



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

Our ref: DEV2019/1065

18 October 2019

Mr Ross Dempsey
C/- Storey and Castle Planning Pty Ltd
Att: Mr Rick Castle
12/1 Nerang Street
NERANG QLD 4211

Dear Rick

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS – EARTHWORKS (FILLING) AT 4717 MOUNT LINDESAY HIGHWAY, NORTH MACLEAN DESCRIBED AS LOT 5 ON RP137101

On 18 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 <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
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Brisbane Queensland 4001 Australia
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ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	4717 Mount Lindesay Highway, North Maclean	
Lot on plan description	Lot number	Plan description
	5	RP137101
PDA development application details		
DEV reference number	DEV2019/1065	
'Properly made' date	5 September 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	Earthworks (filling)	

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		18 October 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.	Fish Farm Cut to Fill Plans	102, Issue 2	04/10/2019

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. **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		
No.	Condition	Timing
General		
1.	Carry out the approved development	
	Carry out the approved development generally in	At all times during

	accordance with the approved plans, drawings and documents.	construction
Engineering		
2.	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, 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; iii. contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. 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.	a) Prior to commencement of works b) At all times during construction
3.	Compliance Assessment - Traffic Impact Assessment a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a detailed Traffic Impact Assessment report certified by a suitably qualified and experienced RPEQ that demonstrates the proposed works will not have an adverse impact on Mt Lindesay Highway. The certified report shall address the following: i. address the requirements of the Department of Transport and Main Road's <i>Guide to Traffic Impact Assessment</i>; ii. identify the direct vehicular access/es between the property and the state-controlled road (this includes the informal service road); iii. demonstrate access to the state-controlled road for the types of vehicles associated with the use/s. In particular, demonstrate that the	a) Prior to commencement of works

	access can be designed to accommodate the largest anticipated vehicle type with consideration given to road safety requirements; iv. demonstrate that construction traffic can safely enter and exit the Mount Lindesay Highway through lanes at the informal service road entry and exit; v. identify the upper limit of volumes (and tonnages/Standard Axle Repetition kilometre (SAR_km)) of materials and numbers of vehicles expected to be anticipated within the life of the proposed development (including both haulage of materials and for dewatering); vi. identify the localised pavement impacts of the development traffic, particularly at the access location/s to the informal service road, over the expected life of the project; vii. include properly scaled and fully dimensioned conceptual layout plans for the access/es and be in accordance with the Department of Transport and Main Roads' Road Planning and Design Manual (2nd Edition). This should include a drawing indicating the required sight distances can be achieved for the existing/proposed access on the Mount Lindesay Highway in accordance with the provisions of Section 3.4 of Austroads Guide to Road Design Part 4A. b) Submit to EDQ Development Assessment DSDMIP a detailed Traffic Management Plan (TMP) certified by a person holding a current Traffic Management Design qualification or higher. The TMP must include the following: i. the outcomes and recommendations of the Traffic Impact Assessment report required by part (a) of this condition; ii. provision for the management of traffic around and through the site during and outside of construction work hours; iii. provision for parking and materials delivery during and outside of construction hours of work; iv. planning including risk identification and assessment, staging, etc.; v. on-going monitoring and certified updates as required; vi. traffic control plans or traffic control diagrams in accordance with the Manual of Uniform Traffic Control Devices for any temporary part or full road closures of any Council road(s)	b) Prior to commencement of works
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	c) Undertake all works generally in accordance with the TMP which must be current and available on site at all times.	c) At all times during works
4.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP) certified by a Certified Professional in Erosion and Sediment Control (CPESC), or a suitably qualified and experienced RPEQ, generally in accordance with the following guidelines: i. The construction phase stormwater management design objectives of the State Planning Policy 2017; ii. Healthy Land and Water Technical Note: <i>Complying with the SPP – Sediment Management on Construction Sites</i>; iii. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and iv. 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 works b) At all times

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 ****