

Our ref: DEV2014/559

1 September 2014

Economic Development Queensland
c/- Mr Neil Bennett
Brazier Motti
595 Flinders Street
TOWNSVILLE QLD 4810

Dear Neil

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURATION OF A LOT (1 LOT INTO 51 RESIDENTIAL LOTS) AND PLAN OF DEVELOPMENT AT 180-202 RIVER BOULEVARD, OONOOBBA DESCRIBED AS LOT 9000 ON SP255455 AND LOT 9001 ON SP264446

On 1 September 2014 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.dsdip.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 3452 7167.

Yours sincerely



Lyndy Rapson
A/Director - PDA Development Assessment

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
	Lot 9000	SP255455
	Lot 9001	SP264446
PDA development application details		
MEDQ reference number	DEV2014/559	
Lodgement date	28 March 2014	
Type of application	☒ New development involving:- ☒ Reconfiguring a lot ☒ Development permit	
Description of proposal applied for	Reconfiguration of a Lot (1 Lot into 51 Residential Lots) and 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	1 September 2014
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.	Proposed Plan of Development	29060/058, Revision N	13 th August 2014
2.	Proposed Reconfiguration	29060/056, Revision K	13 th August 2014
3.	Landscape Plan	ULD50-LDA-1001, Revision 05	25-08-2014
4.	The Village-Stage 5 Riveredge Boulevard, Oonoonba Combined Services Plan	ULD004/SK01 Rev 3	22/08/14
5.	The Village-Stage 5 Riveredge Boulevard, Oonoonba Typical Road Sections Plan	ULD004/SK02 Rev 3	22/08/14
6.	Flood Investigation to Support Amended Master Plan, prepared by BMT WBM	R B18717 003, Revision 02	4 December 2012
7.	Site Based Stormwater Management Plan, Oonoonba Urban Development, Townsville	B17916.002.01.Oonoonba.doc	August 2010

PDA Development Conditions

1.	Carry out the approved development Carry out the development generally in accordance with the approved plans/ drawings and 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 drawings and /or documents, and any relevant approval required by the conditions.	To be maintained
3.	Certification of Operational Works All operational works undertaken on the site must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As indicated

4.	Environmental Management Register a) Land to be remediated in accordance with the Department of Environment and Heritage Protect (DEHP) Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland. b) Submit to DSDIP PDA Development Assessment a suitability Statement obtained from DEHP removing the site from the Environmental Management Register (EMR).	a) Prior to commencement of site works b) Prior to survey plan endorsement
5.	Affordable Housing Submit to DSDIP PDA Development Assessment an estimate of how the Priority Development Area will deliver for Townsville: a) a minimum of 50% of all dwellings available for rent by households on or below the median annual income price; and b) a minimum of 40% of all dwellings available for rent by households on a low to moderate income.	Prior to survey plan endorsement
6.	Accessible Housing a) Provide 10% of product as accessible in accordance with the EDQ <i>Accessible Housing Guideline No.2</i>. b) Provide to the DSDIP PDA Development Assessment written evidence that part a) of this condition has been complied with.	Prior to obtaining a certificate of classification
7.	Water – Internal a) Submit to the Principal Engineer PDA Development Assessment DSDIP a water reticulation Precinct Network Analysis Plan endorsed by Townsville City Council. b) Submit to the Principal Engineer PDA Development Assessment DSDIP detailed water reticulation design plans certified by a RPEQ generally in accordance with the endorsed Precinct Network Plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to the Principal Engineer PDA Development Assessment DSDIP ‘as-constructed’ documentation, pressure and bacterial test results in accordance with	a) Prior to commencement of works b) Prior commencement of works c) Prior to survey plan endorsement d) Prior to survey plan endorsement

	Townsville City Council current adopted standards. e) Provide verification by a RPEQ that all works have been completed generally in accordance with the certified plans required under part b) of this condition.	e) Prior to survey plan endorsement
8.	Sewer – Internal a) Submit to the Principal Engineer PDA Development Assessment DSDIP a sewer reticulation Precinct Network Analysis Plan endorsed by Townsville City Council. b) Submit to the Principal Engineer PDA Development Assessment DSDIP detailed sewer reticulation design plans certified by a RPEQ generally in accordance with the endorsed Precinct Network Plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to the Principal Engineer PDA Development Assessment DSDIP ‘as-constructed’ documentation, pressure and CCTV results in accordance with Townsville City Council current adopted standards. e) Provide verification by a RPEQ that all works have been completed generally in accordance with the certified plans required under part b) of this condition.	a) Prior to commencement of works b) Prior to commencement of works c) Prior to survey plan endorsement d) Prior to survey plan endorsement e) Prior to survey plan endorsement
9.	Stormwater Management (Quality) a) Submit to the Principal Engineer PDA Development Assessment DSDIP detailed engineering design and construction drawings certified by a Registered Professional Engineer Queensland (RPEQ) for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 - Engineering standards – Stormwater quality</i> and the following documents; • Site Based Stormwater Management Plan, Oonoonba Urban Development, Townsville document number B17916.002.01.Oonoonba.doc dated August 2010. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to the Principal Engineer PDA Development	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan

	Assessment DSDIP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Townsville City Council. d) Provide verification from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.	endorsement d) Prior to survey plan endorsement
10.	Stormwater Management (Quantity) a) Submit to the Principal Engineer PDA Development Assessment DSDIP detailed design plans and hydraulic calculations certified by a Registered Professional Engineer Queensland (RPEQ) for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 - Engineering standards - Stormwater quantity</i> and the following approved plans/documents: • 'The Village' Oonoonba Townsville Flood Investigation to support amended masterplan document no. R.B17916.002.01.Oonoonba.com prepared by BMT WBM dated December 2012. b) Construct the works in accordance with the certified plans as required under part a) of this condition. c) Submit to the Principal Engineer PDA Development Assessment DSDIP 'as-constructed' documentation and test results, certified by a RPEQ, in a format acceptable to the Townsville City Council d) Provide verification from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement d) Prior to survey plan endorsement
11.	Easements over Infrastructure 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 survey plan endorsement
12.	Filling and Excavation a) Submit to the Principal Engineer PDA Development Assessment DSDIP detailed earthworks plans certified by a Registered Professional Engineer Queensland (RPEQ), generally in accordance with <i>AS3798 - 1996 "Guidelines on Earthworks for Commercial</i>	a) Prior to commencement of site works

	<i>and Residential Developments.</i> The certified earthworks plans shall • include a geotechnical soils assessment of the site; • be consistent with the Erosion and Sediment Control plans; • where appropriate, provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; • provide full details of any areas where surplus soils are to be stockpiled b) Carry out the filling and excavation generally in accordance with the certified plans required under part a) of this condition. c) Submit to the Principal Engineer PDA Development Assessment DSDIP certification by a RPEQ that all filling and excavation works have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
13.	Roads – Internal a) Submit to the Principal Engineer PDA Development Assessment DSDIP engineering design/construction drawings certified by a Registered Professional Engineer of Queensland (RPEQ) for internal roads, including parking bays, traffic devices and pedestrian footpaths generally in accordance with the following plans/documents; • The Village-Stage 5 Riveredge Boulevard, Oonoomba Combined Services Plan reference number ULD004/SK01 Rev 3 dated 22/08/14, prepared by UDP Consulting Engineering • The Village-Stage 5 Riveredge Boulevard, Typical Cross Sections reference number ULD004/SK02 Rev 3 dated 22/08/14, prepared by UDP Consulting Engineering b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to the Principal Engineer PDA Development Assessment DSDIP 'as-constructed' documentation and test results certified by a RPEQ, in a format acceptable to the Townsville City Council of all road	a) Prior to commencement of work b) Prior to survey plan endorsement c) Prior to survey plan endorsement

	works constructed in accordance with this condition. d) Provide verification by a RPEQ that all works have been completed generally in accordance with the certified plans required under part a) of this condition.	d) Prior to survey plan endorsement
14.	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
15.	Electricity Submit to the Principal Engineer PDA Development Assessment DSDIP either: • written evidence from Ergon confirming that existing underground low-voltage electricity supply is available to the newly created lots; or • written evidence from Ergon confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement
16.	Telecommunications Submit to the Principal Engineer PDA Development Assessment DSDIP documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement

17.	Broadband Provide to the Principal Engineer PDA Development Assessment DSDIP 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
18.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alteration to public utility mains, existing mains, services or installations required in connection with the approved development.	Prior to survey plan endorsement
19.	Erosion and Sediment Management a) Submit to the Principal Engineer PDA Development Assessment DSDIP an Erosion and Sediment Control Plan (ESCP) certified by a Registered Professional Engineer Queensland (RPEQ) or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines:- • Urban Stormwater Quality Planning Guidelines 2010 (DEHP) • Best Practice Erosion and Sediment Control (IECA). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
20.	Acid Sulfate Soils a) If acid sulfate soils are found on the site, submit to the Principal Engineer, PDA Development Assessment, DSDIP an Acid Sulfate Soils Management Plan (ASSMP). The plan must:- - be in accordance with the State Planning Policy, December 2013 and relevant guidelines; and - be certified by a suitably qualified and experienced professional. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance	a) Prior to commencement of works b) Prior to survey plan endorsement

	with the certified ASSMP.	
21.	Streetscape and Landscape Works a) Submit to DSDIP PDA Development Assessment, a detailed Streetscape Works Plan, prepared by an Australian Institute of Landscape Architects registered architect, detailing proposed streetscape works to be undertaken generally in accordance with the approved Landscape Plan, ULD50-LDA-1001, Revision 05, dated 25-08-2014. 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). b) Submit to DSDIP PDA Development Assessment, detailed Landscape Works Plan(s), prepared by an Australian Institute of Landscape Architects registered architect, detailing proposed parkland and public path generally in accordance with approved Landscape Plan, ULD50-LDA-1001, Revision 05, dated 25-08-2014. The plans are to detail: • appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades; • and at least 2.5m wide, shared path in plain grey concrete; • tree locations and species, the ground preparation works and monthly maintenance plan; and • be generally in accordance with Townsville City Council standard drawing for footpaths SD-070 except that key joints are not to be used. c) Undertake the works in accordance with the submitted streetscape works required under part a) and b) 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/NZA 1158.3.1, 1999 Pedestrian Area Lighting. This work is to be certified by a suitably qualified urban design/landscape architect or registered	a) Prior to commencement of works on site b) Prior to commencement of works on site c) Prior to survey plan endorsement

	Practicing Engineer – Queensland RPEQ professional in accordance with the <i>ULDA Certification Procedures Manual</i> and to the satisfaction of EDQ. d) On completion of this work submit written certification and “as constructed” plans certified by a suitably qualified urban design/landscape architect or registered Practicing Engineer – Queensland RPEQ professional to EDQ demonstrating compliance with this condition.	d) Prior to survey plan endorsement
22.	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
23.	Construction Management Plan a) Submit to the Principal Engineer PDA Development Assessment DSDIP a Site Based Construction Management Plan prepared by the principal site contractor that includes but is not necessarily limited to the following: - management of noise and dust generated from the site during and outside construction work hours; - Management of stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the Environmental Protection Act 1994), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties. - management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site; and Unless otherwise approved by PDA Development Assessment, DSDIP hours of construction must be Monday to Saturday 6.30am to 6.30pm. Construction work in relation to the development must not be conducted outside the above hours or on Sunday or Public Holidays. b) Undertake all works generally in accordance with the	a) Prior to commencement of works b) As indicated

	construction management plan which must be current and available on site at all times during the construction period.	
24.	Traffic Management Plan a) Submit to the Principal Engineer, PDA Development Assessment, DSDIP a Traffic Management Plan (TMP) prepared and certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must ensure adverse traffic impacts are minimised during construction. The TMP must include but not be limited to: • provision for the management of traffic around and through the site during and outside of construction work hours; • provision for parking and materials delivery during and outside of construction hours of work; • Planning including risk identification and assessment, staging, etc.; • implementation; • monitoring and measurement; • management review; and • traffic control plans or traffic control diagrams in accordance with Manual of Uniform Traffic Control Devices (MUTCD) for any temporary part or full road closures of any Council or State road(s) A permit will need to be sought from the Townsville City Council prior to any temporary road closure or road opening works. b) During the construction period all work shall be undertaken generally in accordance with the TMP which must be current and available on site at all times.	a) Prior to commencement of site works b) As indicated
25.	Acoustic Report – Compliance Assessment a) Submit for compliance assessment an Acoustic Report to establish noise mitigation measures for residential lots, where required. The Acoustic Report is to be in accordance with <i>AS 2107-2000 Acoustics – Recommended design sound levels and reverberation times for building interiors</i>; b) A request in writing shall be submitted to the Townsville City Council that written advice be included on rates notices/ property notes, that advise	a) Prior to survey plan endorsement b) Prior to survey plan endorsement

	all owners of noise affected lots that the construction of dwellings is to be in accordance with the findings/ recommendations of the updated Acoustic Report required by part a) of this condition; c) The developer is required to notify all prospective buyers of any lots that are affected by noise and the findings/ recommendations of the updated Acoustic Report for the construction of dwellings on those lots; d) Fencing is to be constructed in accordance with the recommendations of the Acoustic Report, required in part a) of this condition; e) Certification that the constructed dwellings achieve compliance with the findings/ recommendations of the Acoustic Report is to be undertaken by a qualified Building Certifier at the completion of construction.	c) As required d) Prior to survey plan endorsement e) As indicated
26.	Infrastructure Contributions Pay to Economic Development Queensland, a monetary contribution towards the cost of the provision of essential infrastructure. The contribution will be calculated in accordance with Townsville City Council's applicable infrastructure charging document for the area. Notes: This charge will be adjusted each financial year in accordance with the: • <i>Infrastructure Contributions Subsidisation Policy; and</i> • <i>The above Infrastructure Charges (IC) calculations may be subject to offsets where approved in writing by EDQ.</i>	Prior to survey plan endorsement