

DEV2013/423

26 February 2014

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

Economic Development Queensland
C/- Konrad Grinlaubs
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 (1 INTO 52
RESIDENTIAL LOTS, ROAD AND A BALANCE LOT) WITH A PLAN OF
DEVELOPMENT AT 180-202 RIVER BOULEVARD, OONOONBA DESCRIBED AS
LOT 9001 ON SP257327 (FORMERLY LOT 7000 ON SP247154)**

On 25 February 2014 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.dsdiq.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 3452 7422.

Yours Sincerely



Peita McCulloch
Manager 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
	9001 (formerly 7000)	SP257327 (formerly SP242308)
PDA development application details		
MEDQ reference number	DEV2013/423	
Lodgement date	13 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	Stage 6 - Subdivision of 1 into 52 residential lots, balance lot and new road 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
Original Decision date	9 December 2011
Change to approval date	25 February 2014
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	29060/064 K	19 February 2014
2.	Plan of Development	29060/076 M	24 February 2014
3.	Stage 6 Landscape Plan	ULD55_LDA1001 Rev 03	01.11.2013
4.	Preliminary Services Layout	ULD006-SK01 Rev 2	31/10/13
5.	Concept Plans 7 Terraces	SK07	
Plans, reports and specifications approved on 18 July 2013		Number (if applicable)	Date (if applicable)
1.	Engineering Report Water and Sewerage Master Planning	ULD100/R01 Rev A	2 October 2012
2.	'The Village' Oonoonba Townsville Flood Investigation to support Amended Master Plan	R.B18717 003 02.doc	December 2012
3.	Proposed Residential Development Site – Oonoonba, Townsville	17013B/sw	10 August 2012
4.	Acid Sulfate Soil Investigation for the Proposed Oonoonba Urban Land Development Site	60158509:T552/10:SMB/DC	23 July 2010
5.	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 EDQ or other approval required by the conditions.	To be maintained
3	Environmental Management Register a) Land is to be remediated in accordance with the Department of Environment and Heritage Protection's (DEHP) Draft Guidelines for the Assessment & Management of Contaminated Land in Queensland. b) Submit to EDQ a Suitability Statement obtained from DEHP	Prior to survey plan endorsement

	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).	c) Prior to survey plan endorsement
8	External Water Upgrade a) Construct the works 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' or Townsville City Council's (TCC) standards whichever is applicable. 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 commencement of site works
9	Sewer Reticulation a) Submit to EDQ detailed sewer reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ-Civil), designed generally in accordance with the approved Preliminary Services Layout number ULD006-SK01 Rev 2 dated 31/10/13, 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 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	Stormwater – Quality a) Submit to the EDQ 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. 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
11	Stormwater - Quantity a) Submit to 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 with the approved 'The Village' Oonoonba Townsville Flood Investigation to support Amended Master Plan document no. R.B18717 003 02.doc 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) Prior to commencement of site works b) Prior to survey plan endorsement

	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).	c) Prior to survey plan endorsement
12	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
13	Filling and Excavation a) Submit to EDQ an Earthworks Management Plan certified by a RPEQ specialising in geotechnical engineering, generally in accordance with the approved report titled Proposed Residential Development Site – Oonoonba, Townsville number 17013B/sw dated 10 th August 2012. 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 AS3798 – <i>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
14	Internal Roadworks a) Submit to the EDQ engineering design/construction drawings, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with the approved Preliminary Services Layout number ULD006-SK01 Rev 2 dated 31/10/13. b) Construct the works in accordance with the part a) certified plans and Townsville City Council road construction standards. 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 works b) Prior to survey plan endorsement c) Prior to survey plan endorsement.
15	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
16	Electricity Submit to EDQ either: • written evidence from an authorised electricity supplier (e.g Ergon) demonstrating that existing underground low-voltage	Prior to survey plan endorsement

	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.	
17	Telecommunications Submit to 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
18	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
19	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
20	Soil Erosion and Sediment Control a) Submit to EDQ 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
21	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 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 EDQ 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
22	Streetscape Works a) Prepare and submit to EDQ a detailed Streetscape Works Plan(s) detailing proposed streetscape works to be undertaken generally in accordance with the approved Stage 6 Landscape Plan number ULD55_LDA1001 Rev 03 dated 01.11.2013. The plans are to detail:	a) Prior to commencement of works on site

	- 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: - 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/NZS 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 <i>ULDA Certification Procedures Manual</i> 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 the EDQ demonstrating compliance with this condition.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
23	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
24	Pre-Construction Self Certification No work shall commence until EDQ acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with Section 6.4.a) of the <i>ULDA Certification Procedures Manual</i>.	Prior to commencement of works
25	Post-Construction Self Certification Submit 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>ULDA Certification Procedures Manual</i>.	Prior to survey plan endorsement
26	Infrastructure Contributions Pay to 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

Standard 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 ****