work is to be carried out generally in accordance with the approved plans, drawings and documents.	Prior to survey plan endorsement	
3	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 PDA development approval or other approval required by the conditions.	To be maintained	
4	Affordable Housing Submit to Economic Development Queensland (EDQ) an estimate of how across the PDA will deliver for Roma: a) a minimum of 66% of all dwellings available for rent by households on or below the median annual income price and b) a minimum of 30% of all dwellings available for rent by households on a low to moderate income.	Prior to survey plan endorsement	
5	Park and streetscape works a) Undertake streetscape and park works generally in accordance with the approved Landscape DA Report for proposed Stage 3 Streetscape Works by Lat27 Revision B dated January 2013. b) Provide 12 months maintenance to the streetscape and park works commencing on receipt of written confirmation from Economic Development Queensland (EDQ) that works are satisfactory. c) Transfer and surrender to the Crown as "park for public use" proposed Lot 900.	a) Prior to survey plan endorsement b) As indicated c) Prior to commencement of use	
5	Construction Management Plan Submit to the Economic Development Queensland (EDQ) Principal Engineer a site based construction management plan that will include	Prior to commencement of works	

	but not be limited to: a) provision for the management of traffic around and through the site during and outside of construction work hours; b) provision for parking and materials delivery during and outside of construction hours of work; c) Management of sedimentation, erosion and dust generated from the site during and outside construction work hours; d) Management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; e) Management of contaminated soils, including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed. 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 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. 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.	
6	Access Roads, Parking and Footpaths a) Submit to Economic Development Queensland (EDQ) engineering design drawings of all proposed road works, parking, footpaths and line markings checked and certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with <i>Maranoa Regional Council's Development Guidelines – 2011</i> and <i>MEDQ Guidelines and Practice Note no. 6 – Street and Movement Network, April 2012</i>. b) Construct the road works in accordance with the submitted drawings required in part (a) of this condition. Upon completion of the works submit to EDQ "As Constructed" plans including an asset register, checked and certified by a RPEQ that the works have been completed in accordance with part (a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use
7	Water Supply Reticulation a) Submit to Economic Development Queensland (EDQ) engineering design drawings detailing the water reticulation system, certified by a Registered Professional Engineer Queensland (RPEQ), generally in accordance with <i>Maranoa Regional Council – Water Supply & Sewerage Standards, Maranoa Regional Council – Development Guidelines 2011, WSAA Water Supply Code of Australia – 2002</i> b) Construct the works in accordance with the submitted drawings required in part (a) of this condition. c) Upon completion of the works submit to EDQ in a format acceptable to the Maranoa Regional Council "As Constructed"	a) Prior to commencement of the works b) Prior to survey plan endorsement

	plans including an asset register, checked by a RPEQ, certifying that the works have been inspected and completed in accordance with part (a) of this condition.	c) Prior to survey plan endorsement
8	Water Connection Connect to Maranoa Regional Council's reticulated water system at no cost to Council.	Prior to commencement of use
9	Sewerage Reticulation a) Submit to Economic Development Queensland (EDQ) engineering design drawings detailing the sewerage reticulation system, certified by a Registered Professional Engineer Queensland (RPEQ), generally in accordance with <i>Maranoa Regional Council – Water Supply & Sewerage Standards</i> and <i>Maranoa Regional Council – Development Guidelines 2011</i> . b) Construct the works in accordance with the submitted drawings required in part (a) of this condition. c) Upon completion of the works submit to EDQ in a format acceptable to the Maranoa Regional Council "As Constructed" plans including an asset register, checked by a RPEQ, certifying that the works have been inspected and completed in accordance with part (a) of this condition.	a) Prior to commencement of the works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
10	Sewer Connection Connect to Maranoa Regional Council's reticulated sewerage system at no cost to Council.	Prior to commencement of use
11	Stormwater Management (Quantity & Quality) a) Submit to Economic Development Queensland (EDQ) detailed engineering designs and hydraulic calculations for stormwater reticulation, certified by a Registered Professional Engineer Queensland (RPEQ), generally in accordance with the approved <i>BMT WBM Detailed Integrated Stormwater Management Report</i> document number <i>R.B17916.005.01 Rev No. 1 dated October 2011</i> and the <i>Maranoa Regional Council – Development Guidelines 2011</i> . The designs are to include details on; - the measures to be implemented temporary or otherwise to ensure that there is no-worsening in terms of stormwater quantity and quality; and - the proposed lawful point of stormwater discharge b) Construct the works in accordance with part (a) of this condition. c) Upon completion of the works provide to EDQ in a format acceptable to the Maranoa Regional Council "As Constructed" plans including an asset register, checked by a RPEQ, certifying that the works have been completed in accordance with part (a) of this condition.	a) Prior to commencement of the works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
12	Easements over infrastructure	Prior to survey plan

	Public utility easements must be provided, in favour of and at no cost to <i>Maranoa Regional Council</i> (MRC), over water and stormwater infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the MRC Chief Executive Officer.	endorsement
13	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 connection with the approved development in accordance with <i>Maranoa Regional Council's Development Guidelines 2011</i>.	Prior to survey plan endorsement
14	Filling and Excavation a) Submit to Economic Development Queensland (EDQ) Principal Engineer a detailed earthworks plan and cross sections, checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil). b) Submit to EDQ Principal Engineer certification from an RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures had achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with <i>AS 3798</i> and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of works b) Prior to survey plan endorsement
15	Soil Erosion and Sediment Control a) Submit to the Economic Development Queensland (EDQ) Principal Engineer an Erosion and Sediment Control (E&SC) Program certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with <i>Roma Town Planning Scheme 2006 Schedule 7: "Standards for Construction Activity"</i> and <i>Schedule 8: "Environmental Management Plan Guidelines"</i>. 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
16	Street Lighting a) Submit to Economic Development Queensland (EDQ) detailed public lighting design plans, certified by an Electrical Registered Professional Engineers Queensland (RPEQ), generally in accordance with the <i>Maranoa Regional Council – Development Guidelines – 2011</i>, <i>QTSC Group, Standard Conditions for the Provision of Public Lighting Services manual</i>, <i>AS 1158:2005</i> to illuminate all roads and footpaths / bikeways adjacent to roads within and bounding the subdivision. b) Submit to EDQ certification from a RPEQ that all street lighting works have been inspected and constructed in accordance with part (a) of this condition at no cost to Maranoa Regional Council.	a) Prior to commencement of works b) Prior to survey plan endorsement

17	Electricity Reticulation Submit to Economic Development Queensland (EDQ) either written evidence: a) demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or b) that an agreement has entered into with ERGON to provide underground electricity services to the newly created lots.	Prior to survey plan endorsement
18	Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot.	Prior to commencement of use
19	Connection to Permanent Survey Marks All lots are to be connected to Permanent Survey Marks (PSMs). The connections of the lots to the PSMs and the coordinates of the PSMs must be shown on the face of the survey plan/s.	Prior to survey plan endorsement
20	Repair Damage to Kerb, Footpath or Road 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 drainlines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use
21	Pre-Construction Certification No work shall commence until the Economic Development Queensland (EDQ) acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with <i>EDQ Certification Procedures Manual</i>.	Prior to commencement of Construction
22	Post-Construction Certification Submit to <i>Economic Development Queensland (EDQ)</i> Post-Construction (Practical Completion) Certification, approved forms and "as Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" are in accordance with the approved plans in accordance with <i>EDQ Certification Procedures Manual</i>	Prior to survey plan endorsement
23	Infrastructure Contributions (Reconfiguring a Lot) <i>Pay to Economic Development Queensland (EDQ) a monetary contribution towards the cost of the provision of essential trunk infrastructure.</i> <i>The contribution will be equivalent to the charge applied to the development under the Maranoa Regional Council's Planning & Development Headworks Charges Schedule.</i> Total is 49 (credit for 1 existing lot) x \$21,000.00 = \$1,008,000* <i>* Increased on 1 July each year by multiplying the above amount by the three year rolling average of the Queensland Roads and Bridges Index.</i>	Prior to survey plan endorsement