

DEV2013/456

10 October 2013

Mr Stephen Ellis
C/- Mr Konrad Grinlaubs
Brazier Motti
595 Flinders Street
TOWNSVILLE QLD 4810

Dear Konrad

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
RECONFIGURING A LOT (1 INTO 3 RESIDENTIAL LOTS) WITH PLAN OF
DEVELOPMENT AT 180-202 RIVER BOULEVARD, OONOONBA DESCRIBED
AS LOT 321 ON SP257327**

On 10 October 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://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 Brandon Bouda on 3024 4166.

Yours Sincerely



Patrick Atkinson

Director – Development Assessment Division



Faint, illegible text in the upper left area.

Faint, illegible text in the middle section of the page.

Faint, illegible text in the middle section of the page.

Faint, illegible text in the middle section of the page.

Faint, illegible text in the middle section of the page.



Faint, illegible text in the bottom right area.

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Oonoonba	
Site address	180-202 River Boulevard, Oonoonba	
Lot on plan description	Lot number	Lot description
	321	SP257327
PDA development application details		
MEDQ reference number	DEV2013/456	
Lodgement date	14 July 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	Reconfiguration of a Lot (1 into 3 residential lots) with plan of development	

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.
Decision date	10 October 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 (if applicable)	Date (if applicable)
1.	Plan of Development	40043/001 C	16 September 2013
2.	Proposed Reconfiguration	40043/002 A	29 August 2013
3.	Lot 321 11m x 15m corner plan/elevation concept		
4.	Lot 351 10m x 15m corner plan/elevation concept		
5.	Lot 352 11m x 15m corner plan/elevation concept		
6.	The Village-Stage 3 Riveredge Boulevard, Oonoona Water Reticulation Plan	ULD002/12 Rev C	23/05/13
7.	The Village-Stage 3 Riveredge Boulevard, Oonoona Sewerage Reticulation Plan	ULD002/13 Rev E	23/05/13

PDA Development Conditions

1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.	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	Complete all operational works Complete all operational work associated with this	Prior to survey plan endorsement

	development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	
4	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
5	Water Reticulation a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning in writing approval from the Townsville City Council (TCC) to connect proposed Lots 321, 351 & 352 to the reticulated water supply system generally in accordance with the Water Reticulation Plan prepared by UDP Consulting Engineers reference number ULD002/12 Rev C dated 25/05/13. b) Connect proposed Lots 321, 351 & 352 to the reticulated water supply system in accordance with TCC current standards at no cost to the TCC.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
6	Sewer Reticulation a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning detailed sewer reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil), designed generally in accordance with the approved The Village-Stage 3 Riveredge Boulevard, Oonoonba Sewerage Reticulation Plan number ULD002/13 Rev E dated 23/05/13, 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 the Department of State Development, Infrastructure and Planning 'as-constructed' plans including an asset register in a format acceptable to Townsville City Council checked	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

	and certified by a Registered Professional Engineer Queensland (RPEQ-Civil). d) Connect proposed Lots 321, 351 & 352 to the sewerage system in accordance with the Townsville City Council Standards at no cost to the Council.	d) Prior to the commencement of use
7	Stormwater Management Connect proposed Lots 321, 351 & 352 to the existing stormwater system in accordance with the Townsville City Council Standards at no cost to the Council.	Prior to the survey plan endorsement
8	Certification Agreement In relation to all operational works undertaken on the site comply with all requirements and fulfil all responsibilities outlined in the MEDQ Certifications Procedure Manual.	Prior to commencement of works
9	Soil Erosion and Sediment Control a) Submit to the Development Assessment Division of the Department of State Development, Infrastructure and Planning Principal Engineer an 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
10	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,	a) Prior to commencement of site works

	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
11	Easements over Infrastructure 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
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 the Department of State Development, Infrastructure and Planning 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	Prior to survey plan endorsement

	the proposed subdivision.	
14	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited <i>'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers'</i>, Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	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	Prior to survey plan endorsement
16	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).” <i>* 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.</i>	Prior to survey plan endorsement