

Our ref: DEV2015/738

24 February 2016

Queensland Urban Utilities  
C/- Mr Michael Cattoni  
Buckley Vann Town Planning Consultants  
PO Box 205  
FORTITUDE VALLEY QLD 4006

Dear Michael

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – UTILITY INSTALLATION (UPGRADE TO EXISTING SEWER FACILITY) AT BEST STREET, BOWEN HILLS DESCRIBED AS EASEMENT B ON SP213465 IN LOT 5 ON SP213464**

On 23 February 2016 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*. The 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 Brianna Fyffe on 3452 7167.

Yours sincerely



Beatriz Gomez  
**Director – EDQ Development Assessment**



## PDA Decision Notice – Approval

| Site information                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |
|------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Name of priority development area (PDA)                                                                                            | Bowen Hills                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |
| Site address                                                                                                                       | Best Street, Bowen Hills                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |
| Lot on plan description                                                                                                            | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Plan description     |
|                                                                                                                                    | Lot 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | SP213464             |
| PDA development application details                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |
| DEV reference number                                                                                                               | DEV2015/738                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                      |
| 'Properly made' date                                                                                                               | 4 December 2015                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |
| Type of application                                                                                                                | <input checked="" type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Changing a PDA development approval<br><input type="checkbox"/> Extending the currency period of a PDA approval |                      |
| Description of proposal applied for                                                                                                | Utility Installation (upgrade to existing sewer facility)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |
| 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 February 2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |
| 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. Odour control facility feasibility plan and elevations, prepared by Kellogg Brown & Root Pty Ltd and Queensland Urban Utilities | 486/5/8-xxxx-005, Amendment P3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 23.11.15             |

## **ABBREVIATIONS**

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

1. **DILGP** means The Department of Infrastructure, Local Government and Planning
2. **EDQ** means Economic Development Queensland
3. **MEDQ** means The Minister of Economic Development Queensland
4. **PDA** means Priority Development Area, and
5. **RPEQ** means Registered Professional Engineer of Queensland.

| <b>PDA Development Conditions</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                              |
|-----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <b>No.</b>                        | <b>Condition</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>Timing</b>                                                                                                                |
| <b>General</b>                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                              |
| <b>1.</b>                         | <b>Carry out the Approved Development</b><br><br>Carry out the approved development generally in accordance with the approved plans and documents.                                                                                                                                                                                                                                                                                                                                                                                                                   | Prior to commencement of use                                                                                                 |
| <b>2.</b>                         | <b>Maintain the Approved Development</b><br><br>Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.                                                                                                                                                                                                                                                                           | As indicated                                                                                                                 |
| <b>Engineering</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                              |
| <b>3.</b>                         | <b>Certification of Works</b><br><br>a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by a RPEQ, for the construction of the new proposed vent stack and demolition of the existing stack.<br><br>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.<br><br>c) Submit to EDQ Development Assessment, DILGP certification from an RPEQ that works have been constructed generally in accordance with the certified plans required under part a) of this condition. | a) Prior to commencement of site works<br><br>b) Prior to the commencement of use<br><br>c) Prior to the commencement of use |

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|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| 4. | <p><b>Construction Management Plan</b></p> <p>a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:</p> <ul style="list-style-type: none"> <li>i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>;</li> <li>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; and</li> <li>iii. provision for the management of traffic around and through the site during and outside of construction work hours.</li> </ul> <p>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.</p> | <p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p> |
| 5. | <p><b>Public Infrastructure – Damage, Repairs and Relocation</b></p> <p>Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Prior to commencement of use</p>                                                      |

#### 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 \*\***

