

Our ref: DEV2017/855

25 October 2017

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

Dear Philippe

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS – UTILITY INSTALLATION AT TEVIOT ROAD (MIDDLE ROAD TO GREENBANK ROAD) AND HOMESTEAD DRIVE TO TRAILBLAZER DRIVE, FLAGSTONE DESCRIBED AS ROAD RESERVE

On 24 October 2017 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can 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 Darren Cooper on 3452 7587.

Yours sincerely



Jeanine Stone
Director – EDQ Development Assessment

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	5 September 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 application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice The approved changes are summarised as follows: ▪ Inclusion of maps showing works on Flagstonian Drive to trailblazer Drive.
Original Decision date	14 August 2017
Change to approval date	24 October 2017
Currency period	2 years from 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 Gas Main Reticulation Headworks Proposal - Cover Sheet Flagstone Project	P115314-GDI-LCC-HWK-001, Rev 0	12/10/17
2.	Proposed Gas Main Reticulation Headworks Proposal – Sheet 02 Flagstone Project	P115314-GDI-LCC-HWK-001, Rev 0	12/10/17
3.	Proposed Gas Main Reticulation Headworks Proposal – Sheet 03 Flagstone Project	P115314-GDI-LCC-HWK-001, Rev 0	12/10/17
4.	Proposed Gas Main Reticulation Headworks Proposal – Sheet 04 Flagstone Project	P115314-GDI-LCC-HWK-001, Rev 0	12/10/17
5.	Proposed Gas Main Reticulation Headworks Proposal – Sheet 05 Flagstone Project	P115314-GDI-LCC-HWK-001, Rev 0	12/10/17
6.	Proposed Gas Main Reticulation Headworks Proposal – Sheet 06 Flagstone Project	P115314-GDI-LCC-HWK-001, Rev 0	12/10/17
Plans and documents previously approved on 14 August 2017. Delete if not required.		Number (if applicable)	Date (if applicable)
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;	a) Prior to commencement of works

	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
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: - provision for the management of traffic around and through the site during and outside of construction work hours; - provision of parking for workers and materials delivery during and outside of construction hours of work; - ongoing monitoring, management review and certified updates (as required); - 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: i. prepared generally in accordance with the State Planning Policy, July 2014 (as amended from time to time) and relevant guidelines; and ii. 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: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); ii. 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.

**** End of Package ****