



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

Our ref: DEV2019/1060

21 August 2019

Meinhardt Urban Pty Ltd
Att: Mr Jason Harley
PO Box 10173
BRISBANE QLD 4000

Dear Mr Harley

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS - PROPOSED BUS TURNING FACILITY AT GATEWAY DRIVE, FLAGSTONE DESCRIBED AS LOT 908 ON SP303162

On 21 August 2019 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://dsdmip.qld.gov.au/economic-development-qld/buying-and-developing-land/development-applications-and-assessment/current-applications-and-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

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
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Gateway Drive, Flagstone	
Lot on plan description	Lot number	Plan description
	908	SP303162
PDA development application details		
DEV reference number	DEV2019/1060	
'Properly made' date	16 August 2019	
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	Proposed bus turning facility	

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		21 August 2019	
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.	Roadworks & Drainage Layout Plan prepared by Meinhardt	C1-S1BUS-200 Rev A	15 August 2019
2.	Long Sections prepared by Meinhardt	C1-S1BUS-220 Rev A	15 August 2019
3.	Cross Sections prepared by Meinhardt	C1-S1BUS-230 Rev A	15 August 2019
4.	Signs & Linemarking prepared by Meinhardt	C1-S1BUS-250 Rev A	15 August 2019
5.	Stormwater Drainage Longitudinal Sections prepared by Meinhardt	C1-S1BUS-320 Rev A	15 August 2019
6.	Stormwater Drainage Structure Details prepared by Meinhardt	C1-S1BUS-340 Rev A	15 August 2019
7.	Erosion & Sediment Control Management Plan Phase 2 prepared by Meinhardt	C1-S1BUS-601 Rev A	15 August 2019
8.	Erosion & Sediment Control Management Plan Phase 3 prepared by Meinhardt	C1-S1BUS-602 Rev A	15 August 2019
9.	Erosion & Sediment Control management Plan Notes and Details prepared by Meinhardt	C1-S1BUS-603 Rev A	15 August 2019
10.	Safety in Design prepared by Meinhardt	C1-S1BUS-002	15 August 2019

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS

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

1. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 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 for Economic Development Queensland.
6. **PDA** means Priority Development Area.
7. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions – Operational Work

[illegible]

No.	Condition	Timing
	iv. ongoing monitoring, management review and certified updates (as required); and 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). b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition which is to be current and available on site at all times.	b) At all times during construction
5.	Bus Turnaround Works a) Construct the bus turning facility works generally in accordance with the approved RPEQ certified plans. b) Submit to EDQ Development Assessment, DSDMIP certified by a RPEQ, 'as-constructed' plans and asset register in a format acceptable to Council.	a) Prior to commencement of use of the bus turning facility b) Prior to acceptance 'on-maintenance'
6.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Within 4 weeks of completing the works
Environment		
7.	Erosion and Sediment Management Implement erosion and sediment management generally in accordance with the approved RPEQ certified plans.	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 ****