

Our ref: DEV2014/610

13 February 2015

Cintra Road Holdings Pty Ltd
C/- Mr Grant Kennedy
Kennedy Property Group
PO Box 535
MOOLOOLABA QLD 4557

Dear Mr Kennedy

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - MULTIPLE
RESIDENTIAL (20 DWELLING UNITS) AT 46-48 CINTRA ROAD, BOWEN
HILLS DESCRIBED AS LOTS 18 AND 20 ON RP10094**

On 12 February 2015 the Minister for Economic Development (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to 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 Department of State Development, Infrastructure and Planning 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 Tom Barker on 3452 7440.

Yours sincerely



Lyndy Rapson
A/Director - EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	46-48 Cintra Road, Bowen Hills	
Lot on plan description	Lot number	Lot description
	Lot 18	RP10094
	Lot 20	RP10094
PDA development application details		
MEDQ reference number	DEV2014/610	
Lodgement date	8 January 2015	
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	Section 99 Change to a PDA Development Approval	

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.
Original Decision date	2 December 2014
Change to approval date	10 February 2015
Currency period	4 years from original 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 Floor Plans	0699-SD102, Rev L	03/02/2015
2.	Proposed Floor Plans	0699-SD103, Rev J	03/02/2015
3.	Proposed Floor Plans and Roof Plan	0699-SD104, Rev H	03/02/2015
4.	Proposed Elevations	0699-SD105, Rev J	03/02/2015
5.	Proposed Elevations and Section	0699-SD106, Rev J	03/02/2015
Approved plans, reports and specifications, previously approved on 2 December 2014		Number (if applicable)	Date (if applicable)
6.	Planting Plan	ED14218 DA-01, Rev C	08/09/2014
7.	Planting Plan	ED14218 DA-02 Rev C	08/09/2014, Amended in Red 24/11/2014
8.	Site Based Stormwater Management Plan, prepared by Empire Engineering	SC-4777, Revision A	05/09/2014

ABBREVIATIONS

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

1. **AILA** means 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. **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/drawing and/or documents.	Prior to commencement of use
2.	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
3.	Demolish or Relocate Buildings Demolish or relocate buildings/structures that are not on the Brisbane and Queensland Heritage Register in accordance with the approved plans.	Prior to commencement of site works
4.	Affordable Housing Submit to EDQ Development Assessment, DSDIP evidence that the development delivers a minimum of 5% of the GFA as affordable to rent by households on the median household income for the Brisbane City Council local government area, in accordance with the approved plans and the EDQ Guideline no. 16 Housing.	Prior to commencement of use
Engineering		
5.	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 but is not necessarily limited to 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	a) Prior to commencement of site works

	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
6.	Traffic Management Plan a) Submit to the Principal Engineer, EDQ Development Assessment, DSDIP a Traffic Management Plan (TMP) prepared and certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must ensure adverse traffic impacts are minimised during construction. The TMP must include: - provision for the management of traffic around and through the site during and outside of construction work hours; - provision for parking and materials delivery during and outside of construction hours of work; - Planning including risk identification and assessment, staging, etc.; - implementation; - monitoring and measurement; - management review; and - traffic control plans or traffic control diagrams in accordance with Manual of Uniform Traffic Control Devices (MUTCD) for any temporary part or full road closures of any Council or State road(s) A permit will need to be sought from the Council prior to any temporary road closure or road opening works. b) Implement the certified TMP, which must be current and available on site at all times.	a) Prior to commencement of site works b) At all times during construction
7.	Retaining Walls a) Submit to the Principal Engineer 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 the Principal Engineer 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	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use

	certified plans.	
8.	Filling and Excavation a) Submit to the Principal Engineer EDQ Development Assessment DSDIP detailed earthworks plans certified by a Registered Professional Engineer Queensland (RPEQ), generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments.”</i> The certified earthworks plans shall: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans; - where appropriate, provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the filling and excavation generally in accordance with the certified plans required under part a) of this condition. c) Submit to the Principal Engineer EDQ Development Assessment DSDIP evidence by 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.	a) Prior to commencement of works b) Prior to commencement of use c) Prior to commencement of use
9.	Vehicle Access Construct a vehicle crossover between the existing kerb & channel and the property boundary located generally in accordance with the approved Proposed Floor Plans, 0699-SD102, Rev L, dated 03/02/15 and designed and constructed in accordance with Council adopted standards.	Prior to commencement of use and to be maintained
10.	Car Parking Provide car parking spaces, delineated and signed generally as shown on the approved Proposed Floor Plans, 0699-SD102, Rev L, dated 03/02/15, designed in accordance with AS2890.1 – 2004 - <i>Off Street Car Parking</i>	Prior to commencement of use and to be maintained
11.	Bicycle Facilities Provide bicycle facilities generally as shown on the approved Proposed Floor Plans, 0699-SD102, Rev L, dated 03/02/15, designed in accordance with AS2890.3 – <i>Bicycle</i>	Prior to commencement of use and to be maintained

	<i>parking facilities</i>	
12.	Water connection Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
13.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
14.	Stormwater Drainage a) Submit to the Principal Engineer, EDQ Development Assessment DSDIP detailed engineering plans, certified by an RPEQ connecting the stormwater to a lawful point of discharge generally in accordance with the Site Based Stormwater Management Plan, SC-4777, Revision A, dated 05/09/14 prepared by Empire Engineering. b) Construct the works generally in accordance with the certified plans required under part a) of this condition; c) Submit to the Principal Engineer, EDQ Development Assessment DSDIP evidence by a RPEQ that all stormwater works have been carried out generally in accordance with the certified plans.	a) Prior to commencement of works b) Prior to commencement of use c) Prior to commencement of use
15.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed to minimise light spill in the adjacent residential properties in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
16.	Electricity Submit to the Principal Engineer EDQ Development Assessment DSDIP either: a) written evidence from Energex 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 Energex 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

	c) Provide verification by an AILA registered Landscape Architect that the works have inspected and completed generally in accordance with the certified plans required under part a) of this condition.	c) Prior to commencement of use
22.	Acid Sulfate Soils (ASS) a) If acid sulfate soils are found on the site, submit to the Principal Engineer, EDQ Development Assessment, DSDIP an Acid Sulfate Soils Management Plan (ASSMP) certified by a suitably qualified and experienced professional, in accordance with the <i>State Planning Policy, December 2013</i> and relevant guidelines. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of works b) Prior to commencement of use
23.	Erosion and Sediment Management a) Submit to the Principal Engineer 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 Brisbane City Council's <i>Erosion and Sediment Control Standard (Version 9 or later)</i> . b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of works b) At all times during construction
24.	Refuse Collection Submit to the Principal Engineer EDQ Development Assessment, DSDIP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
Infrastructure Charges		
25.	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 ****

