



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

Our ref: DEV2018/949

21 August 2018

Meinhardt Urban Pty Ltd  
Att: Mr Jason Harley  
Associate Director  
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 WORK – VEGETATION CLEARING AND FILLING AND EXCAVATING AT HOMESTEAD DRIVE, FLAGSTONE DESCRIBED AS LOT 908 ON SP303089**

On 21 August 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 Marissa Bais on 3452 7406.

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                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |
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| Name of priority development area (PDA) | Greater Flagstone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |
| Site address                            | Homestead Drive, Flagstone                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Plan description |
|                                         | Lot 908                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SP303089         |
| PDA development application details     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |
| DEV reference number                    | DEV2018/949                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |
| 'Properly made' date                    | 31 July 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |
| Type of application                     | <input checked="" type="checkbox"/> New development involving: <div style="margin-left: 20px;"> <input type="checkbox"/> Material change of use               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> <input type="checkbox"/> Reconfiguring a lot               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> <input checked="" type="checkbox"/> Operational work               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input checked="" type="checkbox"/> Development permit                 </div> <input type="checkbox"/> Changing a PDA development approval               <input type="checkbox"/> Extending the currency period of a PDA approval             </div> |                  |
| Description of proposal applied for     | Vegetation clearing and filling and excavating                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |

| PDA development approval details                                                                                                |                                                           |                                                                                                                                                            |                      |
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| 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                                                                                                                   |                                                           | 21 August 2018                                                                                                                                             |                      |
| 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 (if applicable)                                                                                                                                     | Date (if applicable) |
| 1.                                                                                                                              | Drawing Index and Locality Plan                           | C1-S1WEST-CIL-800 Rev B                                                                                                                                    | 16/07/2018           |
| 2.                                                                                                                              | Typical Sections and Details                              | C1-S1WEST-CIL-804 Rev B                                                                                                                                    | 16/07/2018           |
| 3.                                                                                                                              | Earthworks Layout Plan Sheet 1 of 3 prepared by Meinhardt | C1-S1WEST-CIL-820 Rev B                                                                                                                                    | 16/07/18             |
| 4.                                                                                                                              | Earthworks Layout Plan Sheet 2 of 3 prepared by Meinhardt | C1-S1WEST-CIL-821 Rev B                                                                                                                                    | 16/07/18             |
| 5.                                                                                                                              | Earthworks Layout Plan Sheet 3 of 3 prepared by Meinhardt | C1-S1WEST-CIL-822 Rev B                                                                                                                                    | 16/07/18             |
| 6.                                                                                                                              | Earthworks Sections Sheet 1 of 11 prepared by Meinhardt   | C1-S1WEST-CIL-830 Rev A                                                                                                                                    | 09/02/18             |
| 7.                                                                                                                              | Earthworks Sections Sheet 2 of 11 prepared by Meinhardt   | C1-S1WEST-CIL-831 Rev A                                                                                                                                    | 09/02/18             |
| 8.                                                                                                                              | Earthworks Sections Sheet 3 of 11 prepared by Meinhardt   | C1-S1WEST-CIL-832 Rev A                                                                                                                                    | 09/02/18             |
| 9.                                                                                                                              | Earthworks Sections Sheet 4 of 11 prepared by Meinhardt   | C1-S1WEST-CIL-833 Rev A                                                                                                                                    | 09/02/18             |
| 10.                                                                                                                             | Earthworks Sections Sheet 5 of 11 prepared by Meinhardt   | C1-S1WEST-CIL-834 Rev A                                                                                                                                    | 09/02/18             |
| 11.                                                                                                                             | Earthworks Sections Sheet 6 of 11 prepared by Meinhardt   | C1-S1WEST-CIL-835 Rev A                                                                                                                                    | 09/02/18             |
| 12.                                                                                                                             | Earthworks Sections Sheet 7 of 11 prepared by Meinhardt   | C1-S1WEST-CIL-836 Rev A                                                                                                                                    | 09/02/18             |
| 13.                                                                                                                             | Earthworks Sections Sheet 8 of 11 prepared by Meinhardt   | C1-S1WEST-CIL-837 Rev A                                                                                                                                    | 09/02/18             |
| 14.                                                                                                                             | Earthworks Sections Sheet 9 of 11 prepared by Meinhardt   | C1-S1WEST-CIL-838 Rev A                                                                                                                                    | 09/02/18             |
| 15.                                                                                                                             | Earthworks Sections Sheet 10 of 11 prepared by Meinhardt  | C1-S1WEST-CIL-839 Rev A                                                                                                                                    | 09/02/18             |
| 16.                                                                                                                             | Earthworks Sections Sheet 11 of 11 prepared by Meinhardt  | C1-S1WEST-CIL-840 Rev A                                                                                                                                    | 09/02/18             |

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| 17. | Erosion/Sediment Control Management Plan Phase 1 Sheet 1 of 2 prepared by Meinhardt  | C1-S1WEST-CIL-890 Rev B           | 16/07/18   |
| 18. | Erosion/Sediment Control Management Plan Phase 1 Sheet 2 of 2 prepared by Meinhardt  | C1-S1WEST-CIL-891 Rev A           | 09/02/18   |
| 19. | Erosion/Sediment Control Management Plan Phase 2 Sheet 1 of 2 prepared by Meinhardt  | C1-S1WEST-CIL-892 Rev B           | 16/07/18   |
| 20. | Erosion/Sediment Control Management Plan Phase 2 Sheet 2 of 2 prepared by Meinhardt  | C1-S1WEST-CIL-893 Rev A           | 09/02/18   |
| 21. | Erosion/Sediment Control Management Plan Notes and Details prepared by Meinhardt     | C1-S1WEST-CIL-894 Rev B           | 16/07/18   |
| 22. | Vegetation Management Plan Internal Development Area                                 | 8418 E 02 West VCFMP B Revision B | 18/07/2018 |
| 23. | Vegetation Management Plan Internal Development Area                                 | 8418 E 03 West VCFMP B Revision B | 18/07/2018 |
| 24. | Vegetation Management Plan Internal Development Area                                 | 8418 E 04 West VCFMP B Revision B | 18/07/2018 |
| 25. | Vegetation Management Plan Internal Development Area                                 | 8418 E 05 West VCFMP A Revision B | 18/07/2018 |
| 26. | Vegetation Management Plan Internal Development Area                                 | 8418 E 06 West VCFMP A Revision B | 18/07/2018 |
| 27. | Vegetation Management Plan Internal Development Area                                 | 8418 E 07 West VCFMP A Revision A | 18/07/2018 |
| 28. | Tree Schedule 8418 – Flagstone City Master Tree Schedule (West batter works extract) | Sheets 1 - 9                      | 04/07/2018 |

## **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 State Development, Infrastructure and Planning, October 2017 (as amended from time to time).
2. **DSDMIP** means The Department of State Development, Manufacturing Infrastructure and Planning.
3. **EDQ** means Economic Development Queensland.
4. **MEDQ** means The Minister of Economic Development Queensland.
5. **PDA** means Priority Development Area.
6. **RPEQ** means Registered Professional Engineer of Queensland

| <b>PDA Development Conditions</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |
|-----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| <b>No.</b>                        | <b>Condition</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Timing</b>                                             |
| <b>General</b>                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |
| <b>1.</b>                         | <b>Carry out the Approved Development</b><br><br>Carry out the approved development generally in accordance with the approved plans and documents.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | At all times during construction and to be maintained     |
| <b>2.</b>                         | <b>Certification of Operational Works</b><br><br>All operational works undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the DSDMIP <i>Certification Procedures Manual</i> .                                                                                                                                                                                                                                                                                                                                                                                                         | As required by the <i>Certification Procedures Manual</i> |
| <b>Engineering</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                           |
| <b>3.</b>                         | <b>Construction Management Plan</b><br><br>a) Submit to EDQ Development Assessment, DSDMIP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:<br>i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i> ;<br>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 | a) Prior to commencement of site works                    |

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                        |
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|           | <p>nuisance to upstream or downstream properties;</p> <p>iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor.</p> <p>iv. construction traffic to minimise external impacts.</p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>b) At all times during construction</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 by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>a) Prior to commencement of site works</p> <p>b) Prior to practical completion</p> <p>c) Within 4 weeks of practical completion</p> |
| <b>5.</b> | <p><b>Filling and Excavation</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i> and the approved plans.</p> <p>The certified earthworks plans shall:</p> <ol style="list-style-type: none"> <li>include a geotechnical soils assessment of the site;</li> <li>be consistent with the Erosion and Sediment Control plans;</li> <li>provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>provide full details of any areas where surplus soils are to be stockpiled.</li> </ol> <p>b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ that all earthworks have been carried out in generally accordance with</p> | <p>a) Prior to commencement of site works</p> <p>b) Prior to practical completion</p> <p>c) Within 4 weeks of practical completion</p> |

|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                   |
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|                                  | the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                   |
| <b>6.</b>                        | <b>Public Infrastructure – Damage, Repairs and Relocation</b><br><br>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.                                                                                    |
| <b>Landscape and Environment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                   |
| <b>7.</b>                        | <b>Erosion and Sediment Management</b><br><br>a) Submit to EDQ Development Assessment, DSDMIP detailed erosion and sediment control plans certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the approved preliminary plans and the following guidelines:<br>i. State Planning Policy 2017 – Water Quality<br>ii. Best Practice Erosion and Sediment Control (International Erosion Control Association).<br><br>b) Implement the certified erosion and sediment control plans as required under part a) of this condition. | a) Prior to commencement of site works<br><br><br><br><br><br><br><br><br><br>b) At all times during construction |
| <b>8.</b>                        | <b>Vegetation Clearing and Fauna Management</b><br><br>Undertake all vegetation clearing and fauna management in accordance with the following approved documents:<br><br>i. Vegetation Clearing and Fauna Management Plan, prepared by Saunders Havill Group, document number 8418 E 02, 03 and 04 West VCFMP B, Revision B, dated 18 July 2018<br>ii. Vegetation Clearing and Fauna Management Plan, prepared by Saunders Havill Group, document number 8418 E 05, 06 and 07 West VCFMP A, Revision B, dated 18 July 2018                                                                     | At all times during vegetation clearing                                                                           |
| <b>9.</b>                        | <b>Acid Sulfate Soils (ASS)</b><br><br>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:<br>i. prepared generally in accordance with the State Planning Policy, July 2014 (as amended from                                                                                                                                                                                                                                                                                         | a) Prior to commencement of or during site works                                                                  |

|  |                                                                                                                                                       |                                          |
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|  | <p>time to time) and relevant guidelines; and</p> <p>ii. certified by a suitably qualified professional in soils and/or erosion sediment control.</p> |                                          |
|  | <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p>                              | <p>b) At all times during site works</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 \*\***