



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

Our ref: DEV2019/1080

24 March 2020

Townsville City Council  
Att: Mr Greg Bruce  
143 Walker Street  
TOWNSVILLE QLD 4810

Email: [Greg.bruce@townsville.qld.gov.au](mailto:Greg.bruce@townsville.qld.gov.au)

Dear Greg

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS FOR TIDAL WORKS -FILLING AND EXCAVATION FOR EXCAVATION OF 15,000 CUBIC METRES OF MATERIAL (SAND AND FLOOD WASTE DEPOSITS) AT SECTION OF ROSS RIVER, OONONBA DESCRIBED AS UNALLOCATED STATE LAND (SECTION OF ROSS RIVER) ADJOINING LOT 9001 SP306214**

On 24 March 2020 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 [www.dsdmip.qld.gov.au/pda-da-applications](http://www.dsdmip.qld.gov.au/pda-da-applications).

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Louise McGrath on [louise.mcgrath@dsdmip.qld.gov.au](mailto:louise.mcgrath@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](http://www.edq.qld.gov.au)  
ABN 76 590 288 697

## PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Oonoonba Urban Development Area	
Site address	Section of Ross River, Oonoonba (Portion of Unallocated State Land)	
Lot on plan description	Lot number	Plan description
	Unallocated State Land (USL) Adjoining Lot 9001	N/A (no Lot on Plan description) SP306214
PDA development application details		
DEV reference number	DEV2019/1080	
'Properly made' date	6 December 2019	
Type of application	<input type="checkbox"/> New development involving: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Operational Works for Tidal Works – Filling and Excavation for Excavation of 15,000m <sup>3</sup> of Material (Sand and Flood Waste Deposits)	

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		24 March 2020	
Currency period		Two year 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 Received
1.	Plan Titled “ <i>Townsville City Council Flood Recovery Works in Section of Ross River Adjoining Lot 9001</i> ”, as amended in red on 24 March 2020.	-	16 March 2020
2.	Plan Titled “ <i>Restoring Tidal Flows Using Low Impact Access and Skimming</i> ”	-	26 February 2020

## **ABBREVIATIONS AND DEFINITIONS**

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

1. **ASSMP** means Acid Sulfate Soils Management Plan.
2. **Council** means Townsville City Council.
3. **CMP** means Construction Management Plan.
4. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
5. **EDQ** means Economic Development Queensland.
6. **ESP** means Erosion Sediment Plan.
7. **MUTCD** means Manual of Uniform Traffic Devices.
8. **PDA** means Priority Development Area.
9. **TMP** means Traffic Management Plan.
10. **USL** means Unallocated State Land.

PDA Development Conditions		
No.	Condition	Timing
1.	<b>Carry out the Approved Development</b>  Carry out the approved development generally in accordance with the approved plans and documents.	At all times
2.	<b>Maintain the Approved Development</b>  Maintain the approved development generally in accordance with the approved plans and documents.	As required
3.	<b>Construction Hours</b>  Unless otherwise approved by EDQ Development Assessment, DSDMIP via an <i>Application for out of hours works approval</i> , hours for works associated with the extraction, screening and transporting of materials off site will be limited to Monday to Saturday 7:00am to 4:00pm, excluding public holidays.	At all times
4.	<b>Construction Management Plan (CMP)</b>  a) Submit to EDQ Development Assessment, DSDMIP a site-based Construction Management Plan (CMP), prepared by the Principal Site Contractor that manages the following items, including but not limited to: <ul style="list-style-type: none"> <li>i. an estimate of the quantity of flood debris and sand material to be removed and the methodology for removal of wastes from the usable materials stream, including destinations for loads;</li> <li>ii. noise and dust generated from the site during and outside construction work hours to be minimised and in accordance with the <i>Environmental Protection Act 1994</i>. Adequate noise and dust mitigation measure shall be incorporated into all aspects of the development, including the works on site as well as works off-site, including during materials transportation;</li> <li>iii. an Erosion and Sediment Plan (ESP) prepared by a suitably qualified professional and endorsed by Council. The ESP shall be available on site at all times and the design shall cater for all activities on site;</li> <li>iv. management of contaminated materials excavated, including removal, treatment and replacement if required in accordance with a compliance permit from an approved contaminated land auditor; and</li> </ul>	a) Prior to commencement of works

	<ul style="list-style-type: none"> <li>v. a complaints process procedure covering all aspects of the development on and off the site, to be established and maintained through the course of the development;</li> <li>vi. management of waste for all the works including where required, hazardous waste storage and transportation prepared by the Principal Site Contractor;</li> <li>vii. measures to ensure all vehicles and machinery associated with the works within the river are cleaned down in accordance with the Department of Agriculture and Fisheries Queensland <i>Vehicle and machinery checklists Clean-down procedures 2014</i>;</li> <li>viii. measures to ensure any marine or dune vegetation within the development site is protected from vehicles, people, machinery and equipment;</li> <li>ix. measures to ensure any material extracted under this approval is placed in a manner that does not adversely impact marine or dune vegetation and is dealt with in a manner that ensures that it cannot enter the waterway;</li> <li>x. measures to ensure equipment and materials can be readily relocated if threatened by coastal erosion or tidal inundation.</li> </ul> <p>b) Undertake all works generally in accordance with the CMP submitted under part a) of this condition, which is to be current and available on site at all times during the construction period.</p>	<p>b) As indicated</p>
<b>5.</b>	<p><b>Traffic Management Plan</b></p> <p>a) Submit to the EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification or higher, which includes where applicable the following:</p> <ul style="list-style-type: none"> <li>i. provision for the management of construction vehicles and traffic around and through the site as well as any traffic management measures to control vehicle movements or traffic if required, during and outside of construction work hours;</li> <li>ii. provision of parking for workers and materials delivery;</li> <li>iii. haulage route within The Village estate,</li> </ul>	<p>a) Prior to commencement of works</p>

	<p>truck types, and frequency of movement;</p> <p>iv. 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> <p>b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site at all times.</p> <p><b>Note:</b> Where access is to be obtained through or works are to be undertaken on private land, approval from the landholder will need to be sought.</p>	b) As indicated
6.	<p><b>Acid Sulfate Soils (ASSMP)</b></p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be prepared certified by a suitably qualified professional in soils and/or erosion sediment control.</p> <p>b) Excavate, remove and/or treat on-site acid sulfate soils generally in accordance with the certified ASSMP submitted under part a) of this condition.</p>	<p>a) Prior to commencement of works</p> <p>b) Prior to completion of the excavation works</p>
7.	<p><b>Public Infrastructure – Damage, Repairs and Relocation</b></p> <p>Repair any damage to existing public infrastructure that occurs 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.</p>	As required
<b>Landscape and Environment</b>		
8.	<p><b>Vegetation management</b></p> <p>Unless otherwise agreed by EDQ Development Assessment, DSDMIP cleared vegetation (excluding marine plants) shall be removed from the site and processed through an approved processing facility.</p>	As indicated

## STANDARD ADVICE

### Advice Notes

#### General

1.	<p><b>Other Approvals</b></p> <p>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. For clarity, please note that this PDA development approval does not grant approval for development or works assessable under legislation other than the <i>Economic Development Act 2012</i>.</p>
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**\*\* End of Package \*\***