



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2015/670

25 June 2015

Central Highlands Regional Council
C/- Ms Tricia Davidson
Urban Strategies Pty Ltd
PO Box 3368
SOUTH BRISBANE QLD 4101

Dear Tricia

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – OUTDOOR SPORT AND RECREATION (AQUATIC CENTRE) AT HUNTER STREET, BLACKWATER DESCRIBED AS LOT 63 ON HT611

On 25 June 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 Infrastructure, Local Government and Planning website <http://dilgp.qld.gov.au/planning/development-assessment/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)	Blackwater	
Site address	Hunter Street, Blackwater	
Lot on plan description	Lot number	Plan description
	63	HT611
PDA development application details		
DEV reference number	DEV2015/670	
'Properly made' date	02 April 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	Outdoor Sport and Recreation (Aquatic Centre)	

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	25 June 2015
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.	Site Plan, Drawing List Locality Plan	DD-1000, Rev D	19/06/2015
2.	External Works Plan	DD-1001, Rev D	19/06/2015
3.	General Arrangement Ground Floor	DD-2000, Rev D	19/06/2015
4.	Ground Floor Plan Building A	DD-2001, Rev C	30/03/2015
5.	Ground Floor Plan Building B & Building C	DD-2002, Rev C	30/03/2015
6.	Elevations Sheet 1 of 4	DD-3000, Rev D	19/06/2015
7.	Elevations Sheet 2 of 4	DD-3001, Rev D	19/06/2015
8.	Elevations Sheet 3 of 4	DD-3002, Rev D	19/06/2015
9.	Elevations Sheet 4 of 4	DD-3003, Rev D	19/06/2015
10.	Blackwater – Aquatic Centre Landscape Architect Intent	7654 L CD B	02 April 2015
11.	Stormwater Management Plan prepared by Calibre Consulting	R14289/SK03	

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
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. **DILGP** means The Department of Infrastructure, Local Government 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.

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, drawings and documents.	Prior to 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 plans and documents, and any other approval or endorsement required by these conditions.	As indicated

Engineering		
4.	Construction Management Plan a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan (CMP) prepared by the principal site contractor, that manages the following: i. noise, dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated soils (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) At all times during construction
5.	Traffic Management Plan a) Submit to EDQ Development Assessment, DILGP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision for parking and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. on-going monitoring and certified updates as required; v. traffic control plans or traffic control diagrams in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), for any temporary	a) Prior to commencement of site works

	part or full road closures of any Council road(s). Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic, effective until 'on-maintenance' in accordance with a certified traffic management plan. b) Undertake all works generally in accordance with the TMP which must be current and available on site at all times.	b) At all times during construction
6.	Retaining Walls a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by an RPEQ, for 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, DILGP 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 b) Prior to commencement of use c) Prior to commencement of use
7.	Filling and Excavation a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans certified by a 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; - provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP certification by a RPEQ that all earthworks have	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use

	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.	
8.	Footpath a) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings, certified by a RPEQ, for a pedestrian footpath along the full frontage of the site generally in accordance with the following plan: i. Site Plan, Drawing List Locality Plan, Drawing No. DD-1000 Rev D, dated 19/06/15. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.	a) Prior to commencement of work b) Prior to commencement of use
9.	Vehicle Access Construct vehicle crossovers generally in accordance with the approved plans and designed and constructed in accordance with Council adopted standards.	Prior to commencement of use and to be maintained
10.	Car Parking a) Provide car parking spaces, delineated and signed generally in accordance with the following approved plans: i. External Works Plan, Drawing Number DD-1001, Rev D, dated 19/06/2015. b) Car parking spaces are to be designed in accordance with AS2890 – <i>Parking Facilities</i>. c) Demonstrate that the car parking spaces have been provided in accordance with parts a) and b) of this condition.	Prior to commencement of use and to be maintained
11.	Bicycle Parking a) Provide bicycle parking facilities delineated and signed generally in accordance with the following approved plans: i. External Works Plan, Drawing Number DD-1001, Rev D, dated 19/06/2015 b) Bicycle parking spaces are to be designed in accordance with AS2890.3 – <i>1993 Bicycle parking facilities</i>.	Prior to commencement of use and to be maintained

	c) Demonstrate that the bicycle parking facilities have been provided in accordance with parts a) and b) of this condition.	
12.	Water connection Connect the development to the existing water reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
13.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
14.	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 current adopted standards.	Prior to commencement of use
15.	Stormwater quality a) Submit to EDQ Development Assessment, DILGP detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents: i. Stormwater Management Plan, Drawing No. R14289/SK03, prepared by Calibre Consulting. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use c) Prior to commencement of use
16.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed 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

17.	Electricity Submit to EDQ Development Assessment, DILGP 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
18.	Telecommunications Submit to EDQ Development Assessment, DILGP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencement of site works
19.	Broadband Submit to EDQ Development Assessment, DILGP 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
20.	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) and any other public infrastructure that occurred during any works carried out in association with the approved development.	Prior to commencement of use

Landscape and Environment		
21.	Landscape Works a) Submit to EDQ development Assessment, DILGP detailed landscape plans, certified by an AILA, for improvement works within the proposed development generally in accordance with the following plan: i. Blackwater – Aquatic Centre, Landscape Architect Intent, Document No 7654 L CD B, dated 02 April 2015. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works b) Prior to the commencement of use and to be maintained
22.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DILGP 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
23.	Refuse Collection Submit to EDQ Development Assessment, DILGP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use

24.	Acoustic treatments Provide suitable screening to any mechanical plant to meet the following noise level criteria based on <i>Section 440T Pumps</i> of the <i>Environmental Protection Act 1994</i> and the background noise measurements: <table><tr><th><i>Time Period</i></th><th><i>Noise Criteria for Mechanical Plant SPL dB(A) L90</i></th></tr><tr><td>Day 7am – 7pm</td><td>42 {(L90) + 5 dB}</td></tr><tr><td>Evening 7pm – 10pm</td><td>37 {(L90) + 3 dB}</td></tr><tr><td>Night 10pm – 7am</td><td>32 {(L90) + 0 dB}</td></tr></table>	<i>Time Period</i>	<i>Noise Criteria for Mechanical Plant SPL dB(A) L90</i>	Day 7am – 7pm	42 {(L90) + 5 dB}	Evening 7pm – 10pm	37 {(L90) + 3 dB}	Night 10pm – 7am	32 {(L90) + 0 dB}	Prior to commencement of use and to be maintained
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Surveying, land dedications and easements										
25.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets. 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 commencement of use								
Infrastructure Charges										
26.	Infrastructure Contributions Pay to the MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF0 February 2015 and indexed to the date of payment.	In accordance with the IFF								

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 ****