



Our ref: DEV2017/848

Department of Infrastructure,
Local Government and Planning

6 December 2017

Burchills Engineering Solutions
Att: Mr Lucas Faulkner
PO Box 3766
AUSTRALIA FAIR QLD 4215

Dear Lucas

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS – EARTHWORKS AT 918 GREENBANK ROAD, NORTH MACLEAN DESCRIBED AS LOT 2 ON SP267252

On 5 December 2017, the above Priority Development Area (PDA) development approval has been granted under s.85(4)(b) of the *Economic Development Act 2012*. It approves all of the PDA development approval applied for subject to PDA development conditions set out in this decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <https://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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ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	918 Greenbank Road, North Maclean	
Lot on plan description	Lot number	Plan description
	2	SP267252
PDA development application details		
DEV reference number	DEV2017/848	
'Properly made' date	22 May 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	Earthworks	

PDA development approval details			
Decision		The PDA development approval has been granted that approves all of the PDA development approval applied for subject to PDA development conditions set out in the decision notice.	
Decision date		5 December 2017	
Currency period		2 years from decision date	
Plans and documents			
The plans and documents approved 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.	Earthworks Layout Plan	BE160335-01, C200, Version D	20-11-17
2.	Earthworks Sections	BE160335-01, C203, Version B	21-09-17

ABBREVIATIONS

For the purposes of interpreting this Approval, the following is a list of abbreviations utilised in the conditions:

1. **Certification Procedures Manual** means Certification Procedures Manual, prepared by Economic Development Queensland, Version 4, dated 16 October 2017, (as amended from time to time).
2. **DILGP** means The Department of Infrastructure, Local Government and Planning.
3. **EDQ** means the Economic Development Queensland
4. **PDA** means Priority Development Area.

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, drawings and documents.	At all times
2.	Certification of Operational Works All operational works undertaken on the site must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> . The specific conditions that the <i>Certification Procedures</i>	As required by the <i>Certification Procedures Manual</i>

	<i>Manual</i> applies to are: • Condition 5 – Filling and Excavation • Condition 6 – Stormwater Management (Quantity) • Condition 8 – Erosion and Sediment Management	
Engineering		
3.	Construction Management Plan a) Submit to EDQ Development Assessment, DILGP 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 site works b) At all times during construction
4.	Traffic Management Plan a) Submit to EDQ Development Assessment, DILGP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification or higher. 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. planning including risk identification and assessment, staging, etc; iv. ongoing monitoring, management review and certified updates (as required); v. 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 or State road(s).	a) Prior to commencement of site works

	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 following amended approved plans: i. Earthworks Layout Plan, prepared by Burchills Engineering Solutions, drawing no. BE160355-01 C200, version D, dated 20/11/17; and ii. Earthworks Sections, prepared by Burchills Engineering Solutions, drawing no. BE160355-01, C203, version B, dated 21/09/17. 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. 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 b) Prior to practical completion c) Within 10 business days of practical completion
6.	Stormwater Management (Quantity) a) Submit to EDQ Development Assessment, DILGP detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater works in Easement A on SP267252 (including the outlet to Scott Lane) generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the approved plans. The works must not: i. Create any new discharge points for stormwater runoff onto the State-controlled road. ii. Interfere with and/or cause damage to the existing stormwater drainage on the State-controlled road.	a) Prior to commencement of site works

	iii. Surcharge any existing culvert or drain on the State-controlled road. iv. Reduce the quality of stormwater discharge onto the State-controlled road. 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 c) Within 10 business days of practical completion
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
Landscape and Environment		
8.	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). 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
9.	Koala Habitat Offsets a) Pursuant to PDA Guideline No. 17 – Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs, dated May 2017, pay to EDQ Development Assessment, DILGP \$9,750 for the 0.65ha of low value bushland habitat that has been cleared on the site, or b) Submit evidence that the monetary contribution required by part (a) of this condition has been paid to EDQ.	Prior to the commencement of works

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 ****