Queensland
Government

Department of **Infrastructure, Local Government and Planning**

Our ref: DEV2014/559

8 September 2015

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

Dear Neil

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 INTO 50 RESIDENTIAL LOTS) AND A PLAN OF DEVELOPMENT AT 180 – 202 RIVER BOULEVARD, OONOONBA DESCRIBED AS LOTS 500 – 549 ON SP275839 (FORMERLY LOT 9001 ON SP270745, LOT 9000 ON SP255455 AND LOT 9001 ON SP264446)

On 8 September 2015 the Minister for Economic Development Queensland (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 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

Beatriz Gomez
Director – EDQ Development Assessment

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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	Plan description
	500 – 549	SP275839
	Formerly 9001	SP270745; and
	Formerly 9000	SP255455; and
	Formerly 9001	SP264446
PDA development application details		
DEV reference number	DEV2014/559	
'Properly made' date	2 September 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 50 lot subdivision 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	1 September 2014
Change to approval date	8 September 2015
Currency period	4 years from the original decision date

Plans and documents

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

Approved plans and documents		**Number** *(if applicable)*	**Date** *(if applicable)*
1.	Proposed Plan of Development Lots 500 to 549	29060/058, Revision Z	16 July 2015
Plans and documents previously approved on 26 March 2015		**Number** *(if applicable)*	**Date** *(if applicable)*
1.	Oonoonba Development – The Village Updated Stormwater Quality Management Plan	Version 02	17/12/2014
2.	RE: Oonoonba Development – The Village, Stage 5, prepared by BMT WBM	L.B18717.007.docx	25 March 2015
Plans and documents previously approved on 11 February 2015		**Number** *(if applicable)*	**Date** *(if applicable)*
3.	Proposed Reconfiguration	29060/056, Revision S	14 January 2015
4.	The Village-Stage 5 Riveredge Boulevard, Oonoonba Combined Services Plan	ULD004/SK01 Rev 4	27/11/14
5.	The Village-Stage 5 Riveredge Boulevard, Oonoonba Typical Road Sections	ULD004/SK02 Rev 4	27/11/14
6.	Landscape Plan	ULD50-LDA-1001, Revision 08	24-11-2014
Plans and documents previously approved on 1 September 2014		**Number** *(if applicable)*	**Date** *(if applicable)*
7.	Flood Investigation to Support Amended Master Plan, prepared by BMT WBM	R B18717 003, Revision 02	4 December 2012

PDA Development Conditions		
No	**Condition**	**Timing**
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 *Certification Procedures Manual.*	As indicated
4.	**Environmental Management Register** a) Land to be remediated in accordance with the Department of Environment and Heritage Protection (DEHP) Draft Guidelines for the Assessment and Management of Contaminated Land in Queensland. b) Submit to DSDIP PDA Development Assessment DSDIP 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 *Accessible Housing Guideline No.2.* 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 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 commencement of works c) Prior to survey plan endorsement d) Prior to survey plan endorsement 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.	a) Prior to commencement of works b) Prior to commencement of works

	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.	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 *PDA Guideline No. 13 - Engineering standards – Stormwater quality* and the following documents: • Oonoonba Development – The Village, Updated Stormwater Quality Management Plan, Version 02, dated 17/12/2014. 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 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.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan 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 *PDA Guideline No. 13 -*	a) Prior to commencement of works

	Engineering standards – Stormwater quantity and the following approved plans/documents: • 'The Village' Oonoonba Townsville Flood Investigation to support amended masterplan document no. R.B17916.002.01.Ooonoonba.com prepared by BMT WBM dated December 2012; • RE: Oonoonba Development – The Village, Stage 5, prepared by BMT WBM, document no. L.B18717.007.docx, dated 25 March 2015.	
	b) Construct the works in accordance with the certified plans as required under part a) of this condition.	b) Prior to survey plan endorsement
	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	c) Prior to survey plan endorsement
	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.	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 *AS3798 – 1996 "Guidelines on Earthworks for Commercial and Residential Developments.* 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	a) Prior to commencement of site works

	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.	b) Prior to survey plan endorsement
	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.	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, Oonoonba Combined Services Plan, reference number ULD004/SK01 Rev 4 dated 27/11/14, prepared by UDP Consulting Engineering; • The Village-Stage 5 Riveredge Boulevard, Typical Road Sections, reference number ULD004/SK02 Rev 4 dated 27/11/14, prepared by UDP Consulting Engineering.	a) Prior to commencement of work
	b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.	b) Prior to survey plan endorsement
	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 works constructed in accordance with this condition.	c) Prior to survey plan endorsement
	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	d) Prior to survey plan endorsement

	condition.	
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: (i) be in accordance with the State Planning Policy, December 2013 and relevant guidelines; and (ii) be certified by a suitably qualified and experienced professional. 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 survey plan endorsement
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 08, dated 24-11-2014.	a) Prior to commencement of works on site

	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 08, dated 24-11-2014. 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.	b) Prior to commencement of works on site
	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 Practicing Engineer – Queensland RPEQ professional in accordance with the *ULDA Certification Procedures Manual* and to the satisfaction of EDQ.	c) Prior to survey plan endorsement

	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 construction management plan which must be current and available on site at all times during the construction period.	a) Prior to commencement of works b) As indicated

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 *AS 2107-2000 Acoustics – Recommended design sound levels and reverberation times for building interiors.* 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 all owners of noise affected lots that the	a) Prior to survey plan endorsement b) Prior to survey plan endorsement

	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 t 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: • *Infrastructure Contributions Subsidisation Policy; and* • *The above Infrastructure Charges (IC) calculations may be subject to offsets where approved in writing by EDQ.*	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. 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 ****