

Our ref: DEV2020/1127

1 October 2020

Mr Michael Cambridge
Executive Project Director
QBuild
Department of Housing and Public Works
Level 10, 53 Albert Street
BRISBANE QLD 4001

Email: Michael.cambridge@hpw.qld.gov.au

Dear Michael

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURATION OF A LOT (MANAGEMENT LOT – ROAD RESERVE) AND OPERATIONAL WORKS (ROAD) AT 20 DARTER STREET, OONONBA DESCRIBED AS LOT 9001 (PT) ON SP306214

On 1 October 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.DSDTI.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Anita Torbey Fuller on 3452 7856 or at anita.torbeyfuller@dsdti.qld.gov.au.

Yours sincerely



Jeanine Stone
Director
Development Assessment
Economic Development Queensland

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
	9001 (Pt)	SP306214
PDA development application details		
DEV reference number	DEV2020/1127	
'Properly made' date	18 September 2020	
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 ☐ Building work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Reconfiguration of a Lot – (Management Lot – Road Reserve) Operational Works - Road	

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		1 October 2020	
Currency period		4 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.	Proposed Reconfiguration of A Lot Plan	-	(Amendment in Red – 25 September 2020)
2.	Face Sheet	C00.01 Issue 1	21.02.20 (Amendment in Red – 30 September 2020)
3.	Notes and Legend	C00.02 Issue 1	21.02.20 (Amendment in Red – 30 September 2020)
4.	Demolition Plan	C00.03 Issue 2	27.02.20 20 (Amendment in Red – 30 September 2020)
5.	General Arrangement Layout Plan	C00.04 Issue 2	30.07.20 (Amendment in Red – 30 September 2020)
6.	Site Sections	C00.05 Issue 1	21.02.20 (Amendment in Red – 30 September 2020)
7.	Typical Section Details	C00.06 Issue A	30.09.19
8.	Earthworks Management Layout Plan	C01.01 Issue 1	21.02.20 (Amendment in Red – 30 September 2020)
9.	Control Line and Setout Table	C02.01 Issue 2	30.07.20 (Amendment in Red – 30 September 2020)
10.	Intersection Details (Sheet 1 of 3)	C02.02 Issue 2	30.07.20
11.	Intersection Detail (Sheet 2 of 3)	C02.03 Issue 2	30.07.20
12.	Intersection Detail (Sheet 3 of 3)	C02.04 Issue 1	21.02.20
13.	Road 1 Longitudinal and Cross Sections	C02.05 Issue 3	22.09.20
14.	Burstall Street Longitudinal and Cross Sections	C02.06 Issue 1	21.02.20
15.	Colvin Street Longitudinal and Cross Sections	C02.07 Issue 1	21.02.20
16.	Stormwater Drainage Layout Plan	C03.01 Issue 2	22.09.20 (Amendment in Red – 30 September 2020)

17.	Stormwater Longitudinal Section Plan	C03.02 Issue 1	21.02.20
18.	Stormwater Longitudinal Section	C03.03 Issue 1	21.02.20 (Amendment in Red – 30 September 2020)
19.	Stormwater Data Table	C03.04 Issue 1	21.02.20
20.	Services Reticulation Layout Plan	C05.01 Issue 1	22.09.20 (Amendment in Red – 30 September 2020)
21.	Sewer Longitudinal Section Plan	C05.02 Issue 1	22.09.20 (Amendment in Red – 30 September 2020)
22.	Soil Erosion Sediment Control Construction Phase	C06.01 Issue 1	21.02.20 Amendment in Red – 30 September 2020)
23.	Soil Erosion Sediment Control On Maintenance Stormwater Quality	C06.02 Issue 2	30.07.20
24.	Soil Erosion Sediment Control	C06.03 Issue 1	21.02.20
25.	Miscellaneous Details	C06.05 Issue 3	30.07.20

PREAMBLE

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

ABBREVIATIONS AND DEFINITIONS:

The following is a list of abbreviations utilised in this approval:

1. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
2. **Contributed Asset** means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:
 - a. **External Authority** means a public-sector entity other than the MEDQ;
 - b. **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
 - c. **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
 - d. **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
 - e. **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;

- f. **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational work related to the provision of water infrastructure.
- 3. **Council** means the relevant local government for the land the subject of this approval.
- 4. **DSDTI** means the Department of State Development, Tourism and Innovation.
- 5. **EDQ** means Economic Development Queensland.
- 6. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
- 7. **EDQ TS** means Economic Development Queensland's – Technical Services team.
- 8. **EP Act** means the *Environmental Protection Act 1994*.
- 9. **MEDQ** means the Minister for Economic Development Queensland.
- 10. **PDA** means Priority Development Area.
- 11. **RPEQ** means Registered Professional Engineer of Queensland.

SUBMITTING DOCUMENTATION TO EDQ:

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, submit the documentation to:

- a) EDQ DA at: pdadevelopmentassessment@dsdmip.qld.gov.au.
- b) EDQ TS at: prepostconstruction@dsdmip.qld.gov.au.

PDA Development Conditions – Reconfiguring a Lot and Operational Works		
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 survey plan endorsement
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
Construction		
3.	Hours of work - construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
4.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
5.	Construction management plan a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative traffic and pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access	a) Prior to commencing work

	points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. of employee and visitor parking areas; 8. of anticipated staging and programming; b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
6.	Erosion and sediment management Implement the requirements of the following approved Erosion and Sediment Control Plans (ESCP) prepared by STP Consultants, C06.01–1, C06.02-2, C06.03-1, to ensure compliance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i> iii) <i>Sediment fence spill through weirs are located at all low points in the sediment fencing</i>	Prior to commencing work and for the duration of construction
7.	Traffic management plan a) Submit to EDQ TS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.	a) Prior to commencing work b) During construction

	<i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	
8.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
Earthworks and retaining walls		
9.	Earthworks a) Carry out earthworks generally in accordance with the following approved earthworks plans prepared by STP Consultants, C00.05-1, C01.01-1, and compliance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>; ii) the approved Erosion and Sediment Control Plans for the development. iii) Any requirements of the Arborist pertaining to proposed filling adjacent to the Rain Trees to be retained b) Adjoining properties and roads are not to be impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development. c) Submit to EDQ TS RPEQ [civil] certification that all earthworks have been carried out generally in accordance with the approved plans under part a) of this condition.	a) Prior to survey plan endorsement b) At all times during construction c) Prior to survey plan endorsement
10.	Acid sulfate soils (ASS) a) Where on-site ASS are encountered, submit to EDQ TS an ASS management plan, certified by a certified professional soil scientist, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the certified ASS	a) Prior to or during earthworks b) Prior to survey plan endorsement

	management plan submitted under part a) of this condition. c) Submit to EDQ TS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	c) Prior to survey plan endorsement
Roadworks, urban servicing stormwater management		
11.	Roadworks a) Construct roadworks including parking bays, traffic devices, driveways and footpaths generally in accordance with: i) PDA Guideline No. 13 Engineering standards; and ii) the following approved RPEQ certified plans prepared by STP Consultants (as amended in red dated 30 September 2020): C00.02-1, C00.04-2, C00.05-1, C00.06-A, C02.02-2, C02.03-2, C02.04-1, C02.05-3, C02.06-1, C02.07-1 and C06.05-3. b) Submit to EDQ TS: i) certification from a suitably qualified and experienced RPEQ [civil] that all roadworks have been constructed generally in accordance with the approved plans under part a) of this condition; ii) all documentation as required by the <i>Certification Procedures Manual</i>; and iii) as-constructed drawings, asset register and test results, certified by a RPEQ [civil], in a format acceptable to the end asset owners for all roadworks constructed under this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
12.	Street lighting a) Install the electrical reticulation and street lighting system detailed on SPA Consulting Engineers plans 3177-E01-B, and 3177-E02-C ensuring compliance with the requirements of: i) <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> ii) <i>AS3000 – 'SAA Wiring Rules'</i>. iii) Ergon for unmetered supply iv) the relevant ownership authority. b) Submit to EDQ TS 'as-constructed' plans and test documentation, certified by a RPEQ [civil/electrical], in a format acceptable to Council.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
13.	Water reticulation a) Submit to EDQ TS written approval from Council for the proposed concrete encasement of the watermain in Darter Street under the proposed new road crossing.	a) Prior to commencing works

	b) Construct water reticulation generally in accordance with: i) PDA Guideline No. 13 Engineering standards; and ii) the approved RPEQ certified plan prepared by STP Consultants C05.01-1 (as amended in red dated 30 September 2020). c) Submit to EDQ TS 'as constructed' plans, certified by a RPEQ [civil], of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with Council's current adopted standards.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
14.	Sewer reticulation a) Construct sewer reticulation generally in accordance with: i) PDA Guideline No. 13 Engineering standards; and ii) the approved RPEQ certified plan prepared by STP Consultants C05.01-1, C05.02-1 (as amended in red dated 30 September 2020). b) Submit to EDQ TS 'as constructed' plans, certified by an RPEQ [civil], of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with Council's current adopted standards.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
15.	Stormwater management a) Construct Stormwater infrastructure generally in accordance with: i) PDA Guideline No. 13 Engineering standards, and ii) the approved RPEQ certified plans prepared by STP Consultants C03.01-2, C03.02-1, C03.03-1, and C03.04-1 (as amended in red dated 30 September 2020). b) Submit to EDQ TS "as constructed" plans, certified by a RPEQ [civil] including an asset register in a format acceptable to Council.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
16.	Electricity a) Submit to EDQ TS a Certificate of Electricity Supply Ergon for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
17.	Broadband a) Submit to EDQ TS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready</i>	a) Prior to survey plan endorsement

	<i>Pit and Pipe Specification for Real Estate Development Projects.</i> b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition and spa consulting engineers drawings 3177-T01-B, and 3177-T02-A.	b) Prior to survey plan endorsement
Landscape and Environment		
18.	Existing Rain Trees a) Submit to EDQ TS an arborist report identifying the health of all existing Rain Trees and their root zones. b) Submit to EDQ TS an arborist report confirming that the health of all existing Rain Trees and their root zones identified under part a) of this condition are consistent with pre-construction health levels. <i>Note: This approval does not permit the clearing of any rain trees.</i>	a) Prior to site works b) Prior to survey plan endorsement
19.	Streetscape works – Compliance Assessment a) Submit to EDQ TS, for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance Council standards. The certified drawings include, where relevant: 1. location and type of street lighting in accordance with AS1158 –‘<i>Lighting for Roads and Public Spaces</i>’; 2. footpath treatments; 3. location and specifications of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines. b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ TS ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.	a) Prior to commencing streetscape work b) Prior to survey plan endorsement c) Prior to survey plan endorsement

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 ****