

Our ref: DEV-2026-OBA-4225

27 February 2026

The Minister for Economic Development Queensland
C/- RPS Consulting AAP Consulting Pty Ltd
Att: Samantha Buchanan
Principal Planner
RPS AAP Consulting Pty Ltd
Samantha.buchanan@rpsconsulting.com

Dear Applicant

PDA Decision Notice

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

Priority Development Area (PDA):	Oonoonba PDA
PDA Development Type:	Development Permit for Building Work (Acoustic Barrier)
Property Location:	286 Lakeside Drive, Oonoonba
Property Description:	Lot 5000 on SP302846

On 25 February 2026, 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 Mr Ali Rizayee on (07) 3452 7531 or by email at ali.rizayee@edq.qld.gov.au.

Yours sincerely



Adam Dunn
Director
Development Assessment
Economic Development Queensland

Cc: Townsville City Council – email - 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
PDA Development Approval details		
DEV Reference No.	DEV-2026-OBA-4225	
PDA Development Approval Type	☐ Material change of use ☐ PDA Preliminary Approval ☐ PDA Development Permit ☐ Reconfiguring a lot ☐ PDA Preliminary Approval ☐ PDA Development Permit ☐ Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit ☒ Building work ☐ PDA Preliminary approval ☒ PDA Development permit	
Approval details	Acoustic Barrier	
Decision	EDQ 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	25 February 2026	
Currency Period	2 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
Acoustic Barrier Drawing Set				
1.	Cover Page	304702009-STN-01-	Stantec	17 October

		001-DR-CI-000001 Rev. C01		2025
2.	Drawing List	304702009-STN-01-001-DR-CI-000002 Rev. C01	Stantec	17 October 2025
3.	Type Sections and Details Legend and Notes Sheet 1 of 2	304702009-STN-01-001-DR-CI-000010 Rev. C05	Stantec	16 February 2026
4.	Type Sections and Details Legend and Notes Sheet 2 of 2	304702009-STN-01-001-DR-CI-000011 Rev. C03	Stantec	16 February 2026
5.	Safety In Design Sheet 1 of 2	304702009-STN-01-001-DR-CI-000012 Rev. C01	Stantec	17 October 2025
6.	Safety In Design Sheet 2 of 2	304702009-STN-01-001-DR-CI-000013 Rev. C01	Stantec	17 October 2025
7.	General Arrangement Sheet 1 of 2	304702009-STN-01-001-DR-CI-000030 Rev. C03	Stantec	18 December 2025
8.	General Arrangement Sheet 2 of 2	304702009-STN-01-001-DR-CI-000031 Rev. C03	Stantec	18 December 2025
9.	Services Sheet 1 of 2	304702009-STN-01-001-DR-CI-000050 Rev. C03	Stantec	18 December 2025
10.	Services Sheet 2 of 2	304702009-STN-01-001-DR-CI-000051 Rev. C03	Stantec	18 December 2025
11.	Demolition Sheet 1 of 2	304702009-STN-01-001-DR-CI-000070 Rev. C02	Stantec	31 October 2025
12.	Demolition Sheet 2 of 2	304702009-STN-01-001-DR-CI-000071 Rev. C02	Stantec	31 October 2025
13.	Earthworks Sheet 1 of 2	304702009-STN-01-001-DR-CI-000090 Rev. C02	Stantec	31 October 2025
14.	Earthworks Sheet 2 of 2	304702009-STN-01-001-DR-CI-000091 Rev. C02	Stantec	31 October 2025
15.	Detailed Setout Sheet 1 of 2	304702009-STN-01-001-DR-CI-000100 Rev. C04	Stantec	18 December 2025

16.	Detailed Setout Sheet 2 of 2	304702009-STN-01-001-DR-CI-000101 Rev. C05	Stantec	16 February 2026
17.	Longsection MRW02 Sheet 1 of 2	304702009-STN-01-001-DR-CI-000102 Rev. C06	Stantec	16 February 2026
18.	Longsection MRW02 Sheet 2 of 2	304702009-STN-01-001-DR-CI-000103 Rev. C05	Stantec	16 February 2026
19.	Stormwater Catchment	304702009-STN-01-001-DR-CI-000400 Rev. C02	Stantec	31 October 2025
20.	Longsection MDRW01	304702009-STN-01-001-DR-CI-000430 Rev. C02	Stantec	31 October 2025
21.	Structural Detail Universal Beam Posts Plywood Panels	1607 Rev. B	Queensland Government Department of Main Roads	4 April
22.	Details	L-0600 Issue A	CUSP	16 December 2025
Acoustic Report				
23.	Noise Impact Assessment Report	24GCA0050 R01_2 Rev No. 2	Colliers	30 October 2025
Supporting Documents				
24.	Geotechnical Report: Proposed Ooononba Urban Development Abbott Street, Ooononba	PG-12108, 2025-01-07, GR VER 1	Pacific Geotech Consulting	23 June 2025

Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

a) The Applicant must:

- i) pay to EDQ 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.

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

- 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) the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment.
 - ii) **within 20 business days** – MEDQ 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.

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 EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentsservices@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
General		
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

Compliance Assessment and how to pay Compliance Assessment fees.

PDA Development Conditions		
No.	Condition	Timing
Operational Work		
2.	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
3.	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
4.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
5.	Construction Management Plan a) Submit to EDQ IS 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; 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;	a) Prior to commencing work

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

PDA Development Conditions		
No.	Condition	Timing
	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
6.	Erosion and Sediment Management a) Submit to EDQ IS 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
7.	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) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or	a) Prior to practical completion b) Prior to practical completion

PDA Development Conditions		
No.	Condition	Timing
	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>	
8.	Traffic Management Plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) details of how traffic on Hubert St will be managed during building works, supported by approval / agreement from Brisbane City Council for any temporary changes to the local road network; ii) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; iii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, or around the site; iv) provision of parking for workers and materials delivery; v) risk identification, assessment and identification of mitigation measures; vi) ongoing monitoring, management review and certified updates (as required); and vii) 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

PDA Development Conditions		
No.	Condition	Timing
9.	Construction Noise Management Plan a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities: i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies; ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors; iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.	a) Prior to commencing work b) During construction c) As requested by EDQ

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 ****