



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2017/855

15 August 2017

APT O&M Services (QLD) Pty Ltd
Att: Mr Philippe Bourel
PO Box 885
HAMILTON CENTRAL QLD 4007

Dear Philippe

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS - UTILITY INSTALLATION AT TEVIOT ROAD, GREENBANK (MIDDLE ROAD TO GREENBANK ROAD) AND HOMESTEAD DRIVE TO TRAILBLAZER DRIVE, FLAGSTONE DESCRIBED AS ROAD RESERVE

On 14 August 2017 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.edq.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 Darren Cooper on (07) 3452 7587.

Yours sincerely

Beatriz Gomez
Director – EDQ Development Assessment

Minister for Economic Development
Queensland
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ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	In road reserve of - Teviot Road, Greenbank (Middle Road to Greenbank Road) and Homestead Drive to Trailblazer Drive, Flagstone.	
Lot on plan description	Lot number	Plan description
	N/A	Road Reserve
PDA development application details		
DEV reference number	DEV2017/855	
'Properly made' date	9 August 2017	
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	Utility Installation – supply of gas main	

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		14 August 2017	
Currency period		2 Years from date of decision	
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 <i>(if applicable)</i>	Date <i>(if applicable)</i>
1.	Proposed Headworks Plan	H11531415-01 Sheet 16, Rev D	20/04/17
2.	Proposed Headworks Plan	H11531415-01 Sheet 17, Rev D	20/04/17
3.	Proposed Headworks Plan	H11531415-01 Sheet 18, Rev D	20/04/17
4.	Proposed Headworks Plan	H11531415-01 Sheet 19, Rev D	20/04/17
5.	Proposed Headworks Plan	H11531415-01 Sheet 33, Rev D	20/04/17
PDA Development Conditions			
No.	Condition	Timing	
General			
1.	The development must be carried out generally in accordance with the approved plans	At all times	
2.	Any works on the land must not: a) Create any new discharge points for stormwater runoff onto the railway; b) interfere with and/or cause damage to the existing stormwater drainage on the railway; c) Cause surcharge of any existing culvert or drain on a railway; d) Any excavation, filling/backfilling/compaction, retaining structures and other works involving ground disturbance must not encroach or destabilise the railway, or cause similar adverse impacts.	At all times	

Engineering		
3	Construction Management Plan a) Produce a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and 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 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 land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor; 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.	a) Prior to commencement of works b) At all times during construction
4	Traffic Management Plan a) Prepare a Traffic Management Plan (TMP), certified by a person holding a current Traffic Design Management qualification. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; iii. ongoing monitoring, management review and certified updates (as required); iv. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council road(s). b) Undertake all works generally in accordance with the certified 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

5	Gas Pipeline a) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings, certified by a RPEQ, for the gas pipeline generally in accordance with the approved plans. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.	a) Prior to commencement of work b) Prior to commencement of use of the pipeline
6	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 of the pipeline
Environmental		
7	Acid Sulfate Soils a) Where acid sulphate 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 State Planning Policy, 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 sulphate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of any remediation works b) As required
8	Erosion and Sediment Management a) Prepare 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); - 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

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.