

Our ref: DEV2014/629

5 February 2015

Ellis Developments QLD Pty Ltd
C/- Ms Eleisha Burton
RPS
PO Box 977
TOWNSVILLE QLD 4810

Dear Ms Burton

**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 4 HUXLEY CRESCENT, OONONBA DESCRIBED AS LOT 307 ON
SP257327**

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 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 Tom Barker on 3452 7440.

Yours sincerely



Lyndy Rapson
A/Director - EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Oonoonba	
Site address	4 Huxley Crescent, Oonoonba	
Lot on plan description	Lot number	Lot description
	Lot 307	SP257327
PDA development application details		
MEDQ reference number	DEV2014/629	
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	Material Change of Use – 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.	Proposed Site Plan	A-01, Revision D	07/11/14
2.	Proposed Floor Plan	A-03, Revision D	07/11/14
3.	North Elevation	A-04, Revision D	07/11/14
4.	East Elevation	A-05, Revision D	07/11/14
5.	South Elevation	A-06, Revision D	07/11/14
6.	West Elevation	A-07, Revision D	07/11/14

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
Engineering		
3.	Vehicle Access Construct a vehicle crossover between the existing kerb & channel and the property boundary located generally in accordance with the approved Proposed Site Plan, drawing number A-01, Revision D, dated 07/11/14 and designed and constructed in accordance with Council's adopted standards.	Prior to commencement of use and to be maintained
4.	Water connection Connect the development to the existing water reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
5.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
6.	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
7.	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

14.	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
15.	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		
16.	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 ****

