

DEV2013/528

17 December 2013

Aspire Housing Group
C/- Ms Kari Stephens
DFS Group
PO Box 605
MAROOCHYDORE QLD 4558

Dear Kari

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
MATERIAL CHANGE OF USE MULTIPLE RESIDENTIAL (6 DWELLINGS) AT 28
BUSHLARK STREET, OONOONBA DESCRIBED AS LOT 39 ON SP243806**

On 17 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://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)	Oonoonba	
Site address	28 Bushlark Street, Oonoonba	
Lot on plan description	Lot number	Lot description
	39	SP243806
PDA development application details		
MEDQ reference number	DEV2013/528	
Lodgement date	27 November 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	Multiple Residential (6 Dwellings)	

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	17 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.	Site Plan	Lot 39 Oonoomba	25/11/2013
2.	Ground Floor Plan Unit 1-2	Lot 39 Oonoomba	09/12/2013
3.	Ground Floor Plan Unit 3-6	Lot 39 Oonoomba	09/12/2013
4.	Fence Plan	Lot 39 Oonoomba	25/11/2013
5.	Landscape Concept Plan and Suggested Plant Species	Lot 39 Oonoomba No. SD-01[B]	10/12/2013
6.	Elevations	Lot 39 Oonoomba	25/11/2013

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 the commencement of use
2	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 commencement of use
3	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 engineering or other approval required by the conditions.	To be maintained
4	Affordable Housing Submit to the MEDQ an estimate of how: a) a minimum of 50% of the dwellings (3 dwellings) will be available for purchase at or	Prior to the issuing of the certificate of classification or endorsement of the building

	below the median annual house price for Townsville b) a minimum of 40% of all dwellings (3 dwellings) will be available to purchase or rent by households on a low to moderate income for Townsville.	format plan, whichever occurs first
5	Energy Efficiency a) Submit to the MEDQ a report outlining the energy efficient features employed in the building which is to include but not limited to: ▪ energy efficient plant and equipment ▪ use of gas, solar or heat pump hot water systems as standard with insulated pipes ▪ maximise the use of energy efficient lighting ▪ implement demand management strategies to reduce energy consumption and ▪ the consideration of construction and fit out materials with low embodied energy. b) Submit to the MEDQ written certification that the completed building complies with part a) this condition.	a) Prior to approval for Building Works b) Prior to the issuing of the certificate of classification or endorsement of the building format plan, whichever occurs first
6	Landscaping Works a) Submit to the MEDQ detailed Landscape Plans certified by a suitably qualified AILA Landscape Architect, generally in accordance with the approved landscape Concept Plan and Suggested plant Species, Lot 39 Oonoomba, No. SD-01[B], dated 10 December 2013, illustrating the extent of landscaping for each unit and the overall site interface with the streetscape and the existing residences. The plans must where relevant: ▪ include the location of existing street trees and verge landscaping treatments. If existing street trees are impacted by driveway locations a new street tree is to be provided in an agreed location. ▪ include screening hedges, that grow to 2-3m in height, along the entire boundary adjoining the existing residences in the Fairfield Waters estate. ▪ include an area of soft landscaping on each lot in the front setback. This may be to the front of blank walls or to provide privacy. ▪ ensure landscaping maintains visibility along pathways, driveways and to front entries	a) Prior to commencement of landscape works

	▪ include details and heights of fencing/walls to the street and letterbox location ▪ include species which are low maintenance and water-wise ▪ ensure species are selected taking into account the location of overhead or underground services ▪ indicate where one hose cock can be provided within each private open space where on ground level ▪ ensure turfed areas proposed are accessible externally by standard lawn mowing equipment and receive adequate sunlight ▪ identify opportunities for water infiltration to be maximised on-site through landscaped areas and permeable paving where possible ▪ ensure surface water for each courtyard/ hard stand area does not drain to adjoining lots. An overall site landscape plan should be provided which outlines areas of hard and soft external treatments and the interface with the streetscape. Individual dwelling/lot plans to be provided including species and typical details. b) Construct the works in accordance with the submitted Landscape Plans from part a) of this condition. c) On completion of the works, provide to the MEDQ written certification supported with photo evidence from a AILA licensed and experienced Landscape Architect that the completed landscaping complies with this condition.	b) Prior to commencement of use c) Prior to the issuing of the certificate of classification or endorsement of the building format plan, whichever occurs first
7	Vehicle Access Construct a vehicle crossover between the existing kerb and channel and the property boundary generally in accordance with the approved Site Plan, Lot 39 Oonoonba, dated 25 November 2013 and Townsville City Council adopted standards.	Prior to the issuing of the certificate of classification or endorsement of the building format plan, whichever occurs first
8	Soil Erosion and Sediment Control a) Submit to the MEDQ an Erosion and Sediment Control (E&SC) Program certified by a Registered Professional Engineer of Queensland (RPEQ) or a Certified Professional Erosion and Sediment Control (CPESC) that	a) Prior to commencement of work

	complies with - <i>ICEA Best Practice Erosion & Sediment Control – November 2008.</i> b) Soil erosion and sediment control shall be monitored and maintained in accordance with the certified E&SC Program	b) At all times during works on site
9	Water Connection Connect the development to the existing water reticulation network in accordance with the Townsville City Council standards.	Prior to the issuing of the certificate of classification or endorsement of the building format plan, whichever occurs first
10	Sewerage Connection Connect the development to the existing sewerage reticulation network in accordance with the Townsville City Council standards.	Prior to the issuing of the certificate of classification or endorsement of the building format plan, whichever occurs first
11	Stormwater Connection Connect the development to the existing stormwater network at a lawful point of discharge in accordance with Townsville City Council standards	Prior to the issuing of the certificate of classification or endorsement of the building format plan, whichever occurs first
12	Easements over infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour of and at no cost to the grantee, over infrastructure located in private land that becomes contributed assets The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to the issuing of the certificate of classification or endorsement of the building format plan, whichever occurs first
13	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 connection with the approved development in accordance with the relevant authority or utility	Prior to the issuing of the certificate of classification or endorsement of the building format plan, whichever occurs first

	standards	
14	Outdoor Lighting Design and install outdoor lighting to minimise light spill in the adjacent residential properties to be in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to the issuing of the certificate of classification or endorsement of the building format plan, whichever occurs first and to be maintained.
15	Repair damage to existing infrastructure 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 drainlines) that may occur during any works carried out in association with the approved development. Written confirmation supported with photo evidence that the kerb and channel, footpath or roadway have been repaired if damaged.	Prior to the issuing of the certificate of classification or endorsement of the building format plan, whichever occurs first
16	Electricity Enter into an agreement with an authorised electricity supplier (e.g. Ergon) to provide electricity services to the development and connect, via an underground main, to the existing electrical reticulation network in accordance with the relevant authorised electricity utility standards.	Prior to the issuing of the certificate of classification or endorsement of the building format plan, whichever occurs first
17	Telecommunications Connect each dwelling to the existing Telecommunications Act (Fibre Deployment Bill 2011) Communications Alliance G645:2011 guideline compliant telecommunications network in accordance with relevant service provider standards.	Prior to the issuing of the certificate of classification or endorsement of the building format plan, whichever occurs first
18	Refuse Management Enter into an agreement with the Townsville City Council to provide a waste collection service to the development.	Prior to the issuing of the certificate of classification or endorsement of the building format plan, whichever occurs first
19	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.	Prior to the issuing of the certificate of classification or endorsement of the building format plan, whichever occurs

	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.	first
--	---	--------------

