

Our ref: DEV2014/639

9 February 2015

Mr Vic Deguara
C/- Mr Barwon Gooch
RPS Mackay
PO Box 1895
MACKAY QLD 4740

Dear Mr Gooch

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURATION OF A LOT - 1 INTO 2 LOTS (COMPRISING 1 LOT AND 1 BALANCE LOT) AT 83 GROSVENOR DRIVE, MORANBAH DESCRIBED AS LOT 902 ON SP255609

On 9 February 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 this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of State Development, Infrastructure and Planning website <http://www.dsdiq.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA 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 priority development area (PDA)	Moranbah	
Site address	83 Grosvenor Drive, Moranbah	
Lot on plan description	Lot number	Plan description
	902	SP255609
PDA development application details		
DEV reference number	DEV2014/639	
'Properly made' date	5 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	1 into 2 lot subdivision (comprising 1 Lot and a Balance Lot)	

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		9 February 2014	
Currency period		4 Years from Decision Date	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Proposed Plan of Lot 28 & 902, Stage 4 Moranbah Access Road, Moranbah Cancelling Lot 902 on SP255609 Sheet no. 1 of 3	9002-P406, Rev F	03/12/2014
2.	Proposed Plan of Lot 28 & 902, Stage 4 Moranbah Access Road, Moranbah Cancelling Lot 902 on SP255609 Sheet no. 2 of 3	9002-P406, Rev F	03/12/2014
3.	Grosvenor Estate Service Station Site Plan	PUM01	05/12/14

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 Isaac Regional Council.
3. **DSDIP** means The Department of State Development, Infrastructure and Planning.
4. **EDQ** means 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.

Reconfiguration of a Lot 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.	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.	Construction Management Plan a) A Site Based Construction Management Plan is to be prepared by the principal site contractor. The Site Based Construction Management Plan shall, as a minimum, include the following: i. management of noise and dust generated from the site during and outside construction work hours; ii. 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 Environmental Protection Act 1994), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site; iv. provision for the management of traffic around and through the site during and outside of construction work hours.	a) Prior to commencement of works

	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
5.	Roads a) Submit to the EDQ Development Assessment DSDIP engineering design/construction drawings certified by a RPEQ for the extension of Meninga Crescent generally in accordance with Council's current adopted standards and the following approved plans: i. Grosvenor Estate Service Station Site Plan, drawing No. PUM01, dated 05/12/14 b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to the EDQ Development Assessment DSDIP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition.	a) Prior to commencement of work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
6.	Water a) Submit to the EDQ Development Assessment DSDIP detailed design plans for the 150mm diameter water main along the proposed extension of Meninga Crescent certified by a RPEQ generally in accordance with Council's current adopted standards and the following approved plans: i. Grosvenor Estate Service Station Site Plan, Drawing No. PUM01, dated 05/12/14 b) Construct the works generally in accordance with the certified plans required under part b) of this condition. c) Submit to EDQ Development Assessment DSDIP 'as-constructed' plans, asset register, pressure and bacterial test results certified by RPEQ, in accordance with Council's current adopted standards.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
7.	Stormwater a) Submit to the EDQ Development Assessment DSDIP detailed design plans certified by a RPEQ for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13</i>	a) Prior to commencement of works

	<i>Engineering standards – Stormwater quantity and the following approved plans/ documents:</i> i. Grosvenor Estate Service Station Site Plan, Drawing No. PUM01, dated 05/12/14 b) Construct the works in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment DSDIP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to Council.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
8.	Street Lighting Design and install a street lighting system certified by a RPEQ to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i. meet the relevant standards of the electricity supplier; ii. be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; iii. be endorsed by the Council as the Ergon 'billable customer'; iv. be generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>' and AS4282 – '<i>Control of the Obtrusive Effects of Outdoor Lighting</i>'.	Prior to survey plan endorsement
Landscaping and Environment		
9.	Erosion and Sediment Management a) Prepare 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

Surveying, Land Dedication and Easements		
10.	Drainage Easements Provide a drainage easement over the full extent of the proposed temporary open channel discharging in Grosvenor Creek. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement
Monetary Contributions		
11.	Infrastructure Contributions The applicant must pay to the Minister for Economic Development Queensland (MEDQ) infrastructure charges in accordance with the Infrastructure Funding Framework (IFF), indexed to the date of payment. The payment is to be supported by written confirmation from Council of the exact charge payable.	Prior to survey plan endorsement

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 ****