

DEV2013/508

4 December 2013

Department of
**State Development,
Infrastructure and Planning**

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

Dear Stephen

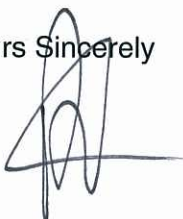
**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
RECONFIGURATION OF A LOT (1 INTO 2 RESIDENTIAL LOTS) WITH A PLAN
OF DEVELOPMENT AT 7 CRAKE CIRCUIT OONOONBA DESCRIBED AS LOT 31
ON SP243806**

On 4 December 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

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Ooononba	
Site address	7 Crake Circuit, Ooononba	
Lot on plan description	Lot number	Lot description
	31	SP243806
PDA development application details		
MEDQ reference number	DEV2013/508	
Lodgement date	22 October 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 2 Residential Lots) with a 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	4 December 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 prepared by Brazier Motti	40043/003 B	7 November 2013
2.	Proposed Reconfiguration prepared by Brazier Motti	40043/004 C	29 October 2013
3.	Lot 31 Overall (As Amended in Red date 27/11/2013) prepared by Ellis Developments	Revision F	

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 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.	Prior to survey plan endorsement
4	Affordable Housing a) Deliver 50% of product (1 dwellings) for rent below the median annual income price for Townsville; and b) Deliver 40% of product (1 dwellings) for rent to	Prior to commencement of use

	low to moderate income households for Townsville	
5	Water Reticulation Connect proposed Lots 1 and 2 to the reticulated water supply system Townsville City Council current standards at no cost to the Townsville City Council.	Prior to survey plan endorsement
6	Sewer Reticulation a) Submit to the MEDQ Principal Engineer detailed sewer reticulation design plans certified by a Registered Professional Engineer Queensland (RPEQ) for a sewer supply reticulation system providing a connection to each lot generally in accordance with the 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 the MEDQ Principal Engineer 'as-constructed' plans, pressure and CCTV test results as required by the Townsville City Council and verified by a RPEQ that all works have been completed in accordance with the certified plans. d) Connect proposed Lots 1 and 2 to the sewerage system in accordance with the Townsville City Council Standards at no cost to the Council. Advisory notes: <i>This approval does not constitute an approval to build over sewer. Approval to build over sewer may be required from Townsville City Council.</i>	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement d) Prior to the commencement of use
7	Stormwater Management Connect proposed Lot 1 and 2 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) Prepare and implement 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, 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	a) Prior to commencement of site works b) During site works and prior to survey plan endorsement

	times during the construction period.	
11	Electricity Submit to MEDQ either: a) 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 b) 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
12	Telecommunications Submit to MEDQ 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
13	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 1 st April 2011.	Prior to survey plan endorsement
14	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
15	Damage and Repairs Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement
16	Infrastructure Contributions Pay to MEDQ 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</i>	Prior to survey plan endorsement

	<i>Infrastructure Charges Resolution (June 2011), which provides that:</i> <i>“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 State Planning Regulatory Provision (adopted charges) – (SPRP).”</i> <i>* The developer contributions will be adjusted each July in accordance with Townsville City Council Adopted Infrastructure Charges Resolution, and the exact charge must be confirmed by Townsville City Council prior to payment.</i>	
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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* (eg 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.

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*. Pursuant to *Division 3 Section 440R of the Environmental Protection Act 1994*, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work on

- (a) Sundays or public holidays, at any time; or
- (b) Saturdays or business days, before 6.30 a.m. or after 6.30 p.m.

Plan sealing and uncompleted works bonds

DSDIP procedures and required forms regarding plan sealing and uncompleted works bonds are contained within the *Economic Development Act 2012 Certification Procedures Manual* downloadable on the website or contact the DSDIP on 3024 4150.

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.