

Our ref: DEV2020/1161

1 March 2021

Department of Communities, Disabilities Services and Seniors
C/- Qbuild
PO Box 2937
BRISBANE QLD 4001

Email: travis.polomski@hpw.qld.gov.au; Michael.cambridge@hpw.qld.gov.au

Dear Travis

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 AND SHOP (CAFÉ) AT 20 DARTER STREET, OONOONBA DESCRIBED AS LOT 9002 ON SP306184

On 1 March 2021 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.dsdilqp.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)	Oonoonba PDA	
Site address	20 Darter Street, Oonoonba	
Lot on plan description	Lot number	Plan description
	9002	SP306184
PDA development application details		
DEV reference number	DEV2020/1161	
'Properly made' date	16 December 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 ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Community Facility and Shop(café)	

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 March 2021	
Currency period		6 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 (if applicable)	Date (if applicable)
1.	Cover Page	84815/TE/A-000	13 December 2019
2.	General Notes	84815/TE/A-001	13 December 2019
3.	Proposed Site Plan	84815/TE/A-100	13 December 2019
4.	Proposed Site Roof Plan	84815/TE/A-101	13 December 2019
5.	Site Setout Plan	84815/TE/A-102	13 December 2019
6.	Floor Plan - Building 1	84815/TE/A-200	13 December 2019 (as amended in red dated 23 February 2021)
7.	Floor Plan - Building 2 - 6	84815/TE/A-201	13 December 2019
8.	Floor Plan - Building 7, Dog Training & Covered Area	84815/TE/A-202	13 December 2019
9.	Roof Plan - Building 1	84815/TE/A-220	13 December 2019
10.	Roof Plan - Building 2 - 6	84815/TE/A-221	13 December 2019
11.	Roof Plan - Building 7, Dog Training, Covered	84815/TE/A-222	13 December 2019
12.	Site Elevations - Colvin & Darter Street	84815/TE/A-300	13 December 2019
13.	Elevations - Building 1 - Sheet 1	84815/TE/A-301	13 December 2019
14.	Elevations - Building 1 - Sheet 2	84815/TE/A-302	13 December 2019 (Amended in Red –23 February 2021)
15.	Elevations - Building 2	84815/TE/A-303	13 December 2019
16.	Elevations - Building 3, 4, 5	84815/TE/A-304	13 December 2019

17.	Elevations - Building 3, 4, 5	84815/TE/A-305	13 December 2019
18.	Elevations - Building 6, 7	84815/TE/A-306	13 December 2019
19.	Elevations - Dog Training, Covered Area	84815/TE/A-307	13 December 2019
20.	Sections - Building 1 - Sheet 1	84815/TE/A-400	13 December 2019
21.	Sections - Building 1 - Sheet 2	84815/TE/A-401	13 December 2019
22.	Sections - Building 1 - Sheet 3	84815/TE/A-402	13 December 2019 (as amended in red dated 23 February 2021)
23.	Sections - Building 1 - Sheet 4	84815/TE/A-403	13 December 2019
24.	Sections - Building 2	84815/TE/A-404	13 December 2019
25.	Sections - Building 3	84815/TE/A-405	13 December 2019
26.	Sections - Building 4	84815/TE/A-406	13 December 2019
27.	Sections - Building 5	84815/TE/A-407	13 December 2019
28.	Sections - Building 6 - Sheet 1	84815/TE/A-408	13 December 2019
29.	Sections - Building 6 - Sheet 2	84815/TE/A-409	13 December 2019
30.	Sections - Building 7	84815/TE/A-410	13 December 2019
31.	Sections - Dog Training, Covered Area	84815/TE/A-411	13 December 2019
32.	Landscape Locality Plan & Drawing Schedule	84816/CN/L00.01 Issue A	26 June 2020 (Amended in Red – 23 February 2021)
33.	Landscape Specification Notes Sheet 1	84816/CN/L01.01 Issue A	25 June 2020
34.	Landscape Specification Notes Sheet 2	84816/CN/L01.02 Issue A	25 June 2020

35.	Landscape Finishes Schedule	84816/CN/L01.11 Issue A	25 June 2020
36.	Landscape Surface Treatment Plan Sheet 1	84816/CN/L02.01 Issue C	23 June 2020
37.	Landscape Surface Treatment Plan Sheet 2	84816/CN/L02.02 Issue C	25 June 2020
38.	Landscape Surface Treatment Plan Sheet 3	84816/CN/L02.03 Issue C	25 June 2020 (as amended in red dated 23 February 2021)
39.	Landscape Surface Treatment Plan Sheet 4	84816/CN/L02.04 Issue C	25 June 2020 (as amended in red dated 23 February 2021)
40.	Landscape Planting Plan Sheet 1	84816/CN/L03.01 Issue C	25 June 2020
41.	Landscape Planting Plan Sheet 2	84816/CN/L03.02 Issue C	25 June 2020
42.	Landscape Planting Plan Sheet 3	84816/CN/L03.03 Issue B	25 June 2020 (as amended in red dated 23 February 2021)
43.	Landscape Planting Plan Sheet 4	84816/CN/L03.04 Issue B	25 June 2020 (as amended in red dated 23 February 2021)
44.	Landscape Details Sheet 1	84816/CN/L04.01 Issue A	25 June 2020
45.	Landscape Details Sheet 2	84816/CN/L04.02 Issue A	25 June 2020
46.	Landscape Details Sheet 3	84816/CN/L04.02 Issue A	25 June 2020
47.	Engineering Report Appendix A – Stormwater Quality Management Plan Prepared By Stp Consultants	STP18-0748 Revision C	15 th January 2021

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. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
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. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).
10. **MEDQ** means the Minister for Economic Development Queensland.
11. **PDA** means Priority Development Area.
12. **RPEQ** means Registered Professional Engineer of Queensland.

COMPLIANCE ASSESSMENT:

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

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: EDQ_PrePostConstruction@dsdmip.qld.gov.au.

PDA Development Conditions		
No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first
2.	Maintain the approved development Maintain the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
3.	Hours of Operation Hours of operation for the community facilitates use only will be limited to Monday to Friday – 8.00am to 6.00pm	As indicated
Construction management		
4.	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
5.	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date

³ The out of hours work request form is available at EDQ's website.

6. Certification of Operational Work	
Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
7. 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 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 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. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. 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.	a) Prior to commencing work b) During construction c) During construction

8.	Erosion and sediment management a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance 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>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
9.	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. <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>	a) Prior to commencing work b) During construction
10	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.	a) Prior to commencement of use

	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 the External Authority's 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>	b) Prior to commencement of use
11	Earthworks a) Submit to EDQ TS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 8 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencing earthworks b) Prior to commencement of use c) Prior to commencement of use

12	Acid sulfate soils a) Where on-site ASS are encountered, submit to EDQ TS an ASS management plan, 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 ASS 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.	a) Prior to commencement of or during earthworks b) Prior to commencement of use c) Prior to commencement of use
13	Retaining walls a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ TS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks b) Prior to commencement of use c) Prior to commencement of use
14	Vehicle access Construct vehicle crossovers: a) located generally in accordance with the approved plans; and designed generally in accordance with Council's adopted standards for AS2890 and the Townsville City Plan.	Prior to commencement of use
15	Car parking Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	Prior to commencement of use

16	Water connection Connect the approved development to the existing water reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use
17	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use
18	Stormwater connection Connect the approved development to a lawful point of discharge: i) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance; and ii) generally in accordance with Council's current adopted standards.	Prior to commencement of use
19	Stormwater management (quality) a) Submit to EDQ TS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) The approved <i>Engineering Report Revision C – Ref: STP18-0748</i> b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use
20	Electricity a) Submit to EDQ TS a Certificate of Electricity Supply from Ergon Energy 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 commencement of use b) Prior to commencement of use

21	Telecommunications a) Submit to EDQ TS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
22	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 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.	a) Prior to commencement of use b) Prior to commencement of use
23	Landscape works Construct landscape works generally in accordance with the approved landscape plans.	Prior to commencement of use
24	Refuse collection a) Submit to EDQ TS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following commencement of use
25	Outdoor lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use

Infrastructure contributions		
26	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment Where the application is a MCU, certified and submitted plans to council detailing the GFA must also be provided at the time 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 ****