

Our ref: DEV2013/527

26 August 2016

Mr Lee Bermingham
Qantac Pty Ltd
21 Ingleston Road
WAKERLEY QLD 4154

Dear Mr Bermingham

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR NON-RESIDENT WORKER ACCOMMODATION (684 ROOMS) AT ROSEWOOD STREET, BLACKWATER DESCRIBED AS LOT 1 ON SP246036 (FORMERLY LOT 8 ON SP273034 AND PRIOR TO THAT FORMERLY LOT 8 ON SP243869)

On 25 August 2016 the Minister for Economic Development Queensland (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 this PDA decision notice.

The PDA decision notice and approved plans/documents can 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 Brandon Bouda on 3452 7422.

Yours sincerely



Jeanine Stone
Director, EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Blackwater	
Site address	Rosewood Street, Blackwater	
Lot on plan description	Lot number	Plan description
	1	SP246036
	Formerly Lot 8 on SP273034 and prior to that, Lot 8 on SP243869	
PDA development application details		
DEV reference number	DEV2013/527	
'Properly made' date	23 June 2016	
Type of application	<input type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Non-Resident Worker Accommodation (684 rooms)	

PDA development approval details

Decision of the MEDQ	<p>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.</p> <p>The approved changes are summarised as follows:</p> <ul style="list-style-type: none"> ▪ Updates to the site layout and building configuration; ▪ Update to the landscaping outcomes; and ▪ Update to condition 30 – Landscape Works to include the new landscape plans.
Original Decision date	8 August 2014
1 st Change to approval date	14 October 2015
2 nd Change to approval date	25 August 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, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Site Plan – Current	Current MCU, Rev A	23/06/2016
2.	6 Bed Building Elevations and Section	12-110-WD-06-6, Rev 6	28/07/2016 (as amended in red dated 16 August 2016)
3.	12 Bed Building Ground Floor	12-110-WD-07-6, Rev 6	28/07/2016 (as amended in red dated 16 August 2016)
4.	12 Bed Building Elevations and Sections	12-110-WD-08-6, Rev 6	28/07/2016
5.	8 Bed Building Elevations and Sections	12-110-WD-09-3, Rev 3	28/07/2016 (as amended in red dated 16 August 2016)
6.	18 Room Bull Nose Building Elevations	12-110-WD-10-6, Rev 6	28/07/2016 (as amended in red dated 11 August 2016)
7.	16 Bed Building Floor Plans	12-110-WD-11-6, Rev 6	28/07/2016
8.	16 Bed Building Elevations	12-110-WD-12-6, Rev 6	28/07/2016
9.	24 Room Building Elevations and Sections	12-110-WD-13-5, Rev 5	26/07/2016 (as amended in red dated 16 August 2016)
10.	18 Bed “T” Building Floor Plan and Artist Impression	12-110-WD-14-6, Rev 6	28/07/2016 (as amended in red dated 16 August 2016)
11.	18 Bed “T” Building Elevations and Sections	12-110-WD-15-6, Rev 6	28/07/2016
12.	Kitchen, Dining, Gym, Recreation Building, Ablution Building and Linen Building	12-10-WD-16-6, Rev 6	28/07/2016

	Floor Plan		
13.	Kitchen, Dining, Gym, Recreation Building, Ablution Building and Linen Building Floor Plan	12-10-WD-17-5, Rev 5	28/07/2016
14.	Office Building Floor Plan and Elevations	12-110-WD-18-4, Rev 4	28/07/2016
15.	Landscape Works	B16013-01, Rev P1	25.07.16
16.	Landscape Works	B16013-02, Rev P1	25.07.16
17.	Landscape Works	B16013-03, Rev P1	25.07.16
18.	Landscape Works	B16013-04, Rev P1	25.07.16 (as amended in red dated 11 August 2016)
19.	Landscape Works	B16013-05, Rev P1	25.07.16 (as amended in red dated 11 August 2016)
20.	Landscape Works	B16013-06, Rev P1	25.07.16 (as amended in red dated 11 August 2016)
21.	Landscape Details	B16013-08, Rev P1	25.07.16
Plans and documents previously approved on 8 August 2014		Number (if applicable)	Date (if applicable)
1.	Laundry Room Floor Plan. Elevations and Sections	12-110-MCU-40-A	19/0/2014 (as Amended in red dated 06 Aug 2014)
2.	Rosewood Village Infrastructure Plan	R10168 – SK07 Rev. A	17/07/2014 (as Amended in Red dated 28 July 2014)
3.	Concept Stormwater Management Plan Rosewood Accommodation Village at Rosewood Street, Blackwater	B12209.W-01A	29/10/2013

PREAMBLE

For the purpose of interpreting this Decision Notice, including the conditions of approval, the following applies:

1. Relationship with the development scheme and other approvals

In relation to this Approval:

- a) Priority Development Area (PDA) exempt development or PDA self-assessable development on the site may be undertaken at any time in accordance with the Blackwater Priority Development Area Development Scheme and all applicable laws.
- b) Further approvals may be obtained in accordance with the development scheme.

2. New Unnamed Road 'C'

For the purposes of this Approval, a reference to the New Unnamed Road 'C' is a reference to the road reserve that runs from the Capricorn Highway along the eastern boundary of Lot 8 on SP243869 to the southern boundary of Lot 2 on SP246036.

3. Housing Affordability Agreement

A housing affordability agreement may be entered into with MEDQ for an in-lieu payment of the affordable rooms as required by Condition 4, in accordance with PDA Guideline Number 3 – Non-resident worker accommodation.

4. Infrastructure Agreement

An infrastructure agreement may be entered into with MEDQ for the following works required by this Approval:

- i. Roadworks External – New Unnamed Road 'C' from the Capricorn Highway to Rosewood Street including street lighting on this road;
- ii. Roadworks External – Rosewood Street Extension to New Unnamed Road 'C' including Street lighting on this road. This does not include any temporary stormwater management devices;
- iii. Roadworks External – Capricorn Highway intersection including Street lighting on this road;
- iv. Streetscape Works – Rosewood Street Extension to New Unnamed Road 'C';
- v. Streetscape Works – New Unnamed Road 'C' from the Capricorn Highway to Rosewood Street;
- vi. Streetscape Works – Capricorn Highway/New Unnamed Road 'C' Intersection;
- vii. Water Reticulation – External Trunk;
- viii. Sewer Reticulation – External Trunk.

ABBREVIATIONS

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

1. **AILA** – Australian Institute of Landscape Architects
2. **Certification Procedures Manual** – the DSDIP Certification Procedures Manual
3. **CHRC** – the Central Highlands Regional Council
4. **DNRM** – the Department of Natural Resources and Mines
5. **DSDIP** – the Department of State Development, Infrastructure and Planning¹
6. **DTMR** – the Department of Transport and Main Roads
7. **EDQ** – Economic Development Queensland
8. **IFF** – the Infrastructure Funding Framework
9. **IFFCOA** – the Infrastructure Funding Framework, Crediting and Offsets Arrangements
10. **MEDQ** – the Minister for Economic Development Queensland
11. **PDA** – the Priority Development Area
12. **QAS** – the Queensland Ambulance Service
13. **QFRS** – the Queensland Fire and Rescue Service
14. **QUDM** – the Queensland Urban Drainage Manual
15. **RPEQ** – Registered Professional Engineer Queensland

¹ For the purposes of this change to approval, a reference to PDA Development Assessment, DSDIP is taken to be a reference to EDQ Development Assessment, Department of Infrastructure, Local Government and Planning (DILGP).

PDA Development Conditions
General

1	<p>Carry out the approved development</p> <p>Carry out the development generally in accordance with the approved plan/s, drawing/s and document/s.</p>	Prior to the commencement of use and to be maintained
2	<p>Duration of Use (11 years) - Sunset Clause</p> <p>Comply with either a) or b) as follows:</p> <p>a) The approved use must cease operating within 11 years of the decision date of this Approval. Prior to cessation of the approved use, submit to PDA Development Assessment DSDIP a plan showing how the approved use will be decommissioned and the site remediated; or</p> <p>b) Obtain relevant approvals to:</p> <ol style="list-style-type: none"> extend the duration of the approved use; or utilise the approved buildings and structures for another use. 	<p>a) As indicated</p> <p>b) As indicated</p>
3	<p>Certification of Operational Works</p> <p>All operational works undertaken on and external to the site must comply with all requirements of and fulfil all responsibilities outlined in the Certification Procedures Manual.</p>	As required by the certification procedures manual
4	<p>Affordable Housing Contribution</p> <p>a) For a period of five (5) years from the date of the commencement of use, 5% (35) of the total rooms ("the affordable rooms") must be made available at all times (unless already occupied by an eligible household) to eligible households.</p> <p>Eligible households are low to moderate income households as set out in PDA Guideline no. 16 - Housing and that meet the criteria set out in the PDA Guideline no. 3 - Non-resident worker accommodation.</p> <p>b) The rent payable for an affordable room must not exceed the level of affordable rent as set out in the most recent version of PDA Guideline no. 16 - Housing.</p> <p>c) Affordable rooms must be made available equally across all three bands as set out in the most recent version of PDA Guideline no. 16 - Housing.</p> <p>d) Submit to PDA Development Assessment Division, DSDIP a quarterly report demonstrating compliance with parts a) to c) of this condition.</p>	<p>a) As indicated</p> <p>b) At all times</p> <p>c) At all times</p> <p>d) As indicated</p>

5	Refuse Collection Enter into an agreement with the CHRC or a registered waste management contractor to provide a waste collection service to the development.	Prior to the commencement of use
6	Emergency Access Submit to the PDA Development Assessment, DSDIP written evidence that the following entities are aware of the onsite emergency management plan in the case of an emergency response: <ul style="list-style-type: none"> ▪ QFRS; ▪ QAS. 	Prior to the commencement of use
7	Interim Access Arrangements Prior to the dedication of the Rosewood Street extension by others, access to Lot 1 on SP264036 is to be provided through the existing accessway provided for under the Permit to Occupy Lease, number 237281.	As indicated
Engineering		
8	Construction Management Plan a) Submit to the Principal Engineer, PDA Development Assessment, DSDIP a site based construction management plan prepared by the principal site contractor that includes the following: <ul style="list-style-type: none"> ▪ 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; ▪ management of dust generated from the site during and outside construction work hours; ▪ management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed. b) All work shall be undertaken in accordance with the construction management plan 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 site works
9	Soil Erosion and Sediment Control a) Submit to the Principal Engineer, PDA Development Assessment, DSDIP an Erosion and Sediment Control (E&SC) Program certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the <i>Capricorn Municipal Development Guidelines</i> . b) Implement the certified E&SC Program as required part a) of this condition.	a) Prior to commencement of site works b) At all times during

		construction
10	<p>Filling and Excavation</p> <p>a) Submit to the Principal Engineer, PDA Development Assessment, DSDIP bulk earthworks plans certified by a RPEQ which are generally in accordance with AS3798-2007 Guidelines on <i>Earthworks for Commercial and Residential Developments</i>.</p> <p>b) Carry out the filling and excavation generally in accordance with the certified Plans as required under part a) of this condition.</p> <p>c) Submit to the Principal Engineer, PDA Development Assessment, DSDIP certification by a RPEQ that all filling and excavation works have been carried out generally in accordance with part b) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>a) Prior to the commencement of site works</p> <p>b) At all times during site works</p> <p>c) Prior to the commencement of use</p>
11	<p>Roadworks External – New Unnamed Road ‘C’ from the Capricorn Highway to Rosewood Street</p> <p>a) Submit to the Principal Engineer, PDA Development Assessment, DSDIP detailed engineering design drawings certified by a RPEQ for the New Unnamed Road ‘C’. The road design shall include drainage, street lighting and footpath works and is to be integrated with the planned intersection at the Capricorn Highway.</p> <p>The road cross section shall generally comprise the following:</p> <ul style="list-style-type: none"> i. 2 x 3.75m wide travel lanes; ii. 4m wide verge on the western side; iii. 8.5m wide verge on the eastern side; iv. 2.5m wide shared bicycle/pedestrian path on the eastern verge between the Capricorn Highway and Rosewood Street; v. 3.0m wide bus bay on the eastern side between the Lot 4 on SP243869 / Lot 5 on SP243869 boundary and the car park access to Lot 4 on SP243869. <p>b) Construct the roadworks as described in part a) of this condition in accordance with the certified plans.</p> <p>c) Submit to the Principal Engineer, PDA Development Assessment, DSDIP ‘as-constructed’ documentations and asset register certified by an RPEQ in a format acceptable to the CHRC for all roadworks constructed in accordance with this condition.</p>	<p>a) Prior to the commencement of works required by this condition</p> <p>b) Prior to the commencement of use of the 520th accommodation room</p> <p>c) Prior to the commencement of use of the 520th accommodation</p>

		room
12	<p>Roadworks External – Rosewood Street Extension to New Unnamed Road ‘C’</p> <p>a) Obtain approval from the DNRM, as the Nominated Assessing Authority, for the required road dedication over DNRM owned land necessary to facilitate the Rosewood Street extension.</p> <p>b) Submit to the Principal Engineer, PDA Development Assessment, DSDIP detailed engineering design drawings certified by a RPEQ for the section of the Rosewood Street Extension to New Unnamed Road ‘C’ generally in accordance with Rosewood Village Infrastructure Plan reference number R10168-SK07 dated 17/07/2014 (as amended in red dated 28 July 2014) including :</p> <ul style="list-style-type: none"> i. drainage; ii. street lighting; and iii. 2.5m wide shared pedestrian and cycle path <p>c) Without affecting any existing obligations established under the Permit to Occupy Lease, number 237281, construct the extension of Rosewood Street in accordance with part b) of this condition.</p> <p>d) Submit to the Principal Engineer, PDA Development Assessment DSDIP ‘as-constructed’ documentations and asset register certified by an RPEQ in a format acceptable to the CHRC for all roadworks constructed in accordance with this condition.</p> <p>e) Provide verification from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part b) of this condition.</p>	<p>a) Prior to the commencement of works required by this condition</p> <p>b) Prior to the commencement of works required by this condition</p> <p>c) Within 6 months of the dedication of the road reserve for the Rosewood Street extension</p> <p>d) Within 6 months of the dedication of the road reserve for the Rosewood Street extension</p> <p>e) Within 6 months of the dedication of the road reserve for the Rosewood Street extension</p>
13	<p>Roadworks – Capricorn Highway Intersection</p> <p>a) Submit to the Principal Engineer, PDA Development Assessment, DSDIP detailed roadworks drawings certified by an RPEQ comprising a Channelised Right Turn and Auxiliary Left Turn (CHR/AUL) with street lighting and provision for future traffic signals (including conduits below roads), endorsed by the DTMR for the planned intersection at Capricorn Highway and New Unnamed Road ‘C’, designed in accordance with PDA guideline No. 13 Engineering Standards – Major Roads.</p>	<p>a) Prior to the commencement of works required by this condition</p>

	<p>b) Obtain approval from the DNRM, as the Nominated Assessing Authority, for any required corner truncations over DNRM owned land necessary to facilitate the intersection design.</p> <p>c) Construct the proposed works in accordance with the certified plans from part a) of this condition.</p> <p>d) Submit to the Principal Engineer, PDA Development Assessment, DSDIP 'as-constructed' documentations and an asset register certified by an RPEQ in a format acceptable to the DTMR for all roadworks constructed in accordance with this condition.</p> <p>e) Provide verification from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.</p>	<p>b) Prior to the commencement of works required by this condition</p> <p>c) Prior to the commencement of use of the 520th accommodation room</p> <p>d) Prior to the commencement of use of the 520th accommodation room</p> <p>e) Prior to the commencement of use of the 520th accommodation room</p>
14	<p>Streetscape Works – Rosewood Street Extension to New Unnamed Road 'C'</p> <p>a) Submit to the Principal Engineer, PDA Development Assessment, DSDIP detailed streetscape plans certified by an AILA registered landscape architect for the Rosewood Street extension to the New Unnamed Road 'C'. The certified plans must document the following:</p> <ol style="list-style-type: none"> Location of any proposed drainage and stormwater works including cross-sections and descriptions; Location and type of street lighting in accordance with Australian Standards AS1158 – 'Lighting for Roads and Public Spaces' and AS4282 – 'Control of the Obtrusive Effects of Outdoor Lighting'. Proposed surface treatments on road verges; and Provision of plant schedule listing all proposed plants, street trees, etc by botanical name, quantity and size at time of planting. <p>b) Construct streetscape works including street tree planting and landscaping as described in part a) of this condition in accordance with the certified plans.</p> <p>c) Submit to the Principal Engineer, PDA Development Assessment DSDIP 'as constructed' documentations and</p>	<p>a) Prior to the commencement of works required by this condition</p> <p>b) Within 6 months of the dedication of the road reserve for the Rosewood Street extension</p> <p>c) Within 6 months of the dedication</p>

	<p>asset register certified by an RPEQ in a format acceptable to the CHRC for the works constructed in accordance with this condition.</p> <p>d) Provide verification by an AILA registered landscape architect that the works have been inspected and completed generally in accordance with the certified plans required by part a) of this condition.</p>	<p>of the road reserve for the Rosewood Street extension</p> <p>d) Prior to the commencement of use</p>
15	<p>Streetscape Works – New Unnamed Road ‘C’ from the Capricorn Highway to Rosewood Street</p> <p>a) Submit to the Principal Engineer, PDA Development Assessment, DSDIP detailed streetscape plans certified by an AILA registered landscape architect for the section of the New Unnamed Road ‘C’ The certified plans must document the following:</p> <ol style="list-style-type: none"> Location of any proposed drainage and stormwater works including cross-sections and descriptions; Location and type of street lighting 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>. Proposed surface treatments on road verges; and Proposed plant schedule listing all proposed plants, street trees, etc by botanical name, quantity and size at time of planting in accordance with the CHRC adopted planting schedule and guidelines. <p>b) Construct streetscape works including street tree planting and landscaping as described in part a) of this condition in accordance with the certified plans.</p> <p>c) Submit to Principal Engineer, PDA Development Assessment, DSDIP written confirmation from the AILA registered landscape architect that the landscaping has been maintained to a satisfactory standard.</p>	<p>a) Prior to the commencement of works required by this condition</p> <p>b) Prior to the commencement of use of the 520th accommodation room</p> <p>c) Prior to the commencement of use of the 520th accommodation room</p>
16	<p>Streetscape Works – Capricorn Highway/New Unnamed Road ‘C’ Intersection</p> <p>a) Submit to the Principal Engineer, PDA Development Assessment, DSDIP detailed streetscape plans certified by an AILA qualified landscape architect for the Capricorn Highway/New Unnamed Road ‘C’ intersection. The certified plans should generally accord with the DTMR Guidelines and document the following:</p> <ol style="list-style-type: none"> Location of any proposed drainage and stormwater works including cross-sections and descriptions; 	<p>a) Prior to the commencement of works required by this condition</p>

	<ul style="list-style-type: none"> ii. Location and type of street lighting 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>. iii. Proposed surface treatments on road verges; and iv. Proposed plant schedule listing all proposed plants, street trees, etc by botanical name, quantity and size at time of planting in accordance with the DTMR adopted planting schedules and guidelines. <p>b) Construct the works generally in accordance with the certified streetscape plans as required under part a) of this condition.</p> <p>c) Submit to the Principal Engineer PDA Development Assessment DSDIP ‘as constructed’ documentations and asset register in a format acceptable to the DTMR for all works constructed in accordance with this condition.</p> <p>d) Provide verification by an AILA registered landscape architect that the works have been inspected and completed generally in accordance with the endorsed plans required by part a) of this condition.</p>	<p>b) Prior to the commencement of use of the 520th accommodation room</p> <p>c) Prior to the commencement of use of the 520th accommodation room</p> <p>d) Prior to the commencement of use of the 520th accommodation room</p>
17	<p>Stormwater Drainage – Quantity & Quality</p> <p>a) Submit to the Principal Engineer, PDA Development Assessment, DSDIP detailed engineering drawings certified by a RPEQ demonstrating the following:</p> <ul style="list-style-type: none"> i. discharge from the site is non-worsening as per pre-development, in regard to location, duration, frequency, concentration and point of discharge to downstream properties including road reserves; ii. stormwater flow entering the site from the upstream catchment can be conveyed to a lawful point of discharge without restriction; and <p>The certified engineering drawings are to generally accord with the following:</p> <ol style="list-style-type: none"> 1. Concept Stormwater Management Plan reference B12209W-01A dated October 2013 ; 2. Design and construction criteria contained in the Capricorn Municipal Development Guidelines; 3. QUDM (2008); and 4. Current State Planning Policy Water Quality Code. <p>b) Construct all stormwater drainage works generally in accordance with the certified plans required under part a) of</p>	<p>a) Prior to the commencement of site works</p> <p>b) Prior to the commencement</p>

	<p>this condition.</p> <p>c) Submit to the Principal Engineer, PDA Development Assessment, DSDIP 'as constructed' documentations certified by a RPEQ for all works constructed in accordance with this condition.</p> <p>d) Provide verification from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.</p>	<p>of use</p> <p>c) Prior to the commencement of use</p> <p>d) Prior to commencement of use</p>
18	<p>Roads and Car Parks – Internal</p> <p>a) Submit to the Principal Engineer, PDA Development Assessment, DSDIP, drawings certified by a RPEQ for all internal roads and carparks. The certified drawings are to be designed generally in accordance with <i>AS/NZS 2890.1:2004 Parking Facilities part 1 – Off Street Car Parking</i>.</p> <p>b) Construct the works in accordance with the RPEQ certified plans from part a) of this condition.</p>	<p>a) Prior to the commencement of site works</p> <p>b) Prior to the commencement of use</p>
19	<p>Street Lighting</p> <p>Design and install a street lighting system (including connections and energising) to all roads, including footpaths/bikeways within road reserves.</p> <p>The design of the street lighting system must:</p> <ol style="list-style-type: none"> be certified by a RPEQ; meet the relevant standards of the electricity supplier ; be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; be endorsed by the CHRC as the 'billable customer'; be generally in accordance with Australian Standards AS1158 –'Lighting for Roads and Public Spaces.' 	<p>Prior to the commencement of use</p>
20	<p>Water Reticulation – Internal</p> <p>Connect the development to the reticulated water supply system in accordance with CHRC current standards at no cost to the CHRC.</p>	<p>Prior to the commencement of use</p>
21	<p>Sewer Reticulation – Internal</p> <p>Connect the development to the reticulated sewerage system in accordance with the CHRC's current standards at no cost to the CHRC.</p>	<p>Prior to the commencement of use</p>
22	<p>Water Reticulation – External Trunk</p> <p>a) Submit to the Principal Engineer, PDA Development Assessment, DSDIP a water network analysis endorsed by CHRC confirming that the proposed trunk main size along Rosewood Street, as shown on Rosewood Village</p>	<p>a) Prior to the commencement of works related to this condition</p>

	<p>Infrastructure Plan reference number R10168-SK07 dated 17/07/2014 (as amended in red dated 28 July 2014) has sufficient capacity for future development within the catchment.</p> <p>b) Submit to the Principal Engineer, PDA Development Assessment, DSDIP detailed engineering plans certified by a RPEQ for the proposed section of trunk water main along the extension of Rosewood Street. The engineering plans are to be designed generally in accordance with the:</p> <ol style="list-style-type: none"> Capricorn Municipal Development Guidelines; and Rosewood Village Infrastructure Plan reference number R10168-SK07 dated 17/07/2014 (as amended in red dated 28 July 2014). <p>c) Construct the proposed works in accordance with the certified plans from part b) of this condition.</p> <p>d) Submit to the Principal Engineer, PDA Development Assessment, DSDIP 'as-constructed' plans, all relevant tests and an asset register certified by an RPEQ in a format acceptable to the CHRC for all works constructed in accordance with this condition.</p>	<p>b) Prior to the commencement of works related to this condition</p> <p>c) Prior to the commencement of use</p> <p>d) Prior to the commencement of use</p>
23	<p>Sewer Reticulation – External Trunk</p> <p>a) Submit to Principal Engineer, PDA Development Assessment, DSDIP a sewer network analysis endorsed by CHRC confirming that the proposed trunk main from Manna Street to Lot 1 on SP246036 including across Rosewood Street, as shown on the Rosewood Village Sewer and Water reticulation plan, Rosewood Village Infrastructure Plan reference number R10168-SK07 dated 17/07/2014 (as amended in red dated 28 July 2014) has sufficient capacity for future development within the catchment.</p> <p>b) Submit to the Principal Engineer, PDA Development Assessment, DSDIP detailed engineering plans certified by a RPEQ for the proposed extension of the trunk sewer main from Manna Street to Lot 1 on SP246036 including across Rosewood Street. The engineering plans are to be designed generally in accordance with the:</p> <ol style="list-style-type: none"> Capricorn Municipal Development Guidelines; and Rosewood Village Infrastructure Plan reference number R10168-SK07 dated 17/07/2014 (as amended in red dated 28 July 2014). <p>c) Construct the proposed works in accordance with the certified plans from part b) of this condition.</p> <p>d) Submit to the Principal Engineer PDA Development Assessment, DSDIP 'as-constructed' plans and an asset register certified by an RPEQ in a format acceptable to the</p>	<p>a) Prior to the commencement of works related to this condition</p> <p>b) Prior to the commencement of site works</p> <p>c) Prior to the commencement of use</p> <p>d) Prior to the commencement of use</p>

	CHRC for all works constructed in accordance with this condition.	
24	Electricity Submit to the Principal Engineer, PDA Development Assessment, DSDIP evidence that an agreement has been entered into with an authorised electricity supplier (e.g. Ergon) to provide electricity services.	Prior to commencement of use
25	Telecommunications Submit to the Principal Engineer, PDA Development Assessment, DSDIP evidence that an agreement with an authorised telecommunications carrier to provide underground telecommunication services to the subject site.	Prior to commencement of use
26	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to the commencement of use
27	Repair damage to kerb, footpath or road 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) that may occur during any works carried out in association with the approved development.	Prior to commencement of use
28	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the applicable CHRC standards.	Prior to commencement of use
29	Outdoor Lighting Outdoor lighting is to be in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> to manage light spillage onto adjacent properties.	Prior to the commencement of use and to be maintained
30	Landscape Works a) Submit to Principal Engineer, PDA Development Assessment, DSDIP detailed Landscape Plans certified by an AILA registered Landscape Architect illustrating the extent of landscaping for the site and the overall site interface generally in accordance with the following: <ul style="list-style-type: none"> i. Landscape Works, Drawing No B16013-01, Rev P1, dated 25.07.16; ii. Landscape Works, Drawing No B16013-02, Rev P1, 	a) Prior to commencement of works related to this condition

	<p>dated 25.07.16;</p> <ul style="list-style-type: none"> iii. Landscape Works, Drawing No B16013-03, Rev P1, dated 25.07.16; iv. Landscape Works, Drawing No B16013-04, Rev P1, dated 25.07.16 (as amended in red dated 11 August 2016); v. Landscape Works, Drawing No B16013-05, Rev P1, dated 25.07.16 (as amended in red dated 11 August 2016); vi. Landscape Works, Drawing No B16013-06, Rev P1, dated 25.07.16 (as amended in red dated 11 August 2016);and vii. Landscape Details, Drawing No B16013-08, Rev P1, dated 25.07.16. <p>The plans must:</p> <ul style="list-style-type: none"> i. include the location of existing street trees and verge landscaping treatments. If existing street trees are impacted by driveway locations a new street tree is to be provided in an agreed location; ii. include an area of soft landscaping on each lot in the front setback. This may be to the front of blank walls or to provide privacy; iii. ensure landscaping maintains visibility along pathways, driveways and to front entries; iv. include details and heights of fencing/walls to the street; v. include species which are low maintenance and water-wise; vi. ensure species are selected taking into account the location of overhead or underground services; vii. indicate where one hose cock can be provided within each private open space where on ground level; viii. ensure turfed areas proposed are accessible externally by standard lawn mowing equipment and receive adequate sunlight; ix. identify opportunities for water infiltration on-site to be maximised on-site through landscaped areas and permeable paving where possible; x. ensure surface water for each courtyard/ hard stand area does not drain to adjoining lots; and xi. include buffer planting to a minimum width of 3m to the boundary interfacing with existing residents. 	
	<p>b) Construct the works in accordance with the certified Landscape Plans required under part a) of this condition.</p>	<p>b) Prior to the commencement of use</p>
	<p>c) On completion of the works, provide to PDA Development Assessment, DSDIP confirmation from an AILA registered landscape architect that the works have been undertaken in accordance with part a) of this condition.</p>	<p>c) Prior to the commencement of use</p>

Surveying, land dedication and easements		
31	Easements over Infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour of the CHRC. The terms of the easements must be to the satisfaction of the CHRC Chief Executive Officer.	Prior to the commencement of use
Monetary Contributions		
32	Infrastructure Contributions a) Unless there is an infrastructure agreement to the contrary, the applicant must pay to the MEDQ the infrastructure charges calculated in accordance with the IFF and indexed to date of payment. b) Infrastructure Contributions carried out pursuant to conditions 11, 12, 13, 14, 15, 16, 22 and 23 may be offset against the infrastructure charges in part a) of this condition in accordance with the IFFCOA with the approval of MEDQ. c) The applicant must provide the MEDQ with written confirmation from CHRC of the infrastructure charges payable pursuant to part a) of this condition.	a) Prior to the commencement of use b) As indicated c) As indicated

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 these other approvals that may be necessary in relation to your proposal, please seek professional advice.

**** End of Package ****