



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2018/934

2 August 2018

State of Queensland
Att: Ms Ruth Grant and Mr Tony Duncan
State of Queensland, represented by the
Department of State Development, Manufacturing, Infrastructure and Planning
PO Box 15009
BRISBANE EAST QLD 4002

Dear Ruth and Tony

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – COMMUNITY FACILITY (COMMUNITY CENTRE), COMMUNITY CARE CENTRE (UNDEFINED USE), COMMUNITY USE (UNDEFINED USE) AT 20 DARTER STREET, OONOONBA DESCRIBED AS LOT 9002 ON SP283211

On 2 August 2018 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 website <http://dsdmip.qld.gov.au/edq/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Vicki Andre on 3452 7196 or at vicki.andre@dsdmip.qld.gov.au.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Ooonoonba PDA	
Site address	20 Darter Street, Ooonoonba	
Lot on plan description	Lot number	Plan description
	Lot 9002	SP283211
PDA development application details		
DEV reference number	DEV2018/934	
'Properly made' date	18 May 2018	
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	Community facility (community centre), community care centre (undefined use), community use (undefined use)	

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		2 August 2018	
Currency period		6 years from date of decision	
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.	Concept Plan 1:500	-	As amended in red dated 1 August 2018
2.	Concept Plan 1:200	-	As amended in red dated 1 August 2018
3.	Proposed Elevations – Sheet 1	Sk7 Issue P2	02/05/2018
4.	Proposed Elevations – Sheet 2	Sk8 Issue P2	02/05/2018
5.	Carpark Layout Proposal	EDQ0005-SK01a-1	07/06/2018 (As amended in red dated 1 August 2018)
6.	Drainage & Water Services Plan	H200	01.05.2018
7.	Drainage & Water Services Plan (Date received 6 July 2018, Amended in red 12 July 2018)	H300	27.06.2018 (As amended in red dated 1 August 2018)

ABBREVIATIONS AND DEFINITIONS

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

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Community Care Centre** means the use of premises for providing social support to members of the public. This use term does not include providing medical care or accommodation to members of the public.
3. **Community Use** means:
 - (a) providing artistic, social or cultural facilities or community services to the public; or
 - (b) preparing and selling food and drink, if the use is ancillary to the use in paragraph (a)
4. **Council** means Townsville City Council
5. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
6. **EDQ** means Economic Development Queensland.
7. **IFF** means the Infrastructure Funding Framework, prepared by the Department of Infrastructure, Local Government and Planning, dated July 2018.
8. **MEDQ** means the Minister for Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **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.	At all times
3.	Hours of Operation Hours of operation for all uses will be limited to: a) Monday to Friday – 7.00am to 8.00pm b) Saturday – 7.00am to 6.00pm	As indicated

Engineering		
4.	<p>Construction Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDMIP 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>
5.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification or higher.</p> <p>The TMP must include the following:</p> <ul style="list-style-type: none"> i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. ongoing monitoring, management review and certified updates (as required); and v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). <p>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>

6.	<p>Retaining Walls</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
7.	<p>Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments.”</i></p> <p>The certified earthworks plans shall:</p> <ol style="list-style-type: none"> include a geotechnical soils assessment of the site; be consistent with the Erosion and Sediment Control plans; provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; provide full details of any areas where surplus soils are to be stockpiled. <p>b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
8.	<p>Vehicle Access</p> <p>a) Provide a temporary access from Darter Street generally located in accordance with ‘Carpark Layout Proposal, EDQ0005-SK01a-1, 07/06/2018 (As amended in red dated 1 August 2018)’ designed and constructed in accordance with the Council adopted standards.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP a letter of undertaking that provides for the removal of the temporary access (including crossover) onto Darter Street</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of building works</p>

	<p>and the reinstatement of the road infrastructure and streetscape works when the future southern street adjoining the site is constructed.</p> <p>c) Provide a permanent vehicle access driveway off the future southern street adjoining the site at the ultimate access point generally in accordance with 'Concept Plan 1:500, as amended in dated red 1 August 2018'. The permanent vehicle access driveway is to be designed and constructed in accordance with the Council adopted standards.</p> <p>d) Within one month after the future southern street adjoining the site is placed on maintenance;</p> <ol style="list-style-type: none"> 1. Remove the temporary access (including crossover) onto Darter Street 2. Reinstatement the road infrastructure and streetscape works on Darter Street to be consistent with the streetscape works at the time prior to the temporary access being provided. 	<p>c) Within 1 month after the future southern street adjoining the site is placed 'on-maintenance'.</p> <p>d) As indicated.</p>
9.	<p>Car Parking</p> <p>Submit to EDQ Development Assessment, DSDMIP carparking layout plans showing:</p> <ul style="list-style-type: none"> • Stage 1 – a minimum of 38 carparks on-site; • Stage 2 – a minimum of 7 additional carparks on-site <p>On site carparking should be wholly contained within the site and avoid any future road network requirements. Carparks are to be designed and constructed in accordance with <i>AS2890 – Parking Facilities</i>.</p>	<p>Prior to commencement of use for each stage and to be maintained</p>
10.	<p>Water connection</p> <p>Connect the development to the existing water reticulation network in accordance with the Council adopted standards.</p>	<p>Prior to commencement of use</p>
11.	<p>Sewer connection</p> <p>Connect the development to the existing sewer reticulation network, generally in accordance with 'Drainage & Water Services Plan, Dwg No. H300 Issue P1 dated 27/6/2018' (Date received 6 July 2018, Amended in red 12 July 2018) and Council adopted standards.</p>	<p>Prior to commencement of use</p>
12.	<p>Stormwater Connection</p> <p>a) Submit to EDQ Development Assessment, DSDMIP a site-based Stormwater Management Plan including hydrologic and hydraulic calculations, certified by a RPEQ.</p> <p>b) Connect the development to the lawful point of discharge with 'no-worsening' to upstream or downstream properties</p>	<p>a) Prior to commencement of works</p> <p>b) Prior to commencement of use</p>

	for storm events up to 1% Annual Exceedance Probability (AEP) identified in the certified Stormwater Management Plan required under part a) of this condition in accordance with Council current adopted standards.	
13.	Outdoor Lighting 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> .	Prior to commencement of use and to be maintained
14.	Electricity Submit to EDQ Development Assessment, DSDMIP written evidence from Energy Queensland 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. by the local council is available to the development.	Prior to commencement of site works
15.	Telecommunications Submit to EDQ Development Assessment, DSDMIP 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
16.	Broadband Submit to EDQ Development Assessment, DSDMIP 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
17.	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
Landscape and Environment		
18.	Landscape Works a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans, certified by an AILA, for improvement works within the proposed development utilising local and drought tolerant species for each stage.	a) Prior to commencement of initial site works

	b) Construct the works generally in accordance with the certified plans required for each stage under part a) of this condition.	b) Prior to commencement of use for the relevant stage and to be maintained
19.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i> and be certified by a suitably qualified professional. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP	a) Prior to commencement of or during site works b) Prior to commencement of or during site works
20.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) which specifically identifies how the Construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A) will be achieved, generally in accordance with the following guidelines: <ul style="list-style-type: none"> i. State Planning Policy 2017 – Water Quality ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
21.	Refuse Collection Submit to EDQ Development Assessment, DSDMIP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
Surveying, land transfers and easements		
22.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to commencement of use

Infrastructure Charges		
23.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) dated 1 July 2018 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 ****