



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

Our ref: DEV2019/1058

4 October 2019

Pacific International Development Corporation Pty Ltd
ATF the PIDC Trust
C/- Mortons Urban Solutions
Att: Mr Gavin Johnson
PO Box 2484
SOUTHPORT QLD 4215

Dear Gavin

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT – 1 LOT INTO 5 MANAGEMENT LOTS, 2 PARK LOTS, ACCESS EASEMENT AND ASSOCIATED ROADS AT LOT 3 MOUNT ELLIOTT ROAD, FLINDERS LAKES DESCRIBED AS PART OF LOT 3 ON S311896

On 4 October 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 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 2452 7422.

Yours sincerely

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

Minister for Economic Development
Queensland
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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	Lot 3 Mount Elliott Road, Flinders Lake	
Lot on plan description	Lot number	Plan description
	3	S311896
PDA development application details		
DEV reference number	DEV2019/1058	
'Properly made' date	19 November 2018	
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	1 into 5 Management Lots, 2 Park Lots, Access Easements and Associated Roads	

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		4 October 2019	
Currency period		10 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 <i>(if applicable)</i>	Date <i>(if applicable)</i>
1.	Management Lots and Staged Road Reserve Plan	23300-ROL-001, Amendment C	13/09/19
2.	Entry Road Concept Super Lots, Typical Sections	23301-SPR-SK012, Amendment A	03/07/19
3.	Entry Road Concept Roadworks Overall Keyplan	23301-SPR-SK003, Amendment A	03/07/19
4.	Entry Road Concept Roadworks Plan Sheet 01	23301-SPR-SK004, Amendment A	03/07/19
5.	Entry Road Concept Roadworks Plan Sheet 02	23301-SPR-SK005, Amendment A	03/07/19
6.	Entry Road Concept Roadworks Plan Sheet 03	23301-SPR-SK006, Amendment A	03/07/19
7.	Entry Road Concept Roadworks Plan Sheet 04	23301-SPR-SK007, Amendment A	03/07/19
8.	Entry Road Concept Roadworks Plan Sheet 05	23301-SPR-SK008, Amendment A	03/07/19
9.	Entry Road Concept Roadworks Plan Sheet 06	23301-SPR-SK009, Amendment A	03/07/19
10.	Entry Road Concept Roadworks Plan Sheet 07	23301-SPR-SK010, Amendment A	03/07/19
11.	Concept Roadworks Roundabout Detail Plan Sheet 01	23301-SPR-SK001, Amendment A	03/07/19
12.	Concept Roadworks Roundabout Detail Sketch Sheet 01	23301-SPR-SK002, Amendment A	03/07/19

Supporting Plans and Documents

To remove any doubt, the following documents are not approved documents for the purposes of this PDA development approval, but rather are supporting documents.

Supporting plans, reports and specifications		Number (if applicable)	Date (if applicable)
Endorsed Context Plan			
13.	Flinders - Precinct 01 Context plan	RD1002, Rev Q	14.07.17 (endorsed 25 Oct 2017)
Endorsed Infrastructure Master Plans			
14.	Precinct 1 (Lake Concept) Water Supply Infrastructure Master Plan	23301/IMP, Rev. B	25.05.2018 (endorsed 27 August 2018) as amended from time to time
15.	Precinct 1 (Lake Concept) Movement Network Infrastructure Master Plan	23301/IMP, Rev. 9	22.03.2019 (endorsed 14 June 2019) as amended from time to time
16.	Precinct 1 (Lake Concept) Sewer Supply Infrastructure Master Plan	23301/IMP, Rev. C	04.07.2018 (endorsed 27 August 2018) as amended from time to time

PREAMBLE

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

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDMIP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DSDMIP to determine the relevant plans/supporting information required to be submitted.

- ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
- iii. **within 30 business days** – EDQ Development Assessment, DSDMIP assesses the plans/supporting information and:
 - 1. if satisfied with the plans/supporting information as submitted - endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
- iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSDMIP **within 30 business days** from the date of the notice.
- v. **within 30 business days** – EDQ Development Assessment, DSDMIP assesses the revised plans/supporting information and:
 - 1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
- vi. if EDQ Development Assessment, DSDMIP is not satisfied that compliance has been achieved within **30 business days** - repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DSDMIP endorses relevant plans/supporting information.

ABBREVIATIONS

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. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Parkland** means carrying out operational works related to the provision of parkland infrastructure

- c. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - d. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - e. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
 - f. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
- 3. **Council** means Logan City Council.
 - 4. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
 - 5. **EDQ** means Economic Development Queensland
 - 6. **MEDQ** means The Minister of Economic Development Queensland.
 - 7. **PDA** means Priority Development Area.
 - 8. **RPEQ** means Registered Professional Engineer of Queensland.

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 and documents.	Prior to survey plan endorsement for the relevant stage
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Street Naming Submit to EDQ Development Assessment, DSDMIP a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage

Engineering		
4.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDMIP 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; and 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 submitted under part a) of this condition which is to be current and available on site at all times during the construction period.	a) Prior to commencement of site works for the relevant stage b) At all times during construction
5.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP is to 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. risk identification, assessment and identification of mitigation measures; 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).	a) Prior to commencement of site works

	Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP. 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
6.	Retaining Walls a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls are to be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDMIP. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. 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 submitted under part a) of this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
7.	Compliance Assessment - Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i> and EDQ Guideline 13 – Engineering Standards. The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans submitted under condition 18; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and - provide full details of any areas where surplus soils are to be stockpiled.	a) Prior to commencement of site works for the relevant stage

	b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
8.	Compliance Assessment - Flinders Lakes Drive a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment, detailed engineering design and construction drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices and pedestrian footpaths, generally in accordance with EDQ Guideline 13 – Engineering Standards and the following plans/documents: i. Precinct 1 (Lake Concept) Movement Network Infrastructure Master Plan, ii. Entry Road Concept Super Lots, Typical Sections, Drawing No. 23301-SPR-SK012, Amend A, dated 03/07/19 and prepared by Mortons Urban Solutions iii. Entry Road Concept Roadworks Overall Keyplan, Drawing No. 23301-SPR-SK003, Amend A, dated 03/07/19 and prepared by Mortons Urban Solutions iv. Entry Road Concept Roadworks Plan, Sheets 01 - 07, Drawing No. 23301-SPR-SK004 – SK010, Amend A, dated 03/07/19 and prepared by Mortons Urban Solutions v. Concept Roadworks Roundabout Detail Plan, Sheet 01, Drawing No. 23301-SPR-SK001, Amend A, dated 03/07/19 and prepared by Mortons Urban Solutions vi. Concept Roadworks Roundabout Detail Sketch, Sheet 01, Drawing No. 23301-SPR-SK002, Amend A, dated 03/07/19 and prepared by Mortons Urban Solutions. Proposed indented bus bays and in line bus stops shall be designed in accordance with the <i>Translink Public Transport Infrastructure Manual 2015</i> and <i>Disability Standards for Accessible Public Transport 2004</i>. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site work for the first stage b) Prior to survey plan endorsement for the relevant stage

	c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	c) Prior to survey plan endorsement for the relevant stage
9.	Compliance Assessment - Water Main Along Flinders Lakes Drive a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment, a detailed water reticulation design plans along the Flinders Lakes Drive road reserve, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the following documents: i. Endorsed Precinct 1 (Lake Concept) Water Supply Infrastructure Master Plan. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' plans, asset register, pressure and bacterial test results in accordance with Council's current adopted standards, of all water reticulation works constructed in accordance with this condition.	a) Prior to commencement of site works for the first stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
10.	Compliance Assessment - Water – External a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed water reticulation design plans for the proposed DN375 water main. The detailed plans are to include connection details to the existing network, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the following documents: i. Endorsed Precinct 1 (Lake Concept) Water Supply Infrastructure Master Plan. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' plans, asset register, pressure and bacterial test results in accordance with Council's current adopted standards, of all water reticulation works constructed in accordance with this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

11.	Compliance Assessment – Sewer Main Along Flinders Lakes Drive a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment, a detailed sewer reticulation design plans along the Flinders Lakes Drive road reserve, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the following documents: i. Endorsed Precinct 1 (Lake Concept) Sewer Supply Infrastructure Master Plan. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' plans, asset register, pressure and CCTV results in accordance with Council's current adopted standards, of all sewer reticulation works constructed in accordance with this condition.	a) Prior to commencement of site works for the first stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
12.	Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DSDMIP detailed engineering design and construction drawings, certified by a RPEQ, for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i>. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council, of all stormwater management (quality) works constructed in accordance with this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
13.	Compliance Assessment - Stormwater Management (Quantity) – a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system along Flinders Lake Drive generally in accordance with <i>PDA Guideline No. 13</i>	a) Prior to commencement of site works for the relevant stage

	<i>Engineering standards – Stormwater quantity.</i> b) Construct the works in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council, of all stormwater management (quantity) works constructed in accordance with this condition.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for each stage
14.	Street Lighting Design and install a street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system is to: a) meet the relevant standards of the electricity supplier; b) be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; c) be endorsed by Council as the Energex 'billable customer'; and be generally in accordance with Australian Standard AS1158 –'Lighting for Roads and Public Spaces'.	Prior to survey plan endorsement for the relevant stage
15.	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 survey plan endorsement for the relevant stage
Landscaping and Environment		
16.	Streetscape Works a) Submit to EDQ Development Assessment, DSDMIP detailed streetscape works drawings, including a schedule of proposed standard assets to be transferred to Council, certified by an AILA, generally in accordance with the approved plans. The detailed streetscape works drawings are to include, where applicable: 1. location and type of street lighting in accordance with Australian Standard AS1158 –'Lighting for Roads and Public Spaces'; 2. footpath treatments;	a) Prior to commencement of site works for the relevant stage

	3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' plans and asset register in a format acceptable to Council certified by an AILA.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
17.	Acid Sulfate Soils (ASSMP) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be certified by a suitably qualified professional in soils and/or erosion sediment control b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP submitted under part a) of this condition.	a) Prior to commencement of or during site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage
18.	Erosion and Sediment Management 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: i. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and ii. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). b) Implement the certified ESCP as submitted under part a) of this condition.	a) Prior to commencement of site works for each stage b) At all times during construction

Surveying, land dedications and easements		
19.	Access Easement for Water Reservoir Provide an access easement to enable access to the water reservoir where a road reserve to the water reservoir is not provided.	At the registration of the survey plan creating the water reservoir lot
20.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets located in private land. The widths and 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.	Prior to survey plan endorsement for the relevant sub-stage

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 ****