



Department of
State Development,
Tourism and Innovation

Our ref: DEV2020/1111

17 June 2020

KN Group
Att: Mr Stuart McDowall
Level 1, 62 Astor Terrace
SPRING HILL QLD 4000

Email: smcdowall@knpl.com.au

Dear Stuart

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS – BULK EARTHWORKS (FILLING) AT 53 SEVENTEEN MILE ROCKS ROAD, OXLEY DESCRIBED AS LOT 600 ON SP236626

On 17 June 2020 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 Jennifer Davison on 3452 7127, or at jennifer.davison@dsdmip.qld.gov.au.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
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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)	Oxley PDA	
Site address	53 Seventeen Mile Rocks, Oxley	
Lot on plan description	Lot number	Plan description
	600	SP236626
PDA development application details		
DEV reference number	DEV2020/1111	
'Properly made' date	1 April 2020	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Operational Works – Bulk 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		17 June 2020	
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.	Bulk Earthworks – Fill Range Plan	20-117-04 Rev A	March 2020
Supporting Documents		Number (if applicable)	Date (if applicable)
2.	Preliminary Geotechnical Investigation Proposed Retirement Village and Child Care Developments Former Oxley Secondary College	Ref 018-118B	16 May 2019
3.	Additional Slope Stability Assessment Former Oxley Secondary College, prepared by Butler Partners	Ref 018-118B	26 August 2019

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 Brisbane City Council
3. **CPESC** means Certified Professional in Erosion and Sediment Control
4. **DSDTI** means the Department of State Development, Tourism and Innovation.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means the Minister for Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions

General

1.	<p>Carry out the Approved Development</p> <p>Carry out the approved development generally in accordance with the approved plans and documents.</p>	<p>Prior to commencement of works</p>
2.	<p>Certification of Operational Works</p> <p>a) All operational works to be undertaken in accordance with this PDA development approval are to comply with all requirements of and fulfil all responsibilities outlined in the Certification Procedures Manual.</p> <p>Conditions that require compliance with the Certification Procedures Manual are as follows:</p> <ul style="list-style-type: none"> i. Condition 4 Construction Environmental Management Plan ii. Condition 5 Filling and Excavation; iii. Condition 6 Traffic Management Plan; iv. Condition 7 Stormwater; v. Condition 8 Public Infrastructure (Damage, Repairs, Relocation); vi. Condition 9 Building Over Services; vii. Condition 10 Acid Sulfate Soils; viii. Condition 11 Erosion and Sediment Management; ix. Condition 12 Removal of Significant Vegetation; <p>b) Submit to EDQ Development Assessment, DSDTI 'as constructed' drawings, and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.</p>	<p>a) As required by the <i>Certification Procedures Manual</i>, unless otherwise specified by a condition of this PDA development approval.</p> <p>b) As per post construction timing requirements outlined in the <i>Certification Procedures Manual</i>.</p>
3.	<p>Maintain the Approved Development</p> <p>Maintain the approved development generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.</p>	<p>At all times.</p>

Engineering

4.	<p>Construction Environmental Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDTI a site-based Construction Environmental Management Plan (CEMP), prepared by the principal site contractor and endorsed by a suitably qualified environmental specialist consultant, that includes:</p> <ul style="list-style-type: none"> i. Preventative measures to avoid introduction of environmental impacts, including (where relevant) but not limited to: <ul style="list-style-type: none"> A. Ensuring noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; 	<p>a) Prior to commencement of site works.</p>
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- B. Managing stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the *Environmental Protection Act 1994*), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties;
- C. Incorporating vegetation management measures, including protective fencing for fauna and clear identification of vegetation to be retained around the worksite and details of how construction related vehicles and equipment will not damage retained vegetation or its root zones;
- D. Details about materials stockpiling, including measures to ensure material remains in-situ and cannot enter the waterway or damage retained vegetation or its root zones;
- ii. Waterway management measures, including the location and duration of temporary waterway barriers (where relevant);
- iii. Details of any relocation or removal of fauna from the construction area and protocols on how this will be achieved;
- iv. Site management provisions including (where relevant) but not limited to the following:
 - A. Provision for pedestrian management including alternative pedestrian routes, past or around the site;
 - B. Location of and impacts on any local authority's assets on or external to the site;
 - C. Temporary vehicular access points and frequency of use;
 - D. Provision for loading and unloading materials;
 - E. Location of materials, structures, plant and equipment to be stored or placed on the construction site;
 - F. Management of waste generated during the construction activities;
 - G. How materials are to be loaded/unloaded and potential impacts on existing vegetation;
 - H. Employee parking areas;
 - I. Anticipated staging and programming;
 - J. Allowable works times in accordance with those set by the *Queensland Environmental Protection Policy (Noise) 2008*. The CEMP is to include details of any construction considered necessary to be conducted out of normal business hours (where normal hours are defined as Monday to Saturday between 6.30a.m. and 6.30p.m. excluding public

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	<p>holidays). It is the responsibility of the Contractor to notify and obtain all relevant approvals for out of hours work; and</p> <p>K. Be consistent with Condition 6 Traffic Management Plan, Condition 10 Acid Sulfate Soils, Condition 11 Erosion and Sediment Management, Condition 12 Removal of Significant Vegetation, Condition 12 Disposal of Spoil and Removed Vegetation and Advice Note 3 Waterway Barrier Works.</p> <p>b) Prior to submitting the CEMP under part a), the CEMP shall be reviewed and approved by a suitably qualified and experienced RPEQ, or other suitably qualified and experienced person responsible for overseeing the construction works.</p> <p>c) Undertake all works generally in accordance with the CEMP submitted under part a) of this condition, which is to be current and available on site at all times.</p>	<p>b) Prior to commencement of site works.</p> <p>c) At all times during site works.</p>
<p>5.</p>	<p>Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment, DSDTI detailed earthworks plans certified by a RPEQ, generally in accordance with <i>AS3798 Guidelines on Earthworks for Commercial and Residential Developments</i> and the approved preliminary bulk earthworks plans.</p> <p>The certified earthworks plans are to:</p> <p>i. Include a RPEQ certified geotechnical soils assessment and slope stability assessment of the site that:</p> <p>Provide certification that works within zones identified in Butler Partners reports (Ref 018-118B dated 16 May 2019 & 26 Aug 2019) as having the potential for slope stability issues are in accordance with the geotechnical recommendations, and that short term and long-term stability is not compromised.</p> <p>Provide plans which identify zones where uncontrolled or unsuitable material (as defined by AS3798) is located which requires removal prior to filling. Provide details of construction phase controls required to ensure that the founding subgrade materials are in accordance with the requirements of AS3798.</p> <p>ii. Be consistent with Erosion and Sediment Control plans required under this PDA development approval;</p>	<p>a) Prior to commencement of site earthworks.</p>

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	<ul style="list-style-type: none"> iii. Include the location and finished surface levels of any cut and/or fill, including the demonstration that the net effect of the fill placement is to restore the original surface level that was present pre-excavation for contamination remediation; iv. Provide certification by a RPEQ or CPESC whether dispersive soils will be disturbed or form the founding subgrade for the filling works; if so provide a dispersive soil management plan including risk mapping, treatment and rehabilitation (this plan may be consolidated with the Construction Environment Management Plan). Provide RPEQ or CPESC certification whether prior to filling works the excavated surfaces require chemical amelioration, or if other measures (such as sand blocks or geotextile barriers) are required to mitigate preferential flow paths and tunnel erosion; v. Provide full details of any areas where surplus soils are to be stockpiled including the separation, storage and handling of topsoil and subsoils for reuse; vi. Ensure the protection of adjoining properties and roads from ponding or nuisance stormwater; and vii. Provide for the preservation of all drainage structures from the effects of structural loading generated by the earthworks. <ul style="list-style-type: none"> 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, DSSTI certification by a suitably qualified and experienced RPEQ that all earthworks have been carried out generally in accordance and the certified plans submitted under part a) of this condition. 	<ul style="list-style-type: none"> b) At all times during site works. c) Within 20 days following the completion of construction
<p>6.</p>	<p>Traffic Management Plan</p> <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DSSTI a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. <p>The TMP is to include the following:</p> <ul style="list-style-type: none"> 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; 	<ul style="list-style-type: none"> a) Prior to commencement of site works.

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	<ul style="list-style-type: none"> iii. Location of any temporary vehicle crossovers; iv. Risk identification, assessment and identification of mitigation measures; v. Ongoing monitoring, management review and certified updates (as required); and vi. 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). <p>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.</p>	<p>b) At all times during site works.</p>
<p>7.</p>	<p>Stormwater</p> <p>Ensure that the works do not present any impacts/worsening to waterways or external properties during or following completion of the works.</p>	<p>At all times during site works.</p>
<p>8.</p>	<p>Public Infrastructure – Damage, Repairs and Relocation</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>	<p>As required.</p>
<p>9.</p>	<p>Building Over Services</p> <p>a) Take due regard of all existing services when undertaking works associated with this PDA development approval.</p> <p>b) If required, obtain the Queensland Development Code MP1.4 Building Over or Near Infrastructure (QDC MP1.4) approval from the relevant asset owner. If required, alter any services or perform protection works when the relevant authority determines that works associated with this development has an impact upon any existing services.</p>	<p>a) At all times.</p> <p>b) As required.</p>
<p>Landscape and Environment</p>		
<p>10.</p>	<p>Acid Sulfate Soils</p> <p>a) Submit to EDQ Development Assessment, DSSTI an Acid Sulfate Soils risk assessment prepared by a suitably qualified professional. This assessment is to be based upon insitu soil testing or suitable historic testing in proximity to the site. Should the testing identify potential or actual Acid Sulfate Soils or acidic soils on site, prepare an Acid Sulfate Soils Management Plan in accordance with part b) of this condition.</p>	<p>a) Prior to commencement of site works.</p>

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	<p>b) Submit to EDQ Development Assessment, DSDTI an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i> certified by a suitably qualified professional.</p> <p>The ASSMP is to assess whether prior to filling the excavated surface or near-surface soil layers require chemical amelioration, or if other measures are required to prevent environmental or infrastructure impacts resulting from acidic or acid sulfate soils.</p> <p>This ASSMP may be consolidated with the CEMP prepared in accordance with Condition 4.</p> <p>c) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP submitted under part b) of this condition and provide verification testing results.</p>	<p>b) Prior to commencement of site works.</p> <p>c) Within 20 days following the completion of construction</p>
<p>11.</p>	<p>Erosion and Sediment Management</p> <p>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:</p> <ul style="list-style-type: none"> 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). iii. Plan is to include details of temporary and longer-term surface stabilization, measures to control water movement through the site and include information on the locations and details of flow directions, clean water diversions, stockpile areas, sediment ponds and monitoring/testing/water release strategies. <p>b) Maintain appropriate records and evidence of compliance with the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works.</p> <p>b) At all times during construction.</p>
<p>12.</p>	<p>Removal of Significant Vegetation</p> <p>Removal of Significant Vegetation is not permitted under this PDA development approval.</p>	<p>At all times during construction.</p>
<p>13.</p>	<p>Disposal of Spoil and Removed Vegetation</p> <p>Any spoil created, or vegetation removed, as a result of this PDA development approval is:</p>	<p>At all times.</p>

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	<ul style="list-style-type: none">a) Not to be disposed of within waterways;b) To be managed to prevent acid soil development; andc) Cleared vegetation shall be disposed of through an on or off-site woodchipper and disposed of as firewood or landscape mulch.	
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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 ****