



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

Our ref: DEV2014/627

23 January 2015

Australasian Homes Pty Ltd
Attention Mr Trent Durrington
Project Manager
PO Box 2089
BROADBEACH QLD 4218

Dear Trent

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - MULTIPLE RESIDENTIAL (2 DWELLINGS) AT 13 OTWAY CIRCUIT, FITZGIBBON DESCRIBED AS LOT 4076 ON SP257549

On 23 January 2015 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

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PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Fitzgibbon	
Site address	13 Otway Circuit, Fitzgibbon	
Lot on plan description	Lot number	Lot description
	4076	SP257549
PDA development application details		
MEDQ reference number	DEV2014/627	
Lodgement date	05 December 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	Multiple Residential (2 Dwellings)	

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		23 January 2015	
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 Sheet no. 1 of 10	Issue A	15.10.14 (as amended in red dated 19/01/2015)
2.	Ground Floor Plan Sheet No. 2 of 10	Issue A	15.10.14 (as amended in red dated 19/01/2015)
3.	Elevations Sheet No. 3 of 10	Issue A	15.10.14

ABBREVIATIONS

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

1. **AILA** means a 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 Brisbane City 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. **RPEQ** means Registered Professional Engineer of Queensland.

Material Change of Use 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.	Prior to the commencement of use
2	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>
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 DSDIP or other approval required by the conditions.	As indicated
Engineering		
4	Vehicle Access Construct a vehicle crossover between the existing kerb & channel and the property boundary located generally in accordance with the Site Plan, Sheet No. 1 of 10, Issue A dated 15.10.14 (as amended in Red dated 19/01/2015) and designed and constructed in accordance with Council's adopted standards.	Prior to commencement of use and to be maintained
5	Water connection Connect the development to the existing water reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
6	Sewer connection Connect the development to the existing sewer reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
7	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%	Prior to commencement of use

	Annual Exceedance Probability (AEP) in accordance with Council's current adopted standards.	
8	Outdoor Lighting Outdoor lighting within the development shall be designed and installed to minimise light spill in the adjacent residential properties 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
9	Electricity Connect the development to the existing electrical reticulation network in accordance with the relevant authorised electricity utility standards.	Prior to commencement of use
10	Telecommunications Connect the development to the existing telecommunications network generally in accordance with relevant service provider standards.	Prior to commencement of use
11	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
12	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
Landscaping and Environment		
13	Landscape Works a) Submit to the EDQ Development Assessment DSDIP detailed landscape plans certified by an AILA for landscape works on the site. The landscape plans are to include: i. Landscape locations on the site; ii. Proposed vegetation; iii. Driveway treatments; iv. Screened rubbish bin locations; v. Fencing, which is:	a) Prior to commencement of site works

	1. A maximum of 1.5m high and 50% transparency where at the road frontage; or 2. A maximum of 1.2m high and solid where at the road frontage; and 3. A 1.8m high good neighbour timber fencing with capping where adjoining the lots to the side and rear. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Provide verification by an AILA that the works have inspected and completed generally in accordance with the endorsed plans required under part a) of this condition.	b) Prior to commencement of use and to be maintained c) Prior to commencement of use
14	Erosion and Sediment Management a) Submit to the EDQ Development Assessment DSDIP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
15	Refuse Collection Submit to the EDQ Development Assessment DSDIP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
16	Energy Efficiency a) Submit to EDQ Development Assessment Division DSDIP a report outlining the energy efficient features employed in the building which is to include but not limited to: • energy efficient plant and equipment • use of gas, solar or heat pump hot water systems as standard with insulated pipes • maximise the use of energy efficient lighting	a) Prior to commencement of site work

	• implement demand management strategies to reduce energy consumption and • the consideration of construction and fit out materials with low embodied energy. b) Submit to EDQ Development Assessment DSDIP written certification that the completed building complies with part a) this condition.	b) Prior to the commencement of use
Monetary Contributions		
17	Infrastructure Contributions Pay to MEDQ a monetary contribution towards the cost of the provision of essential infrastructure in accordance with the Infrastructure Funding Framework (IFF) indexed to the date of payment.	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first

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 ****