



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2022/1288

10 May 2022

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

Email: Jason.lange2@townsville.qld.gov.au

Dear Mr Bruce

S89(1)(a) Approval of PDA development application
Development Permit for operational work for Tidal Works (Filling and Excavation) at Mizuno View, Oonoonba described as Unallocated State Land (Ross River) and on or adjacent to Lot 1299 on SP286570

On 10 May 2022, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Mr Brandon Bouda, Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7422 or at brandon.bouda@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Oonoonba	
Site address	Mizuno View (Wes Barrett Park), Oonoonba	
Lot on plan description	Lot number	Plan description
	Unallocated State Land (Ross River	
	on or adjacent to Lot 1299	SP286570
PDA development application details		
DEV reference number	DEV2022/1288	
'Properly made' date	05/05/2022	
	Tip: Date application was properly made under s82 of ED Act	
Type of application	☒ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☒ Operational work ☐ Preliminary approval ☒ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Tidal Works (Filling and Excavation)	
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 The approval is for: • Tidal Works (Filling and Excavation)	
Decision date	10 May 2022	
Currency period	2 years from the date of the decision	

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Bank Stabilisation Works Plan, prepared by Alluvium Consulting Australia,	P22/0044-002, Rev E	31.03.22 (as amended in red dated 9/05/2022)
2.	Marine Plants Rehabilitation Monitoring Plan prepared by Ecological Engineering Pty Ltd	Rev. D	18/04/22 (as amended in red dated 9/05/2022)

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

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

COUNCIL means the relevant local government for the land the subject of this approval.

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ TS means Economic Development Queensland's – Technical Services team.

EP Act means the *Environmental Protection Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

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, use the following email addresses:

a) EDQ DA: pdadevelopmentassessment@dsdmip.qld.gov.au.

b) EDQ TS: 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 the approved plans.	Prior to expiration of the currency period
2.	Delivery of Works In-stream works are to be completed as quickly as possible, but must be avoided during times of: i) elevated flows [namely – 63% AEP or greater] ii) during the period 1 November to 31 January (Inclusive) to avoid fish spawning and migrations.	As indicated
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.	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 ¹ .	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	Works Extent Mark with corner pegs and/or buoys, the boundary of the approved tidal and marine plant component of the development footprint, as shown on Ross River – Wes Barret Park – Marine Plant Disturbance Area prepared by Ecological Engineering, dated 19/04/2022, Drawing No. 004, Rev B, as amended in red date 9/05/2022.	Prior to the commencement of the works, and to be maintained until the works have been completed
7.	Construction management plan a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, 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;	a) Prior to commencing work

¹ The out of hours work request form is available at EDQ's website.

PDA development conditions		
No.	Condition	Timing
	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.	b) During construction c) During construction
8.	Traffic Management Plan a) Submit to the EDQ TS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification or higher, which includes where applicable the following: 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; ii. provision of parking for workers and materials delivery; iii. haulage route within The Village estate, truck types, and frequency of movement;	a) Prior to commencement of works

PDA development conditions		
No.	Condition	Timing
	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). 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. <i>Note: 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.</i>	b) As indicated
9.	Waterway Rehabilitation a) Carry out the rehabilitation and monitoring generally in accordance with the approved report Marine Plants Rehabilitation Monitoring Plan – Wes Barrett Park prepared by Ecological Engineering Pty Ltd, dated 18/04/2022, reference 21-007, revision D as amended in red dated 9/05/2022. b) Submit to EDQ TS certification from an appropriately qualified person that the works have been carried out generally in accordance with the approved plans under part a) of this condition.	a) During the works b) Within 20 business days of the completion of the works
10.	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
11.	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 practical completion

PDA development conditions		
No.	Condition	Timing
	b) Should 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>	b) Prior to practical completion
12.	Tidal Land Damage Tidal land profiles that are temporary disturbed by the development works (other than those within the permanent development footprint)\, as shown on Ross River – Wes Barret Park – Marine Plant Disturbance Area prepared by Ecological Engineering, dated 19/04/2022, Drawing No. 004, Revision B, as amended in red dated 09/05/2022), must be promptly restored to pre-work profiles.	Upon completion of the works
13.	Acid sulfate soils (ASS) 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 or during earthworks b) Prior to practical completion c) Prior to practical completion
14.	Vegetation management Unless otherwise agreed by EDQ DA, cleared vegetation (excluding marine plants) shall be removed from the site and processed through an approved processing facility.	As indicated

STANDARD ADVICE

Please note that 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 the proposed works, only use clean materials and ensure that the works do not cause contamination.

**** End of Package ****