

DEV2013/454

27 September 2013

Economic Development Queensland
c/- Konrad Grinlaubs
Brazier Motti
595 Flinders St
TOWNSVILLE QLD 4810

Dear Konrad

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
RECONFIGURATION OF LOTS – 1 LOT INTO 4 RESIDENTIAL LOTS AND 1
BALANCE LOT AT 180-202 RIVER BOULEVARD, OONOA DESCRIBED AS
LOT 9001 ON SP257327.**

On 27 September 2013 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*. MEDQ has decided to grant all of 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 MEDQ website
<http://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 Brianna Fyffe on 3174 0206.

Yours Sincerely



Patrick Atkinson

Director – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Ooononba	
Site address	180-202 River Boulevard, Ooononba	
Lot on plan description	Lot number	Lot description
	Lot 9001	SP257327
PDA development application details		
MEDQ reference number	DEV2013/454	
Lodgement date	19 June 2013	
Type of application	☒ New development involving:- ☐ Material change of use ☐ 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	Reconfiguration of Lots – 1 lot into 4 residential lots and 1 balance lot	

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.	
Decision date		27 September 2013	
Currency period		4 Years from 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	Date
1.	Proposed Reconfiguration	29060/095 E	26 September 2013
2.	Plan of Development	29060/148 F	23 September 2013
3.	The Village-Stage 2B Riveredge Boulevard, Oonoonba Water Reticulation Plan	ULD022/05 Rev 1	17/05/13
4.	The Village-Stage 2B Riveredge Boulevard, Oonoonba Sewer Reticulation Plan	ULD022/06 Rev 1	17/05/13
5.	The Village-Stage 2B Riveredge Boulevard, Oonoonba SESC Strategy – Post Construction Phase	ULD022/07 Rev 1	17/05/13
6.	Landscape Plan	ULD52_LDA1002 Rev 01	12-08-2013
7.	Oonoonba Site – Geotechnical Assessment of Land Suitability for Residential Development	60158509	16 July 2010
8.	‘The Village’ Oonoonba, Townsville Flood Investigation to support Amended Master Plan	R.B18717 003 02.doc	December 2012
9.	Proposed Residential Development Site – Oonoonba, Townsville	17013B/sw	10 August 2012
10.	Acid Sulfate Soil Investigation for the Proposed Oonoonba Urban Land Development Site	60158509:T552/10:SMB/DC	23 July 2010
11.	Acid Sulfate Soil Management Plan for Urban Land Development Authority Oonoonba Urban Land Development Area	5625/04	September 2010
PDA Development Conditions			
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.	Affordable Housing a) Deliver 50% of product (2 dwellings) for rent below the median annual income price for Townsville; and b) Deliver 40% of product (2 dwellings) for rent to low to moderate income households for Townsville.	Prior to commencement of use
4.	Accessible Housing a) Provide 10% of product (1 dwelling) as accessible in accordance with the <i>ULDA Accessible Housing Guideline No.2</i> . b) Provide to the Development Assessment Division of DSDIP, written evidence that part a) of this condition has been complied with.	Prior to commencement of use
5.	Water Reticulation a) Submit to the Development Assessment Division of DSDIP detailed water reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil) designed generally in accordance with the approved The Village-Stage 2B Riveredge Boulevard, Oonoonba Water Reticulation Plan number ULD022/05 Rev 1 dated 17/05/13, 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 Development Assessment Division of DSDIP '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
6.	Sewer Reticulation a) Submit to Development Assessment Division of DSDIP detailed sewer reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil), designed generally in accordance with the approved The Village-Stage 2B Riveredge Boulevard, Oonoonba Sewerage Reticulation Plan number ULD022/06 Rev 1 dated 17/05/13, Water Services Association of Australia's (WSAA) "Sewerage Code of Australia – WSA 02-2002' or Townsville City Council' standards whichever is applicable. b) Construct the works in accordance with the part a) certified plans c) Submit to Development Assessment Division of DSDIP 'as-constructed' plans including an asset register in a	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

	format acceptable to Townsville City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	
7.	Stormwater – Quality a) Submit to Development Assessment Division of DSDIP for compliance endorsement detailed stormwater quality plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil). b) Construct the works in accordance with the endorsed plans from part a) of this condition. c) Submit to Development Assessment Division of DSDIP '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
8.	Stormwater – Quantity a) Submit to Development Assessment Division of DSDIP 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 dated December 2012. b) Construct the works in accordance with the endorsed plans from part a) of this condition. c) Submit to Development Assessment Division of DSDIP '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
9.	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
10.	Filling and Excavation a) Submit to Development Assessment Division of DSDIP an Earthworks Management Plan certified by a RPEQ, generally in accordance with the approved report titled Proposed Residential Development Site – Oonoonba, Townsville number 17013B/sw dated 10 th August 2012 and Oonoonba Site – Geotechnical Assessment of Land Suitability for Residential Development reference 60158509 dated 16 July 2010.	a) Prior to commencement of work

	b) Submit certification by a RPEQ 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.	b) Prior to survey plan endorsement
11.	Street Lighting Design and install a street lighting system (including connections and energising) to all roads within the development at no cost to 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
12.	Electricity Submit to Development Assessment Division of DSDIP 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
13.	Telecommunications Submit to Development Assessment Division of DSDIP 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
14.	Broadband Provide to the MEDQ Principal Engineer a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Act (Fibre Deployment Bill 2011) can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement
15.	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 approved development in accordance with Townsville City Council's Planning Scheme Engineering Design Guidelines.	Prior to survey plan endorsement

16.	Soil Erosion and Sediment Control a) Submit to Principal Engineer – Development Assessment Division of DSDIP an Erosion and Sediment Control (E&SC) Program prepared, certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with SESC Strategy – Post Construction Phase Plan number ULD022/07 Rev 1 dated 17/5/13 and 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
17.	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 to Development Assessment Division of DSDIP 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 Development Assessment Division of DSDIP certification from a RPEQ specialising in environmental engineering, stating that all works have been completed in accordance with documents listed in part a) above.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
18.	Streetscape Works a) Prepare and submit to Development Assessment Division of DSDIP detailed Streetscape Works Plan(s) detailing proposed streetscape works to be undertaken generally in accordance with the approved Landscape Plan number ULD_52_LDA1002 Rev 1 dated 12.08.2013. 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 submitted streetscape works required under part a) of this condition. Works are to be carried out in accordance with the following standards:	a) Prior to commencement of works on site b) Prior to survey plan endorsement

	• 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 and to the satisfaction of Development Assessment Division of DSDIP. c) On completion of this work submit to Development Assessment Division of DSDIP written certification and “as constructed” plans certified by a suitably qualified urban design/landscape architect or registered Practising Engineer – Queensland RPEQ professional demonstrating compliance with this condition.	c) Prior to survey plan endorsement
19.	Repair damage to Kerb, Footpath or Road Repair to the satisfaction of Development Assessment Division of DSDIP 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
20.	Construction Management Plan a) Prepare and Implement 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; • 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.	a) Prior to commencement of site 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
21.	Infrastructure Contributions Pay to Economic Development Queensland a monetary contribution towards the cost of the provision of essential infrastructure at the rate applicable at the time of payment. The applicable contribution is to be calculated in accordance with Townsville City Council's <i>Adopted Infrastructure Charges Resolution (June 2011)</i>, which provides that: “the applicable charges are taken to be the lesser of: (i) those calculated by the planning scheme policies for infrastructure (as at 30 June 2011) and; (ii) those specified in the state government's <i>State Planning Regulatory Provision (adopted charges)</i> – (SPRP).” The developer contributions will be adjusted each July with the 3 year rolling average of the Road and Bridge Construction Queensland Index, and the exact charge must be confirmed by Townsville City Council prior to payment.	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 PDA 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 ****