

Our ref: DEV2015/738

23 May 2016

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

Dear Michael

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL 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 20 May 2016, the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application 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://www.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 Tom Barker on 3452 7440.

Yours sincerely

for 

Jeanine Stone
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	19 April 2016	
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	Change to PDA Development Approval for a PDA Development Permit for a Material Change of Use – Utility Installation (Upgrade to Existing Sewer Facility)	

PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice. The approved changes are summarised as follows: ▪ Increase of vent stack height by approximately 5m; ▪ Removal of previously approved plan; and ▪ Approval of new plan.	
Original Decision date	23 February 2016	
Change to approval date	20 May 2016	
Currency period	4 years from original Decision Date	
Plans and documents		
The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.		
Approved plans and documents		Number
1.	Site Plan and Section, prepared by Kellogg, Brown & Root Pty Ltd and Queensland Urban Utilities	486/5/6-0073-003, Amendment A,
		Date
		22.03.16 (Amended in Red on 19 May 2016)

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.

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 and documents.	Prior to commencement of use
2.	Maintain the Approved Development 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
Engineering		
3.	Certification of Works 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. 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 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 b) Prior to the commencement of use c) Prior to the commencement of use
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 and 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; and iii. provision for the management of traffic around and through the site during and outside of construction work hours.	a) Prior to commencement of site works

PDA Development Conditions		
	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.	b) At all times during construction
5.	Public Infrastructure – Damage, Repairs and Relocation 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.	Prior to commencement of use

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 ****