

Our ref: DEV2014/625

5 February 2015

S&P Property Group
C/- Mr Neil Bennett
Brazier Motti
595 Flinders Street
TOWNSVILLE QLD 4810

Dear Mr Bennett

**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 (2 DWELLING
UNITS) AT 18 INTELLIGENCE STREET, OONOONBA DESCRIBED AS LOT 651
ON SP270745**

On 3 February 2015 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/part] 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 Gerard McCafferty on 3452 7424.

Yours sincerely



Lyndy Rapson
A/ Director - EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Oonoonba	
Site address	18 Intelligence Street, Oonoonba	
Lot on plan description	Lot number	Lot description
	651	SP270745
PDA development application details		
MEDQ reference number	DEV2014/625	
Lodgement date	28 November 2014	
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 (2 Dwelling Units)	

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	3 February 2015
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.	Perspectives	A1 Issue A	30.10.14 (as amended in red 30 January 2015)
2.	Area Plan	A2 Issue A	30.10.14
3.	Site Plan	A3 Issue A	30.10.14
4.	Floor Plan	A4 Issue A	30.10.14 (as amended in red 30 January 2015)
5.	Elevations	A5 Issue A	30.10.14 (as amended in red 30 January 2015)

PREAMBLE

For the purpose of interpreting this Approval, including the Conditions of Approval, the following applies:

Compliance assessment

Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the following.

- a) The applicant must pay the relevant fee associated with any request for compliance assessment, including any third party specialists review fees which will be charged on a 100% cost recovery basis. The assessment fee is set out in the MEDQ's development assessment fee schedule in force at the date the assessment is lodged.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDIP is required prior to any work commencing, unless the works have been separately approved as enabling works or are exempt development.
- c) Compliance assessment and endorsement may be repeated where a different operational or building works design or solution to that already endorsed, is sought. Additional compliance assessment fees may be required.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant submits plans and supporting information as required under the relevant condition for compliance assessment.
 - ii. **within 20 business days** - EDQ Development Assessment, DSDIP assesses the plans and supporting information and:
 1. if satisfied with the information as submitted - endorses the information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the information as submitted - notifies the applicant accordingly.
 - iii. if the applicant is notified under ii.2. above, the information and plans addressing the concerns are to be resubmitted to EDQ Development Assessment, DSDIP **within 20 business days** from the date of the notice.
 - iv. **within 20 business days** - EDQ Development Assessment, DSDIP assesses the re-submitted plans and supporting information and:
 1. if satisfied with the re-submitted information lodged - endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the information as submitted - notifies the applicant accordingly.

- v. if EDQ Development Assessment, DSDIP is not satisfied that compliance has been achieved, within **20 business days** - repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

When EDQ Development Assessment, DSDIP and applicant are both satisfied with the re-submitted information lodged - EDQ Development Assessment, DSDIP endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met.

- e) The following generally outlines the information required to be submitted for compliance assessment which may be more specifically identified in a particular condition of approval:
 - i. plans for each building (site plan, floor plans, elevations, sections, roof plans, private and visitor car parking, private and semi-private open space, etc);
 - ii. gross floor area schedule and apartment numbers;
 - iii. details of proposed building materials;
 - iv. public realm and landscape plans;
 - v. details of proposed roads and intersections (if required) ;
 - vi. end of trip facilities;
 - vii. access and car parking arrangements; and
 - viii. specialist assessment reports as required that may include traffic, heritage, civil engineering, geotechnical, flooding, acoustics and air quality.

ABBREVIATIONS

For the purposes of interpreting this Approval, the following is a list of abbreviations utilised in the conditions:

1. **Council** means Townsville City Council.
2. **DSDIP** means The Department of State Development, Infrastructure and Planning.
3. **MEDQ** means The Minister of Economic Development Queensland.
4. **PDA** means Priority Development Area.
5. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans, drawings and documents.	Prior to the commencement of use
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 DSDIP or other approval required by the conditions.	As indicated
3.	Compliance Assessment – Front Entry to Unit 2 a) Submit for compliance assessment to EDQ Development Assessment DSDIP, an amended plan illustrating a clearly defined undercover front entry to Unit 2 in accordance with the provisions of <i>PDA Guideline no. 07 Low Rise Buildings, March 2014</i> (as amended from time to time). b) Construct the works generally in accordance with the endorsed plan required by part a) of this condition.	a) Prior to the commencement of site works b) Prior to the commencement of use and to be maintained
Engineering		
4.	Vehicle Access Construct a vehicle crossover between the existing kerb & channel and the property boundary located generally in accordance with the approved Site Plan, 14026SP-A3, Issue A dated 30/10/14 and designed and constructed in accordance with Council's adopted standards.	Prior to commencement of use and to be maintained
5.	Water connection Connect the development to the existing water reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
6.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use

7.	Flooding The development must not increase flood levels on adjoining private property and must have a minimum 300mm freeboard above the Q100 inundation level.	As indicated and to be maintained
8.	Stormwater connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council's current adopted standards.	Prior to commencement of use
9.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed to minimise light spill in the adjacent residential properties in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
10.	Electricity Connect the development to the existing electrical reticulation network in accordance with the relevant authorised electricity utility standards.	Prior to commencement of use
11.	Telecommunications Connect the development to the existing telecommunications network generally in accordance with relevant service provider standards.	Prior to commencement of use
12.	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 commencement of use
13.	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 commencement of use

Landscaping and Environment		
14.	Landscape Works a) Submit to EDQ Development Assessment DSDIP, a detailed landscape plan prepared by a suitably qualified landscape architect/contactor for landscape works on the site. The landscape plan are to include: i. Proposed vegetation; ii. Driveway treatments; iii. Screened rubbish bin locations; iv. Proposed fencing in accordance with the relevant provisions of <i>PDA Guideline no. 07 Low Rise Buildings, March 2014</i> (as amended from time to time). b) Construct the works generally in accordance with the plans required under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use and to be maintained
15.	Erosion and Sediment Management a) Submit to the EDQ Development Assessment DSDIP, an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). 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
16.	Acid Sulfate Soils (ASS) a) If acid sulfate soils are found on the site, submit to EDQ Development Assessment DSDIP, an Acid Sulfate Soils Management Plan (ASSMP) certified by a suitably qualified and experienced professional, in accordance with the <i>State Planning Policy, December 2013</i> and relevant guidelines. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of works b) Prior to commencement of use
17.	Refuse Collection Submit to EDQ Development Assessment DSDIP, refuse collection approval from Council or a private waste contractor.	Prior to commencement of use

Infrastructure Charges		
18.	Infrastructure Contributions Pay to MEDQ a monetary contribution towards the cost of the provision of essential infrastructure in accordance with the Infrastructure Funding Framework (IFF) indexed to the date of payment. The payment is to be supported by written confirmation from Council of the exact charge payable.	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****