



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/769

24 November 2016

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

Dear Lee

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – NON RESIDENT WORKERS ACCOMMODATION (104 ROOMS) AT ROSEWOOD STREET, BLACKWATER DESCRIBED AS LOT 1 ON SP246036

On 23 November 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*. 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 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
PDA development application details		
DEV reference number	DEV2016/769	
'Properly made' date	05 April 2016	
Type of application	<input checked="" type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" 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 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 workers accommodation (104 rooms)	

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 November 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 <i>(if applicable)</i>	Date <i>(if applicable)</i>
1.	Site Plan - Extra 104 Rooms	2016 MCU, Rev A	23/06/2016 (as amended in red dated 07 November 2016)
2.	8 Bed Building Elevations and Sections	12-110-WD-09-3, Rev 3	28/07/2016
3.	24 Room' Building Elevations and Sections	12-110-WD-13-5, Rev 5	26/07/2016

ABBREVIATIONS

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

1. **Council** means Central Highlands Regional Council.
2. **DEHP** means The Department of Environment & Heritage Protection
3. **DILGP** means The Department of Infrastructure, Local Government and Planning.
4. **EDQ** means Economic Development Queensland
5. **IFF** means Infrastructure Funding Framework.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.

	d) Submit to PDA Development Assessment Division, DSDIP a quarterly report demonstrating compliance with parts a) to c) of this condition.	d) As indicated
Engineering		
5.	<p>Construction Management Plan</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"> 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; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. <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>
6.	<p>Water connection</p> <p>Connect the development to the existing water reticulation network in accordance with Council's current adopted standards.</p>	Prior to commencement of use
7.	<p>Sewer connection</p> <p>Connect the development to the existing sewer reticulation network in accordance with Council's current adopted standards.</p>	Prior to commencement of use
8.	<p>Stormwater connection</p> <p>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.</p>	Prior to commencement of use
9.	<p>Outdoor Lighting</p> <p>Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	Prior to commencement of use and to be maintained

10.	Electricity Submit to EDQ Development Assessment, DILGP either: a) written evidence from Ergon 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 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
11.	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
12.	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
Infrastructure Charges		
13.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) (July 2016) 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 ****