



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2015/665

19 August 2015

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 INTO 56 LOTS, NEW ROADS AND PARK) WITH A PLAN OF DEVELOPMENT AT 46 RIVEREDGE BOULEVARD, OONOOBA DESCRIBED AS LOT 9001 ON SP275839 (FORMERLY LOT 9001 ON SP270745)

On 18 August 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 this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://www.dilgp.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brandon Bouda on 3452 7422.

Yours sincerely

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Director, EDQ Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Oonoonba	
Site address	46 Riveredge Boulevard, Oonoonba	
Lot on plan description	Lot number	Plan description
	9001	SP275839 (formerly Lot 9001 on SP270745)
PDA development application details		
DEV reference number	DEV2015/665	
'Properly made' date	26 March 2015	
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	1 into 56 Lots, New Roads and Park 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
Decision date	18 August 2015
Currency period	4 Years from Decision date

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Proposed Reconfiguration Lots 1000 – 1055, 1099 & 901 Cancelling Lot 9001 on SP270745	29060/273 Rev T	14 July 2015
2.	Proposed Reconfiguration Lots 10099 Cancelling Lot 9001 on SP270745	29060/437 Rev A	14 July 2015
3.	Proposed Plan of Development Lots 1000 – 1055, 1099 & 901 Cancelling Lot 9001 on SP270745	29060/275 Rev X	1st July 2015 (as amended in red 20 July 2015)
4.	'The Village' Oonoonba, Townsville Flood Investigation to Support an Amended Master Plan	R B18717 003 05, Rev 05	5 June 2015
5.	Oonoonba Development – The Village Updated Stormwater Quality Management Plan	Version 02	17/12/2014
6.	The Village – Stage 10 Riveredge Boulevard - Oonoonba Combined Services Plan	ULD010/SK01 Rev 4	04/06/15
7.	The Village – Stage 10 Riveredge Boulevard - Oonoonba Typical Road Sections	ULD010/SK02 Rev 2	04/06/15

PREAMBLE

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

Compliance assessment

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

- a) The applicant must pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
- b) Compliance assessment and endorsement by EDQ Development Assessment, DILGP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DILGP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days** – EDQ Development Assessment, DILGP assesses the plans/supporting information and:
 1. if satisfied with the plans/supporting information as submitted - endorses the plans/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 plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DILGP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DILGP assesses the revised plans/supporting information and:
 1. if satisfied with the revised plans/supporting information - endorses the revised plans/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 revised plans/supporting information as submitted – notifies the applicant accordingly.
- vi. if EDQ Development Assessment, DILGP is not satisfied that compliance has been achieved within **20 business days** - repeat steps iv. and v. 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.

Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DILGP endorses relevant plans/supporting information.

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered Australian Institute Landscape Architect.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Townsville City Council.
4. **DILPG** means The Department of Infrastructure, Local Government and Planning.
5. **EDQ** means Economic Development Queensland
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **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 survey plan endorsement
2.	Certification of Operational Works All operational works undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Affordable Housing Submit to EDQ Development Assessment, DILGP an estimate of how across the PDA 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
4.	Accessible Housing a) Provide 10% of product as accessible in accordance with the EDQ <i>Accessible Housing Guideline No.2</i> . b) Provide to EDQ Development Assessment, DILGP written evidence that part a) of this condition has been complied with.	Prior to obtaining a certificate of classification
Engineering		
5.	Construction Management Plan a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan (CMP) prepared by the principal site contractor that manages the following: i. noise, dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water	a) Prior to commencement of site works

	Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	b) At all times during construction
6.	Traffic Management Plan a) Submit to EDQ Development Assessment, DILGP a Traffic Management Plan (TMP) certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must include the following: - 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.; - on-going monitoring and certified updates as required; - traffic control plans or traffic control diagrams in accordance with the manual of Uniform Traffic Devices (MUTCD) for any temporary part or full road closures of any Council road(s) Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic, effective until 'on-maintenance' in accordance with a certified traffic management plan. b) Undertake all works 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) At all times during construction

7.	Filling and Excavation a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments.”</i> The certified earthworks plans shall: 1. include a geotechnical soils assessment of the site; 2. be consistent with the Erosion and Sediment Control plans; 3. where appropriate, provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; 4. 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 EDQ Development Assessment, DILGP certification from a RPEQ that all earthworks 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.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
8.	Roads - Internal a) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings certified by a RPEQ for internal roads, including parking bays, traffic devices and pedestrian footpaths generally in accordance with the following approved plans/documents: i. The Village – Stage 10, Riveredge Boulevard – Oonoona, Combined Services Plan, Drawing no. ULD010/SK01, Rev. 4, dated 04/06/15; and ii. The Village – Stage 10, Riveredge Boulevard – Oonoona, Typical Road Sections, Drawing no. ULD010/SK02, Rev. 2, dated 04/06/15. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement

	c) Submit to EDQ Development Assessment, DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition.	c) Prior to survey plan endorsement
9.	Water - Internal a) Submit to EDQ Development Assessment, DILGP a water reticulation Precinct Network Analysis Plan, endorsed by Council. b) Submit to EDQ Development Assessment, DILGP 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 EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council's current adopted standards.	a) Prior to commencement of site works b) Prior to commencement of site works c) Prior to survey plan endorsement d) Prior to survey plan endorsement
10.	Sewer - Internal a) Submit to EDQ development Assessment, DILGP a sewer reticulation Precinct Network Plan, endorsed by Council. b) Submit to EDQ Development Assessment, DILGP 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 EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with Council's current adopted standards.	a) Prior to commencement of site works b) Prior to commencement of site works c) Prior to survey plan endorsement d) Prior to survey plan endorsement

11.	Stormwater Management (Quantity) a) Submit to EDQ Development Assessment, DILGP detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with the <i>PDA Guideline No. 13 Engineering Standards – Stormwater Quantity</i> and the following approved plans/documents: i. The Village – Stage 10, Riveredge Boulevard – Oonoonba, Combined Services Plan, drawing no. ULD010/SK01, Rev. 4, dated 04/06/15; and ii. 'The Village' Oonoonba, Townsville, Flood Investigation to Support an Amended Master Plan, document no. R B18717 003 05, Rev 05 dated 5 June 2015. b) Construct the works in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP, "as constructed" plans including an asset register, certified by a RPEQ, in a format acceptable to Council.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
12.	Street Lighting Design and install a street lighting system certified by a RPEQ to all roads, including footpaths/bikeways within road reserves. The street lighting must comply with one of the following: i. meet the relevant standards of the electricity supplier; ii. be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; iii. be endorsed by Council as the Ergon billable customer; iv. be generally in accordance with Australian Standard AS1158 – <i>'Lighting for Roads and Public Spaces'</i>	Prior to survey plan endorsement
13.	Electricity Submit to EDQ Development Assessment, DILGP either: a) written evidence from Ergon confirming that existing underground low-voltage electricity supply is	Prior to survey plan endorsement

	available to the newly created lots; or b) written evidence from Ergon confirming that the applicant has entered into an agreement with it to provide underground electricity services.	
14.	Telecommunications Submit to EDQ Development Assessment, DILGP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement
15.	Broadband Submit to EDQ Development Assessment, DILGP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> 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
16.	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) and other public infrastructure that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement
Landscape and Environment		
17.	Compliance Assessment - Streetscape Works a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be donated to Council certified by an AILA. The detailed streetscape plans are to include where applicable: 1. location and type of street lighting in accordance with Australian Standards AS1158 –'Lighting for	a) Prior to commencement of site works

	<i>Roads and Public Spaces” and AS4282 – “Control of the Obtrusive Effects of Outdoor Lighting”;</i> 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
18.	Compliance Assessment – Landscape Works (Parks & Open Space) a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed landscape plans, including a schedule of proposed standard and non-standard assets to be donated to Council, certified by an AILA, for improvement works within the proposed parkland and open space areas generally in accordance with <i>PDA Guideline No. 12 – Park Planning and Design</i> and the Oonoonba Development – The Village, Updated Stormwater Quality Management Plan, Version 02, dated 17/12/2014. The landscape plans shall generally document the following: 1. existing contours or site levels, services and features; 2. proposed finished levels, including sections across and through the parkland at critical points (e.g. Interface with roads or water bodies, retaining walls or batters); 3. location and details of proposed drainage and stormwater works within the park, including cross-sections; 4. locations of electricity and water connections to the park; 5. location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent	a) Prior to commencement of site works

	unauthorised vehicular access; 6. location and details of any proposed building works, including bridges, park furniture, picnic facilities and play equipment; 7. trees and plants, including species, size and location generally in accordance with Council adopted planting schedules and guidelines; 8. public lighting in accordance with AS1158 – <i>‘Lighting for Roads and Public Spaces’</i> and AS4282 – <i>“Control of the Obtrusive Effects of Outdoor Lighting”</i>. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP, ‘As Constructed’ plans and asset register in a format acceptable to Council, certified by an AILA.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
19.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DILGP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: - prepared generally in accordance with the <i>State Planning Policy</i>, July 2014 (as amended from time to time) and relevant guidelines; and - certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of or during site works b) Prior to survey plan endorsement
20.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DILGP 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: - Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and - 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

Surveying, land dedications and easements		
21.	Land Transfer – Contaminated Land Demonstrate to EDQ Development Assessment, DSDIP that all land to be transferred in fee simple to a trustee is not registered on either the Environmental Management or the Contaminated Land Registers.	Prior to survey plan endorsement
22.	Land Dedication - Parkland Transfer, in fee simple, to Council as trustee, Lot 1099 for parks and open spaces purposes.	At survey plan endorsement
23.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets located in private land. The widths and 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
24.	Small lot development easements for lots $\leq 300\text{m}^2$ For standard format lot sub-divisions where a lot is 300m^2 or less and the lot adjoins another lot 300m^2 or less and the proposed construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i> (LTA) to permit the application and registration of high density development easements, provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights for one(1) or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage *; or provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for one(1) or more of the above purposes (but only where those relevant circumstances will exist). <i>*High-density development easements created under Part 6 Division 4AA of the Land Title Act 1994 are not required to be identified on a plan of survey.</i>	At or prior to survey plan endorsement

25.	Small lot development easements for lots >300m² If a lot is more than 300m² and adjoins another lot irrespective of the size of the adjoining lot and the construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i>, provide reciprocal easements in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist).	At or prior to survey plan endorsement
Infrastructure Charges		
26.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2015 indexed to the date of payment	In accordance with the IFF

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 ****