



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/746

2 March 2016

Ron Jones the Builder
C/- Mr Neil Bennett
Brazier Motti Pty Ltd
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 MATERIAL CHANGE OF USE – MULTIPLE RESIDENTIAL (2 DWELLING UNITS) AT 17 LAWRIE AVENUE, OONOONBA DESCRIBED AS LOT 541 ON SP275839

On 26 February 2016 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://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 Karina McGill on 3452 7518.

Yours sincerely

Beatriz Gomez
Director – EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Oonoonba, Townsville	
Site address	17 Lawrie Avenue, Oonoonba	
Lot on plan description	Lot number	Plan description
	Lot 541	SP275389
PDA development application details		
DEV reference number	DEV2016/746	
‘Properly made’ date	28 January 2016	
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	26 February 2016	
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	Date
1. Site Plan Sheet No. S1	15117, Issue C	12-02-16
2. Floor Plan Sheet No. S2	15117, Issue C	12-02-16
3. Elevations Sheet No. S3	15117, Issue C	12-02-16

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:
 - i. 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 development assessment fee schedule (as amended from time to time);
 - ii. submit to MEDQ a duly completed compliance assessment form; and
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- 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; and
 - 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 by the Australian Institute of Landscape Architects;
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. **DILGP** 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; and
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 and documents.	Prior to commencement of use
2.	Maintain the approved development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated
Engineering		
3.	Flood immunity Habitable floor levels are to be 300mm above the 1% annual exceedance probability (AEP) flood.	Prior to commencement of use and to be maintained

4.	Vehicle access Construct a vehicle crossover generally in accordance with the approved plans and designed and constructed in accordance with Council 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.	Stormwater connection Connect the development to 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
8.	Outdoor lighting Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
9.	Electricity Connect the development to the existing electrical reticulation network in accordance with the relevant authorised electricity utility standards.	Prior to commencement of site works
10.	Telecommunications Connect the development to the existing telecommunications network generally in accordance with relevant service provider standards.	Prior to commencement of site works.
11.	Public infrastructure – damage, repairs and relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use

Landscaping and environment

12.	Landscape works	
	a) Submit for compliance assessment to EDQ Development Assessment, DILGP detailed landscape plans certified by an AILA for landscape works on the site. The landscape plans are to include: i. Landscape locations on the site; ii. Proposed vegetation; iii. Driveway treatments; iv. Letterbox locations to be clearly identifiable from the street; v. Screened rubbish bin locations; vi. Screened drying areas; vii. A Fence Plan, generally in accordance with the provisions of <i>PDA Guideline no. 07 Low Rise Buildings</i>, March 2014 (as amended from time to time). b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Provide verification by an AILA registered Landscape Architect that the works have been inspected and completed generally in accordance with the endorsed plans required under part a) of this condition.	a) Prior to commencement of landscape works b) Prior to commencement of use and to be maintained c) Prior to commencement of use
13.	Refuse collection Submit to EDQ Development Assessment, DILGP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
Infrastructure charges		
14.	Infrastructure contributions Pay to MEDQ infrastructure charges in accordance with the Oonoonba UDA Development Scheme.	Prior to commencement of use or survey plan endorsement, 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 ****

