



Department of  
**State Development,  
Manufacturing,  
Infrastructure and Planning**

Our ref: DEV2018/940

24 July 2018

Meinhardt Urban  
Att: Jason Harley  
PO Box 2293  
Southport Qld 4215

Dear Jason

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS FOR VEGETATION CLEARING AND FILL AND EXCAVATION (STORMWATER INFRASTRUCTURE) AT LOT 905 PARKSIDE DRIVE, JIMBOOMBA DESCRIBED AS LOT 905 ON SP216472**

On 23 July 2018 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 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 website [www.dsdmip.qld.gov.au/pda-da-applications](http://www.dsdmip.qld.gov.au/pda-da-applications).

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brandon Bouda on (07) 3452 7587.

Yours sincerely

Jeanine Stone  
**Director  
Development Assessment  
Economic Development Queensland**

Minister for Economic Development  
Queensland  
GPO Box 2202  
Brisbane Queensland 4001 Australia  
**Website** [www.edq.qld.gov.au](http://www.edq.qld.gov.au)  
ABN 76 590 288 697

## PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Lot 905 Parkside Drive, Jimboomba	
Lot on plan description	Lot number	Plan description
	Lot 905	SP216472
PDA development application details		
DEV reference number	DEV2018/940	
'Properly made' date	19 June 2018	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Vegetation Clearing and Fill and Excavation for Stormwater Infrastructure	

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		23 July 2018	
Currency period		2 Years	
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.	Bioretention Basin Layout Plan, prepared by Meinhardt	C1S7C-CIL-210 Rev. A	6 April 2018
2.	Bioretention Basin Details, prepared by Meinhardt	C1S7C-CIL-211 Rev. A	6 April 2018
3.	Vegetation Clearing and Fauna Management Plan, prepared by Saunders Havill Group	8418 E 02 S7B VCFMP B, Revision B	27 February 2018
4.	Vegetation Clearing and Fauna Management Plan, prepared by Saunders Havill Group	8418 E 03 S7B VCFMP B, Revision B	27 February 2018
5.	Vegetation Clearing and Fauna Management Plan, prepared by Saunders Havill Group	8418 E 04 S7B VCFMP C, Revision C	30 April 2018

### **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 Infrastructure, Local Government and Planning, effective 16 October 2017 (as amended from time to time).
2. **Council** means Logan City Council.
3. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
4. **EDQ** means Economic Development Queensland.
5. **MEDQ** means The Minister of Economic Development Queensland.
6. **PDA** means Priority Development Area.



	<p>certified updates (as required); and</p> <p>i. 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).</p> <p>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.</p>	<p>b) At all times during site works</p>
<b>4.</b>	<p><b>Retaining Walls</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, of all retaining walls 1.0m or greater in height.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencement of the works</p> <p>b) At all times during site works</p> <p>c) Upon completion of the construction of the works</p>
<b>5.</b>	<p><b>Public Infrastructure – Damage, Repairs and Relocation</b></p> <p>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.</p>	<p>Prior to acceptance on-maintenance</p>
<b>Landscape and Environment</b>		
<b>6.</b>	<p><b>Vegetation Clearing and Fauna Management</b></p> <p>Undertake all vegetation clearing and fauna management in accordance with the following approved documents:</p> <p>i. Vegetation Clearing and Fauna Management Plan, prepared by Saunders Havill Group, document number 8418 E 02 and 03 S7B VCFMP B, Revision B, dated 27 February 2018</p> <p>ii. Vegetation Clearing and Fauna Management Plan, prepared by Saunders Havill Group, document number 8418 E 04 S7B VCFMP C, Revision C, dated 30 April 2018</p>	<p>At all times during vegetation clearing</p>

7.	<p><b>Acid Sulfate Soils (ASS)</b></p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP, an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be:</p> <ul style="list-style-type: none"> <li>i. prepared generally in accordance with the State Planning Policy, July 2014 (as amended from time to time) and relevant guidelines; and</li> <li>ii. certified by a suitably qualified professional in soils and/or erosion sediment control.</li> </ul> <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p>	<p>a) Prior to commencement of or during site works</p> <p>b) At all times during site works</p>
8.	<p><b>Erosion and Sediment Management</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP 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:</p> <ul style="list-style-type: none"> <li>i. State Planning Policy 2017</li> <li>ii. Healthy Land and Water Technical Note: Complying with the SPP - Sediment Management on Construction Sites</li> <li>iii. Urban Stormwater Quality Planning Guidelines 2010 (DEHP)</li> <li>iv. Best Practice Erosion and Sediment Control (International Erosion Control Association).</li> </ul> <p>b) Implement the certified ESCP as required under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during site works</p>
<b>Surveying, Land Transfers and Easements</b>		
9.	<p><b>Easements over infrastructure</b></p> <p>Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets.</p> <p>The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>	<p>Prior to acceptance on-maintenance</p>

## 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 \*\***