

DEV2012/380

23 September 2013

Economic Development Queensland
C/- Brazier Motti
595 Flinders Street
TOWNSVILLE QLD 4810

Dear Konrad,

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT FOR SUBDIVISION
OF 1 INTO 31 RESIDENTIAL LOTS, NEW PARK AND ROAD WITH A PLAN OF
DEVELOPMENT AT 180-202 RIVER BOULEVARD, OONONBA DESCRIBED AS
LOT 9001 ON SP257327 (PREVIOUSLY DESCRIBED AS LOT 7000 ON
SP247154)**

On 23 September 2013 the Minister for Economic Development (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the Department of State Development, Infrastructure and Planning website <http://www.edq.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Owen Haslam on 3024 4193.

Yours Sincerely



Patrick Atkinson
Director – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Oonoonba	
Site address	180-202 River Boulevard, Oonoonba	
Lot on plan description	Lot number	Lot description
	Lot 9001	SP257327
PDA development application details		
MEDQ reference number	DEV2012/380	
Lodgement date	27 August 2013	
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	Development Permit for Reconfiguring a Lot for subdivision of 1 into 31 Residential Lots, new Park and Road with a Plan of Development	

PDA development approval details

Decision of the MEDQ [delete other than the applicable decision]	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
Original Decision date	20 February 2013
Change to approval date	23 September 2013
Currency period	4 years from Original Decision date

Plans and specification

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

Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Proposed Reconfiguration Plan (Amended in Red)	29060/046 N	27 August 2013
2.	Proposed Plan of Development (Amended in Red)	29060/045 Q	10 September 2013
3.	Landscape Plan	SUB4155/LDA1003 Rev 3	19 September 2013
4.	The Village-Stage 4 Riveredge Boulevard, Oonoonba Combined Services Plan	ULD003/SK01 Rev 2	3 September 2013
5.	Engineering Report Water and Sewerage Master Planning	ULD100R01 Rev A	2 October 2012
6.	Site Based Stormwater Management Plan, Oonoonba Urban Development, Townsville	R.B17916.002.01.doc	August 2012
7.	'The Village' Oonoonba Townsville Flood Investigation to Support Amended Master Plan	R B18717 003 02.doc	December 2012
8.	Oonoonba Site – Geotechnical Assessment of Land Suitability for Residential Development	60158509	16 July 2010
9.	Acid Sulfate Soil Investigation for the Proposed Oonoonba Urban Land Development Site	60158509:T552/10:SMB/DC	23 July 2010
10.	Acid Sulfate Soil Management Plan for Urban Land Development Authority Oonoonba Urban Land Development Area	5625/04	September 2010

PDA Development Conditions	
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1.	Carry out the approved development Carry out the development generally in accordance with the approved plan/s, drawing/s and document/s.	Prior to survey plan endorsement
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant approval required by the conditions.	To be maintained
3.	Streetscape Works a) Submit to Economic Development Queensland (EDQ) a detailed Streetscape Works Plan(s) detailing proposed streetscape works to be undertaken generally in accordance with the approved Landscape Plan number SUB4155/LDA1003 Rev 3 dated 19.09.2013. The plans are to detail: • appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades • appropriate footpath locations • street tree location and species, the ground preparation works and monthly maintenance plan • road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc). The plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect. b) Undertake the works in accordance with the approved streetscape works required under part a) of this condition. Works are to be carried out in accordance with the following standards: • AS1428.1 Design of Access and Mobility • AS1428.4 Tactile Ground Surface Indicators • Best Trade Practice (Part B of the Compliance Certificate – Landscape Works) and • AS/NZA 1158.3.1, 1999 Pedestrian Area Lighting. This work is to be certified by a suitably qualified urban design/landscape architect or registered Practising Engineer – Queensland RPEQ professional in accordance with the EDQ Certification Procedures Manual and to the satisfaction of EDQ. c) On completion of this work submit written certification and “as constructed” plans certified by a suitably qualified urban design/landscape architect or registered Practising Engineer – Queensland RPEQ professional to EDQ demonstrating compliance with this condition.	a) Prior to commencement of works on site b) Prior to survey plan endorsement c) Prior to survey plan endorsement

4.	Landscape Works in Park and Dedication a) Submit to the Economic Development Queensland (EDQ) for compliance endorsement a detailed Landscape Plan certified by a suitably qualified professional, preferably AILA registered, landscape architect for improvement works within the proposed Lot 499 park generally in accordance with the requirements detailed in <i>Townsville City Plan Policy 2 section 10 Landscape Works Specifications</i> current relevant Australian Standards and is to document the following: b) Construct landscape works in accordance with the endorsed Landscape Plan from part a) of this condition. c) On Maintenance - Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from EDQ that works are satisfactory. d) Off Maintenance Inspection - On completion of the 12 months maintenance period, contact the EDQ to arrange an Off Maintenance inspection. e) Transfer and surrender to the Crown as "park for public use" proposed Lot 499.	a) Prior to commencement of works in park b) Prior to survey plan endorsement c) As indicated d) As indicated e) Prior to commencement of use
5.	Affordable Housing Submit to Economic Development Queensland (EDQ) an estimate of how across the PDA will deliver for Townsville: a) a minimum of 50% of all dwellings available for rent by households on or below the median annual income price and b) a minimum of 40% of all dwellings available for rent by households on a low to moderate income.	Prior to survey plan endorsement
6.	Accessible Housing a) Provide 10% of product as accessible (4 dwellings) in accordance with Economic Development Queensland (EDQ) <i>Accessible Housing Guideline No.2</i>. b) <i>Provide to EDQ written evidence that part a) of this condition has been complied with.</i>	Prior to commencement of use.
7.	Construction Management Plan a) Submit to Economic Development Queensland (EDQ) a Site Based Construction Management Plan that includes but is not limited to: • provision for the management of traffic around and through the site during and outside of construction work hours. Access to the site is to be obtained from Lakeside Drive. • provision for parking and materials delivery during and outside of construction hours of work • management of dust generated from the site during and outside construction work hours;	a) Prior to commencement of site works

	- management of sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal in accordance with Townsville City Council's standards.; - management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	b) During site works and prior to survey plan endorsement
8.	Environmental Management Register a) Land is to be remediated in accordance with the Department of Environment and Heritage Protection's (DEHP) <i>Draft Guidelines for the Assessment & Management of Contaminated Land in Queensland</i>. b) Submit to Economic Development Queensland (EDQ) a Suitability Statement obtained from DEHP removing the site from the Environmental Management Register (EMR).	a) Prior to commencement of site works b) Prior to survey plan endorsement
9.	Internal Water Reticulation a) Submit to Economic Development Queensland (EDQ) detailed water reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ-Civil) designed generally in accordance with the approved The Village-Stage 4 Riveredge Boulevard, Oonoonba Combined Services Plan number ULD003-SK01 Rev 2 dated 03/09/13, Water Services Association of Australia's (WSAA) 'Water Supply Code of Australia – WSA 03-2002 and Townsville City Council's (TCC) standards. b) Construct the works in accordance with the part a) certified plans c) Submit to the EDQ 'as-constructed' plans including an asset register in a format acceptable to Townsville City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

10.	External Water Upgrade a) Submit to the Economic Development Queensland (EDQ) for compliance endorsement detailed external water reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil) designed generally in accordance with the approved Engineering Report Water and Sewer Master Planning Report No. ULD100/R01 Rev A dated 2 October 2012, Water Services Association of Australia's (WSAA) 'Water Supply Code of Australia – WSA 03-2002 and Townsville City Council's (TCC) standards. b) Construct the works in accordance with the endorsed plans from part a) of this condition. c) Submit to EDQ 'as-constructed' plans including an asset register in a format acceptable to Townsville City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
11.	Sewer Reticulation a) Submit to Economic Development Queensland (EDQ) detailed sewer reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil), designed generally in accordance with the approved The Village-Stage 4 Riveredge Boulevard, Oonoonba Combined Services Plan number ULD003-SK01 Rev 2 dated 03/09/13, Water Services Association of Australia's (WSAA) "Sewerage Code of Australia – WSA 02-2002' and Townsville City Council' standards. b) Construct the works in accordance with the part a) certified plans c) Submit to EDQ 'as-constructed' plans including an asset register in a format acceptable to Townsville City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
12.	Stormwater – Quality a) Submit to Economic Development Queensland (EDQ) for compliance endorsement detailed stormwater quality plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil), designed generally in accordance with the approved Site Based Stormwater Management Plan, Oonoonba Urban Development, Townsville document number R.B17916.002.01.Oonoonba.doc dated August 2010. b) Construct the works in accordance with the endorsed plans from part a) of this condition. b) Submit to EDQ 'as-constructed' plans including an asset register in a format acceptable to Townsville City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

13.	Stormwater - Quantity a) Submit to Economic Development Queensland (EDQ) for compliance endorsement detailed stormwater drainage plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil), designed generally in accordance with QUDM 2008, Townsville City Council standards and the approved 'The Village' Oonoonba Townsville Flood Investigation to Support Amended Master Plan document no. R B18717 003 02.doc prepared by BMT WBM dated December 2012. The plans are to demonstrate that there is no change to the overall flood storage volumes. b) Construct the works in accordance with the endorsed plans from part a) of this condition. a) Submit to EDQ 'as-constructed' plans including an asset register in a format acceptable to Townsville City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
14.	Easements over infrastructure – water supply, sewerage, drainage Public utility easements must be provided, in favour of and at no cost to Townsville City Council (TCC), over Council infrastructure that becomes contributed assets located in private land. The terms of the easements must be to the satisfaction of the Chief Executive Officer, and the easement documents must be executed prior to the endorsement of the survey plan.	Prior to survey plan endorsement
15.	Filling and Excavation a) Submit to Economic Development Queensland (EDQ) an Earthworks Management Plan certified by a RPEQ specialising in geotechnical engineering, generally in accordance with the approved Oonoonba Site – Geotechnical Assessment of Land Suitability for Residential Development Report number 60158509 dated 16 July 2010. b) Submit certification by a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with <i>AS3798 – Guidelines on Earthworks for Commercial and Residential Developments</i> and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to commencement of work b) Prior to survey plan endorsement
16.	Internal Roadworks a) Submit to Economic Development Queensland (EDQ) engineering design/construction drawings, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with the approved The Village-Stage 4 Riveredge	a) Prior to commencement of works

	Boulevard, Oonoonba Combined Services Plan number ULD003-SK01 Rev 2 dated 03/09/13 prepared by UDP Consulting Engineering b) Construct the works in accordance with the certified plans from part a) of this condition and Townsville City Council road construction standards. c) Submit to EDQ 'as-constructed' plans including an asset register in a format acceptable to Townsville City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	b) Prior to survey plan endorsement c) Prior to survey plan endorsement.
17.	Street Lighting Design and install a street lighting system (including connections and energising) to all roads within the development at no cost to Townsville City Council. The design and construction of the street lighting system must: • be undertaken by a Registered Professional Engineer Queensland (RPEQ-Electrical) • be in accordance with Townsville City Council's Planning Scheme Engineering Design Guidelines • meet the relevant requirements of the electricity supplier • and be acceptable to the electricity supplier as 'Rate 2 Public Lighting'.	Prior to survey plan endorsement
18.	Electricity Submit to the Economic Development Queensland (EDQ) either: • written evidence from an authorised electricity supplier (e.g. Ergon) demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or • written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Ergon) to provide underground electricity services.	Prior to survey plan endorsement
19.	Telecommunications Submit to Economic Development Queensland (EDQ) documentation from an authorised telecommunication service provider confirming that satisfactory arrangements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement
20.	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to survey plan endorsement
21.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the	Prior to survey plan endorsement

	approved development in accordance with Townsville City Council's Planning Scheme Engineering Design Guidelines.	
22	Soil Erosion and Sediment Control a) Submit to Economic Development Queensland (EDQ) Principal Engineer a Erosion and Sediment Control (E&SC) Program prepared, certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with Townsville City Council's (TCC) Technical Design Guidelines and <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i> . b) The E&SC shall be closely monitored by a Registered Professional Engineer Queensland (RPEQ)	a) Prior to commencement of works b) At all times during construction
23	Acid Sulphate Soils a) The management of acid sulphate soils shall be generally in accordance with the approved: - Acid Sulfate Soil Investigation for the Proposed Oonoonba Urban Land Development Site number 60158509:T552/10:SMB/DC dated 23 July 2010 and - Acid Sulfate Soil Management Plan for Urban Land Development Authority Oonoonba Urban Land Development Area number 5625/04 dated September 2010. b) Submit Economic Development Queensland (EDQ) a 'Dewatering Management Plan' certified by a RPEQ specialising in environmental engineering to ensure that environmental risk to nearby ecosystems is minimised. c) Obtain and provide to the EDQ certification from a RPEQ specialising in environmental engineering, stating that all works have been completed in accordance with documents listed in part a) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
24	Repair damage to Kerb, Footpath or Road Repair to the satisfaction of the Townsville City Council any damage to existing kerb and channel, road verge or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and pipes) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement
25	Pre-Construction Self Certification No work shall commence until Economic Development Queensland (EDQ) acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with Section 6.4.a) of the <i>EDQ Certification Procedures Manual</i> .	Prior to commencement of works

26	Post-Construction Self Certification Submit to Economic Development Queensland (EDQ) Post-Construction (Practical Completion) Certification, approved forms and "As-Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "As-Constructed" in accordance with Section 6.4.b) of the <i>EDQ Certification Procedures Manual</i> .	Prior to survey plan endorsement
27	Infrastructure Contributions Pay to Economic Development Queensland (EDQ) a monetary contribution towards the cost of the provision of essential infrastructure. The contribution will be based on Townsville City Council's applicable infrastructure charging document for the area. These charges will be indexed each year by the three year rolling average of the Queensland Roads and Bridges Index.	Prior to survey plan endorsement

ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Economic Development Act 2012* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the Commonwealth *Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

**** End of Package ****