



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/749

30 August 2016

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 STAGED OPERATIONAL WORKS – BULK EARTHWORKS AND CLEARING OF SIGNIFICANT VEGETATION, AT DARTER STREET, OONONBA DESCRIBED AS LOT 9000 ON SP264450, LOT 9001 ON SP275839 AND LOT 6000 ON SP243806

On 30 August 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*. The MEDQ has decided to grant part 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 Gerard McCafferty on 3452 7424.

Yours sincerely

Beatriz Gomez
Director – EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Oonoonba	
Site address	Darter Street, Oonoonba	
Lot on plan description	Lot number	Plan description
	Lot 9000	SP264450
	Lot 9001	SP275839
	Lot 6000	SP243806
PDA development application details		
DEV reference number	DEV2016/749	
'Properly made' date	18 February 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	Operational Works – Bulk Earthworks and clearing of Significant Vegetation in stages.	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant part of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. The extent the approval is for is the works on Lot 9000 on SP264450, Lot 9001 on SP275839 and Lot 6000 on SP243806. The approval does not include works located within the railway corridor, being Lot 51 on SP130010.
Decision date	30 August 2016
Currency period	2 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.	Preliminary Bulk Earthworks Overall Layout Plan	15-000745-SK10	25/01/2016
2.	Bulk Earthworks Separable Portion 2 Layout Plan	15-000745-SK25 Issue D	09/08/2016 Amended in red 25 August 2016
3.	Preliminary Bulk Earthworks Overall Layout Plan Sheet 1 of 6	15-000745-SK11	25/01/2016
4.	Preliminary Bulk Earthworks Overall Layout Plan Sheet 2 of 6	15-000745-SK12	25/01/2016
5.	Preliminary Bulk Earthworks Overall Layout Plan Sheet 3 of 6	15-000745-SK13	25/01/2016
6.	Preliminary Bulk Earthworks Overall Layout Plan Sheet 4 of 6	15-000745-SK14	25/01/2016
7.	Preliminary Bulk Earthworks Overall Layout Plan Sheet 5 of 6	15-000745-SK15	25/01/2016
8.	Preliminary Bulk Earthworks Overall Layout Plan Sheet 6 of 6	15-000745-SK16 Issue B	09/08/2016
9.	Preliminary Bulk Earthworks Overall Sections Layout Plan	15-000745-SK17 Issue B	09/08/2016
10.	Preliminary Bulk Earthworks Sections Sheet 1 of 2	15-000745-SK18	01/02/2016
11.	Preliminary Bulk Earthworks Sections Sheet 2 of 2	15-000745-SK19 Issue B	09/08/2016

12.	Bulk Earthworks Hydromulch and Grass Seeding Layout Plan	15-000745-SK26 Issue A	09/08/2016 Amended in red 25 August 2016
13.	Updated Stormwater Quality Management Plan	4243 VO3	15/06/16
14.	Entire Site Additional Flood Assessment	L.B18717.011.001	27/06/16

ABBREVIATIONS

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

1. **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).
2. **Council** means Townsville City Council
3. **DILGP** means The Department of Infrastructure, Local Government and Planning.
4. **DTMR** means the Department of Transport and Main Roads
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

	iv. environmental controls and measures to mitigate the impacts of haulage on surrounding environment and road network; v. regular monitoring of damages to pavements including reporting and rectifications; vi. ongoing monitoring of the TMP, management review and certified updates (as required). b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	b) At all times during construction
5.	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> and the approved plans. The certified earthworks plans shall: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv. provide full details of any areas where surplus soils are to be stockpiled; v. demonstrate that earthworks do not encroach within adjoining properties; vi. show location of existing mangrove to be retained. b) Carry out the earthworks 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 generally in accordance with the certified plans required under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works for each separable portion b) Prior to practical completion for each separable portion c) Prior to practical completion for each separable portion
6.	Compliance Assessment – Stormwater Management a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed eastern drainage corridor and upgrade of Swale S2 generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the following approved plans/documents: i. Updated Stormwater Quality Management Plan prepared by Design Flow and dated 15/06/16. ii. Entire Site Additional Flood Assessment, prepared by	a) Prior to commencement of works for separable portion 2

	BMT WBM and dated 27/06/16 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 and test results, certified by a RPEQ, in a format acceptable to the Council.	b) Prior to practical completion for separable portion 2 c) Prior to practical completion for separable portion 2
7.	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 practical completion for each separable portion
Landscape and Environment		
8.	Clearing of significant vegetation a) Submit for compliance assessment to EDQ development Assessment, DILGP a plan showing the extent of the removal of significant vegetation. The plan is to be generally in accordance with the approved plans. b) Carry out the clearing generally in accordance with the endorsed plan required under part a) of this condition. <i>NOTE: Significant vegetation refers to vegetation whether living or dead, including their root zone that is: all marine plants, all trees with a diameter of equal to or greater than 60cm when measured at 1 metre above ground level. It does not include species listed as pest vegetation by the State or local government.</i>	a) Prior to commencement of work for separable portion 2 b) Prior to practical completion for separable portion 2
9.	Acid Sulfate Soils (ASS) a) 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> (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 works for each separable portion b) At all times during construction

10.	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: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); ii. Best Practice Erosion and Sediment Control (International Erosion Control Association).	a) Prior to commencement of site works for each separable portion
	b) Implement the certified ESCP as required under part a) of this condition.	b) At all times during construction

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 ****