



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

Our ref: DEV2018/951

24 August 2018

Meinhardt Urban Pty Ltd  
Att: Mr 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 – VEGETATION CLEARING, FILLING AND EXCAVATION, AND STORMWATER INFRASTRUCTURE AT HOMESTEAD DRIVE, FLAGSTONE DESCRIBED AS LOT 911 ON SP303089, LOT 2 SP303089 AND LOT 908 ON SP195799**

On 24 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 <http://www.dsdmip.qld.gov.au/edq/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Sarah Hampstead on 3452 7097.

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                            | Homestead Drive, Flagstone QLD 4280                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Plan description |
|                                         | Lot 911                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SP303089         |
|                                         | Lot 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | SP303089         |
|                                         | Lot 908                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | SP195799         |
| PDA development application details     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |
| DEV reference number                    | DEV2018/951                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |
| 'Properly made' date                    | 2 August 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| Type of application                     | <input 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<br><input type="checkbox"/> Extending the currency period of a PDA approval |                  |
| Description of proposal applied for     | Operational Works – Vegetation Clearing, Filling and Excavation, and 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                                                                                                                   |                                                                                       | 24 August 2018                                                                                                                                             |                      |
| Currency period                                                                                                                 |                                                                                       | 2 years from Decision Date                                                                                                                                 |                      |
| 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 prepared by Meinhardt                                 | C1-S2-CIL-800 Rev A                                                                                                                                        | 26/07/18             |
| 2.                                                                                                                              | Typical Sections and Kerb Details prepared by Meinhardt                               | C1-S2-CIL-804 Rev A                                                                                                                                        | 26/07/18             |
| 3.                                                                                                                              | Earthworks Layout Plan Sheet 1 of 2 prepared by Meinhardt                             | C1-S2-CIL-820 Rev A                                                                                                                                        | 26/07/18             |
| 4.                                                                                                                              | Earthworks Layout Plan Sheet 2 of 2 prepared by Meinhardt                             | C1-S2-CIL-821 Rev A                                                                                                                                        | 26/07/18             |
| 5.                                                                                                                              | Earthworks Cut & Fill Plan Sheet 1 of 2 prepared by Meinhardt                         | C1-S2-CIL-830 Rev A                                                                                                                                        | 26/07/18             |
| 6.                                                                                                                              | Earthworks Cut & Fill Plan Sheet 2 of 2 prepared by Meinhardt                         | C1-S2-CIL-831 Rev A                                                                                                                                        | 26/07/18             |
| 7.                                                                                                                              | Earthworks Sections Sheet 1 of 2 prepared by Meinhardt                                | C1-S2-CIL-840 Rev A                                                                                                                                        | 26/07/18             |
| 8.                                                                                                                              | Earthworks Sections Sheet 2 of 2 prepared by Meinhardt                                | C1-S2-CIL-841 Rev A                                                                                                                                        | 26/07/18             |
| 9.                                                                                                                              | Erosion & Sediment Control Management Plan Phase 1 Sheet 1 of 2 prepared by Meinhardt | C1-S2-CIL-890 Rev A                                                                                                                                        | 26/07/18             |
| 10.                                                                                                                             | Erosion & Sediment Control Management Plan Phase 1 Sheet 2 of 2 prepared by Meinhardt | C1-S2-CIL-891 Rev A                                                                                                                                        | 26/07/18             |
| 11.                                                                                                                             | Erosion & Sediment Control Management Plan Phase 2 Sheet 1 of 2 prepared by Meinhardt | C1-S2-CIL-892 Rev A                                                                                                                                        | 26/07/18             |
| 12.                                                                                                                             | Erosion & Sediment Control Management Plan Phase 2 Sheet 2 of 2 prepared by Meinhardt | C1-S2-CIL-893 Rev A                                                                                                                                        | 26/07/18             |
| 13.                                                                                                                             | Erosion/Sediment Control Management Plan Notes and Details prepared by Meinhardt      | C1-S2-CIL-894 Rev A                                                                                                                                        | 26/07/18             |
| 14.                                                                                                                             | Vegetation Clearing – Notes prepared by Saunders Havill Group                         | 8047 E02 Stage 2 VMP Rev C                                                                                                                                 | 19/06/18             |

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| 15. | Vegetation Management Plan – Key Plan prepared by Saunders Havill Group        | 8047 E03 Stage 2 VMP Rev C | 21/06/18 |
| 16. | Vegetation Management Plan – Detail Sheet 04 prepared by Saunders Havill Group | 8047 E04 Stage 2 VMP Rev C | 21/06/18 |
| 17. | Vegetation Management Plan – Detail Sheet 05 prepared by Saunders Havill Group | 8047 E05 Stage 2 VMP Rev C | 21/06/18 |
| 18. | Vegetation Management Plan – Detail Sheet 06 prepared by Saunders Havill Group | 8047 E06 Stage 2 VMP Rev C | 21/06/18 |
| 19. | Vegetation Management Plan – Detail Sheet 07 prepared by Saunders Havill Group | 8047 E07 Stage 2 VMP Rev C | 21/06/18 |
| 20. | Vegetation Management Plan – Detail Sheet 08 prepared by Saunders Havill Group | 8047 E08 Stage 2 VMP Rev C | 21/06/18 |
| 21. | Vegetation Management Plan – Detail Sheet 09 prepared by Saunders Havill Group | 8047 E09 Stage 2 VMP Rev C | 21/06/18 |
| 22. | Vegetation Management Plan – Detail Sheet 10 prepared by Saunders Havill Group | 8047 E10 Stage 2 VMP Rev C | 21/06/18 |
| 23. | Vegetation Management Plan – Detail Sheet 11 prepared by Saunders Havill Group | 8047 E11 Stage 2 VMP Rev C | 21/06/18 |
| 24. | Vegetation Management Plan – Detail Sheet 12 prepared by Saunders Havill Group | 8047 E12 Stage 2 VMP Rev C | 21/06/18 |
| 25. | Vegetation Management Plan – Detail Sheet 13 prepared by Saunders Havill Group | 8047 E13 Stage 2 VMP Rev C | 21/06/18 |
| 26. | Vegetation Management Plan – Detail Sheet 14 prepared by Saunders Havill Group | 8047 E14 Stage 2 VMP Rec C | 21/06/18 |
| 27. | Vegetation Management Plan – Detail Sheet 15 prepared by Saunders Havill Group | 8047 E15 Stage 2 VMP Rev C | 21/06/18 |
| 28. | Vegetation Management Plan – Detail Sheet 16 prepared by Saunders Havill Group | 8047 E16 Stage 2 VMP Rev C | 21/06/18 |
| 29. | Vegetation Management Plan – Detail Sheet 17 prepared by Saunders Havill Group | 8047 E17 Stage 2 VMP Rev C | 21/06/18 |

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| 30. | Vegetation Management Plan – Detail Sheet 18 prepared by Saunders Havill Group    | 8047 E18 Stage 2 VMP Rev C | 21/06/18 |
| 31. | Vegetation Management Plan – Detail Sheet 19 prepared by Saunders Havill Group    | 8047 E19 Stage 2 VMP Rev C | 21/06/18 |
| 32. | Vegetation Management Plan – Detail Sheet 20 prepared by Saunders Havill Group    | 8047 E20 Stage 2 VMP Rev C | 21/06/18 |
| 33. | Vegetation Management Plan – Detail Sheet 21 prepared by Saunders Havill Group    | 8047 E21 Stage 2 VMP Rev C | 21/06/18 |
| 34. | Vegetation Management Plan – Clearing Direction prepared by Saunders Havill Group | 8047 E22 Stage 2 VMP Rev C | 21/06/18 |
| 35. | Fauna Management Plan prepared by Saunders Havill Group                           | 8047 Rev D                 | 29/06/18 |

### **ABBREVIATIONS**

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **DSDMIP** means The Department of State Development, Manufacturing Infrastructure and Planning.
2. **EDQ** means Economic Development Queensland.
3. **MEDQ** means The Minister of Economic Development Queensland.
4. **PDA** means Priority Development Area.
5. **RPEQ** means Registered Professional Engineer of Queensland

### PDA Development Conditions

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|                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                        |
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|                      | 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                                                                                                    |
| <b>4.</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 preliminary 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 the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.</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>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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Prior to practical completion.                                                                                                         |
| <b>Environmental</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                        |
| <b>6.</b>            | <p><b>Erosion and Sediment Management</b></p> <p>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:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | a) Prior to commencement of site works                                                                                                 |

|  |                                                                                                                                                 |                                     |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
|  | i. State Planning Policy 2017 – Water Quality<br>ii. Best Practice Erosion and Sediment Control<br>(International Erosion Control Association). |                                     |
|  | b) Implement the certified erosion and sediment control plans as required under part a) of this condition.                                      | 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 \*\***