

Our ref: DEV2014/589

19 December 2014

Pantex Pty Ltd
C/- Mr Mick Sheppard
DFS Group
PO Box 605
MAROOCHYDORE QLD 4558

Dear Mick

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - STAGED SHORT TERM ACCOMMODATION (116 UNITS) AND RECONFIGURING A LOT (11 LOTS INTO 4 MANAGEMENT LOTS) AT 30 BLAIN STREET, BLACKWATER DESCRIBED AS LOTS 1-3, 10-16 AND 100 ON SP255432

On 19 December 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-approvals.html>

Should you have any queries in relation to the decision notice, please do not hesitate to contact Brianna Fyffe on 3452 7167.

Yours sincerely



Lyndy Rapson
A/Director - EDQ Development Assessment

ABBREVIATIONS

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

1. **AILA** means registered Australian Institute Landscape Architect.
2. **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).
3. **Council** means Central Highlands Regional Council.
4. **DSDIP** means The Department of State Development, Infrastructure and Planning.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **QAS** means Queensland Ambulance Service
9. **QFRS** means Queensland Fire and Rescue Service.
10. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Decision Notice - Approval

Site information		
Name of priority development area (PDA)	Blackwater	
Site address	30 Blain Street, Blackwater	
Lot on plan description	Lot number	Lot description
	Lots 1-3	SP255432
	Lots 10-16	SP255432
	Lot 100	SP255432
PDA development application details		
MEDQ reference number	DEV2014/589	
Lodgement date	17 July 2014	
Type of application	☒ New development involving:- ☒ Material change of use ☒ Development permit ☒ Reconfiguring a lot ☒ Development permit	
Description of proposal applied for	Material Change of Use - Staged Short-term accommodation (116 units) and Reconfiguring a lot (11 lots into 4 management lots)	

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	19 December 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.	Proposed Master Lots for Re-Subdivision of Lot 100 on SP255432	7109-S002, Revision 2	12.06.2014, Amended in Red 17/12/2014
2.	Proposed Plan Extension Stage 10	PP-01[A]	2014/07/14, Amended in Red 17/12/2014
3.	Floor Plan of Accommodation Modules	7109-A101, Revision A	16.06.2014
4.	Front & Rear Elevations of Accommodation Modules	7109-A102, Revision A	16.06.2014
5.	End Elevation & Sections of Accommodation Modules	7109-A103, Revision A	16.06.2014
6.	Proposed Stage 10 Expansion Staging Plan	7109-S003, Revision 1	12.06.2014
7.	Proposed Stage 10A of Staging Plan	7109-S004, Revision 1	8/12/2014, Amended in Red 17/12/2014
8.	Landscape Concept Plan	SD-01[B]	2014/07/14, Amended in Red 17/12/2014
9.	Landscape Concept Plan	SD-01[B]	2014/07/14
10.	Landscape Sections & Elevation	SD-01[B]	2014/07/14, Amended in Red 17/12/2014
11.	Overall Site & Design Objectives	SD-01[C]	2014/07/15, Amended in Red 17/12/2014
12.	Earthworks Notes & Details	C0010 Rev B	14/07/14
13.	Earthworks Layout	C0011 Rev B	14/07/14
14.	Erosion & Sediment Control Notes & Details	C0020 Rev B	14/07/14
15.	Erosion & Sediment Control Layout	C0021 Rev B	14/07/14
16.	Siteworks and Drainage Notes and Details	C0030 Rev B	14/07/14

17.	Siteworks and Drainage Layout	C0031 Rev B	14/07/14
18.	Siteworks Sections	C0040 Rev B	14/07/14
19.	Sewer Reticulation Notes & Details	C0060 Rev B	14/07/14
20.	Sewer Reticulation Layout	C0061 Rev B	14/07/14
21.	Sewer Reticulation Longitudinal Sections	C0062 Rev B	14/07/14
22.	Water Reticulation Notes & Details	C0070 Rev B	14/07/14
23.	Water Reticulation Layout	C0071 Rev B	14/07/14
24.	Stormwater Drainage Catchment Sheet 1	C0090 Rev B	14.07.14
25.	Stormwater Drainage Catchment Sheet 2	C0091 Rev B	14.07.14
26.	Stormwater Drainage Catchment Sheet 3	C0092 Rev B	14.07.14
27.	Signs and Linemarking Layout	C0085 Rev B	14/07/14

PDA Development Conditions – Reconfiguring a Lot

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.	Prior to survey plan endorsement for each stage

PDA Development Conditions – Material Change of Use

No.	Condition	Timing
General		
2.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans, drawings and documents.	Prior to commencement of use for each stage
3.	Certification of Operational Works All operational works undertaken in accordance with this approval 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>

8.	Retaining Walls a) Submit to EDQ Development Assessment DSDIP detailed engineering plans, certified by an RPEQ of all retaining walls 1.0m or greater in height. b) Construct the works generally in accordance with the certified plans required under part a) of this condition; c) Submit to EDQ Development Assessment DSDIP certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.	a) Prior to commencement of site works for the relevant stage b) Prior to commencement of use for the relevant stage c) Prior to commencement of use for the relevant stage
9.	Car Parking Provide car parking spaces, delineated and signed generally in accordance with AS2890.1 – 2004 - Off Street Car Parking and the following approved plans: i. Proposed Plan Extension Stage 10, PP-01[A], dated 2014/07/14, Amended in Red 17/12/2014; and ii. Proposed Stage 10A of Staging Plan, 7109-S004, Revision 1, dated 8/12/2014, Amended in Red 17/12/2014.	Prior to commencement of use for the relevant stage and to be maintained
10.	Filling and Excavation a) Submit to EDQ Development Assessment DSDIP, detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i> and the following approved preliminary plans prepared by Bornhorst+Ward: (i) Earthworks Notes & Details Dwg No. C0010 Rev B dated 14/07/14; and (ii) Earthworks Layout Dwg No. C0011 Rev B dated 14/07/14. The certified earthworks plans shall: 1. include a geotechnical soils assessment of the site; and 2. be consistent with the Erosion and Sediment Control plans. b) Carry out the filling and excavation generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works for each stage b) Prior to commencement of use for each stage

	c) Submit to EDQ Development Assessment DSDIP certification from a RPEQ that all filling and excavation works have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	c) Prior to commencement of use for each stage
11.	Stormwater Works a) Submit to EDQ Development Assessment DSDIP, detailed engineering design/construction drawings, certified by a RPEQ, for site and drainage works generally in accordance with the following plans/documents prepared by Bornhorst + Ward. (i) Siteworks and Drainage Notes and Details Dwg No. C0030 Rev B dated 14/07/14; (ii) Siteworks and Drainage Layout Dwg No. C0031 Rev B dated 14/07/14; (iii) Siteworks Sections Dwg No. C0040 Rev B dated 14/07/14; and (iv) Signs and Linemarking Layout Dwg No. C0085 Rev B dated 14/07/14. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.	a) Prior to commencement of site works for each stage b) Prior to commencement of use for each stage
12.	Stormwater connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council's current adopted standards.	Prior to commencement of use for the first stage
13.	Water Reticulation a) Submit to EDQ Development Assessment DSDIP, detailed water reticulation design plans, certified by a RPEQ, generally in accordance with the <i>Capricorn Municipal Development Guidelines</i> and the following preliminary plans prepared by Bornhorst + Ward; (i) Water Reticulation Notes & Details Dwg No. C0070 Rev B dated 14/07/14; and (ii) Water Reticulation Layout Dwg No. C0071 Rev B dated 14/07/14. b) Construct the works generally in accordance with the certified plans required under part b) of this condition.	a) Prior to the commencement of site works for each stage b) Prior to commencement of use for each stage

14.	Water connection Connect the development to the existing water reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use for the first stage
15.	Sewer Reticulation a) Submit to EDQ Development Assessment DSDIP, detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with the <i>Capricorn Municipal Development Guidelines</i> and the following preliminary plans prepared by Bornhorst + Ward: (i) Sewer Reticulation Notes & Details Dwg No. C0060 Rev B dated 14/07/14; (ii) Sewer Reticulation Layout Dwg No. C0061 Rev B dated 14/07/14; and (iii) Sewer Reticulation Longitudinal Sections Dwg No. C0062 Rev B dated 14/07/14. b) Construct the works generally in accordance with the certified plans required under part b) of this condition.	a) Prior to commencement of site works for each stage b) Prior to commencement of use for each stage
16.	Sewer connection Connect the development to the existing sewer reticulation network in accordance Council's current adopted standards.	Prior to commencement of use for the first stage
17.	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 commencement of use for each stage
18.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alteration to public utility mains, existing mains, services or installations required in connection with the approved development.	Prior to commencement of use for each stage
19.	Outdoor Lighting Minimise outdoor lighting to reduce 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 for each stage and to be maintained

20.	Electricity Submit to EDQ Development Assessment DSDIP either: a) written evidence from Ergon Energy confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or b) written evidence from Ergon Energy confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.	Prior to commencement of site works for the first stage
21.	Telecommunications Submit to EDQ Development Assessment DSDIP documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to the proposed development.	Prior to commencement of site works for the first stage
22.	Broadband Submit to EDQ Development Assessment DSDIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of site works for the first stage
Landscaping and Environment		
23.	Landscape Works a) Submit to EDQ Development Assessment DSDIP, detailed landscape works plans, certified by an AILA registered Landscape Architect, generally in accordance with the following plans prepared by DFS Group: (i) Landscape Concept Plan Dwg No. SD-01{B} dated 14/07/14, Amended in Red 17/12/2014; (ii) Landscape Concept Plan Dwg No. SD-01{B} dated 14/07/14; and (iii) Landscape Sections & Elevation Dwg No.	a) Prior to commencement of landscape works for each stage

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	b) The applicant must provide the MEDQ with written confirmation from CHRC of the infrastructure charges payable pursuant to part a) of this condition.	b) As indicated
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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. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****

