



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/757

7 April 2017

Economic Development Queensland
C/- Mr Neil Bennett
Brazier Motti Pty Ltd
595 Flinders Street
TOWNSVILLE QLD 4810

Dear Neil

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE – BUSINESS; FAST FOOD PREMISES; INDOOR SPORT, ENTERTAINMENT AND RECREATION; SERVICE INDUSTRY; SHOP; SERVICE STATION (UNDEFINED USE); UTILITY INSTALLATION AND WAREHOUSE IN ACCORDANCE WITH A USES AND DEVELOPMENT GUIDELINES PLAN AT 2 RIVEREDGE BOULEVARD, OONONBA (PREVIOUSLY 18 DARTER STREET, OONONBA) DESCRIBED AS LOT 6000 ON SP243806

On 7 April 2017 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.edq.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 Laura Shobbrook on 3452 7196.

Yours sincerely

Beatriz Gomez
Director – EDQ Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of Priority Development Area	Ooonoonba	
Site address	18 Darter Street, Ooonoonba	
Lot on plan description	Lot number	Plan description
	Lot 6000	SP243806
PDA development application details		
DEV reference number	DEV2016/757	
'Properly made' date	8 March 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	PDA Preliminary Approval for Material Change of Use for: • Business; • Fast Food Premises; • Indoor Sport, Entertainment and Recreation; • Service Industry; • Shop; • Service Station (Undefined Use); • Utility Installation; and • Warehouse; in accordance with a Uses and Development Guidelines Plan.	

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		7 April 2017	
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	Date
1.	Uses and Development Guidelines Plan	29060/519 C, as amended in red 4 April 2017	15/02/2017

ABBREVIATIONS

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

1. **Council** means Townsville City Council.
2. **DILGP** means The Department of Infrastructure, Local Government and Planning.
3. **EDQ** means Economic Development Queensland.
4. **MEDQ** means The Minister of Economic Development Queensland.
5. **PDA** means Priority Development Area.
6. **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
Engineering		
2.	Traffic Impact Assessment Submit to EDQ Development Assessment a Traffic Impact Assessment Report, certified by an RPEQ, demonstrating that: i. The land uses for which approval is sought can be suitably accommodated on the site in terms of internal layout, queuing, circulation, parking and service vehicle requirements; ii. Safe and efficient access to the development site is provided for vehicles, pedestrians and cyclists; iii. The development will have a negligible detrimental impact on the external network; and iv. The development is designed generally in accordance with Australian Standard AS2890 – Parking Facilities.	Upon submission of PDA Development Application for PDA Development Permit for Material Change of Use.
3.	Stormwater Management Submit to EDQ Development Assessment, a Site Based Stormwater Management Plan (SBSMP), prepared by an RPEQ, demonstrating that stormwater impacts generated by the development can be appropriately managed in terms of quantity and quality, and result in a no-worsening impact on the adjacent state transport corridors, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality and Stormwater quantity</i> .	Upon submission of PDA Development Application for PDA Development Permit for Material Change of Use.

ADVICE

The information below is provided as advice only. It does not form part of the PDA Development Conditions. It has been provided for the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions.

1. PRELIMINARY APPROVAL

This PDA preliminary approval:

- (a) *“approves development but does not authorise PDA assessable development to take place; and*
 - (b) *Approves development-*
 - (i) *To the extent state in the approval; and*
 - (ii) *Subject to the conditions of the approval”*
- (see schedule 94 of the *Economic Development Act 2012*).

Note: Subsequent PDA Development Applications for PDA Development Permits may take into account, but is not limited to, the Uses and Development Guidelines Plan approved in this preliminary approval. Future PDA Development Applications for PDA Development Permit/s will be assessed with due consideration for planning matters and matter of state interest applicable to the land at the time of the application.

2. OTHER APPROVALS

In order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA Preliminary Approval. For advice on other approvals that may be necessary in relation to the proposal in addition to PDA Development Permits, it is recommended that you seek professional advice.

3. WORKS EXTERNAL TO THE PDA

This advice relates to the future submission of PDA Development Application/s for PDA Development Permit/s consistent with this Preliminary Approval. Should future applications or approvals trigger or require works external to the PDA, the following information is relevant:

a) Definition of PDA-associated development

“PDA-associated development, for a priority development area, means development that is –

- (a) *declared to be PDA-associated development for the area under section 40C(1); or*
- (b) *identified as PDA-associated development for the area in the relevant development instrument for the area.”*

(see schedule 1 of the *Economic Development Act 2012*)

b) Development external to the PDA that is not PDA-associated development

Where works external to the PDA are required as a result of the proposed development and:

- i. the works are not identified as PDA-associated development in the relevant development instrument; and
- ii. the works are not exempt works under the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009* (or the *Planning Act 2016* and associated Regulation, upon adoption); then
- iii. there are two options to obtain approval to undertake work outside the PDA:
 - 1. **Declaration** of PDA-associated development by the MEDQ, by the process detailed in sections 40B and 40C of the *Economic Development Act 2012*; or
 - 2. **Development Approval** under the *Sustainable Planning Act 2009* (or the *Planning Act 2016*, upon adoption) through the relevant local government authority or planning body.

**** End of Package ****