

Our ref: DEV2025/1647

19 December 2025

Economic Development Queensland Housing Supply and Delivery  
C/- RPS AAP Consulting Pty Ltd  
Ms Lyndell Seymour  
Level 8, 21 Duncan Street  
FORTITUDE VALLEY QLD 4006

Email: [Lyndelle.seymour@rpsconsulting.com](mailto:Lyndelle.seymour@rpsconsulting.com)

Dear Applicant

**PDA Decision Notice**

***Notice given under section 89(1) of the Economic Development Act 2012***

|                                         |                                                                                               |
|-----------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>Priority Development Area (PDA):</b> | <b>Oonoonba PDA</b>                                                                           |
| <b>PDA Development Type:</b>            | <b>Development Permit for Reconfiguring a Lot (4 Lots into 2 Lots and New Road)</b>           |
| <b>Property Location:</b>               | <b>286 Lakeside Drive, Oonoonba</b>                                                           |
| <b>Property Description:</b>            | <b>Lot 5000 on SP302846, Lot 5001 on SP302846, Lot 6000 on SP302846, Lot 9001 on SP306214</b> |

On 19 December 2025, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Jennifer Davison, Principal Planner on (07) 3452 7127 or by email at [Jennifer.davison@edq.qld.gov.au](mailto:Jennifer.davison@edq.qld.gov.au)

Yours sincerely



Amanda Dryden  
**Group Director**  
**Development Assessment**  
**Economic Development Queensland**

Cc: Townsville City Council: email- [enquiries@townsville.qld.gov.au](mailto:enquiries@townsville.qld.gov.au)

## PDA Decision Notice

| Site information                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Name of Priority Development Area (PDA) | Oonoonba PDA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |
| Site address                            | 286 Lakeside Drive, Oonoonba                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Plan description |
|                                         | Lot 5000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | SP302846         |
|                                         | Lot 5001                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | SP302846         |
|                                         | Lot 6000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | SP302846         |
|                                         | Lot 9001                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | SP306214         |
| PDA Development Approval details        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |
| DEV Reference No.                       | DEV2025/1647                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |
| PDA Development Approval Type           | <input type="checkbox"/> Material change of use<br><input type="checkbox"/> PDA Preliminary Approval<br><input type="checkbox"/> PDA Development Permit<br><input checked="" type="checkbox"/> Reconfiguring a lot<br><input type="checkbox"/> PDA Preliminary Approval<br><input checked="" type="checkbox"/> PDA Development Permit<br><input type="checkbox"/> Operational work<br><input type="checkbox"/> PDA Preliminary Approval<br><input type="checkbox"/> PDA Development Permit<br><input type="checkbox"/> Building work<br><input type="checkbox"/> PDA Preliminary Approval<br><input type="checkbox"/> PDA Development Permit |                  |
| Approval details                        | Reconfiguring a Lot (4 Lots into 2 Lots and New Road)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                  |
| Decision                                | EDQ has decided to grant <b>all</b> of the PDA Development Approval applied for, <b>subject to</b> PDA Development Conditions forming part of this Decision Notice.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
| Decision date                           | 19 December 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| Currency Period                         | 4 years from the Decision date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |

| Approved plans and documents                                                                                                            |                   |               |             |             |
|-----------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------|-------------|-------------|
| The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below. |                   |               |             |             |
| Plan/Document Name                                                                                                                      |                   | Reference No. | Prepared By | Date        |
| 1.                                                                                                                                      | RAL Proposal Plan | AU13015703-12 | RPS         | 28.05.25 as |

|  |  |            |  |                                 |
|--|--|------------|--|---------------------------------|
|  |  | Revision A |  | amended by EDQ<br>on 17/12/2025 |
|--|--|------------|--|---------------------------------|

#### Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to [developmentservices@edq.qld.gov.au](mailto:developmentservices@edq.qld.gov.au)

#### PDA Development Conditions

| No. | Condition                                                                                                                                          | Timing                            |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| 1.  | <b>Carry out the approved development</b><br><br>Carry out the approved development generally in accordance with the approved plans and documents. | Prior to survey plan endorsement. |
| 2.  | <b>Amended Plans</b><br><br>Submit to EDQ DA an amended RAL plan incorporating the amendments in red and amended land areas.                       | Prior to survey plan endorsement. |

#### 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.

**\*\* End of Package \*\***

