

Our ref: DEV2020/1144

23 November 2020

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

Email: rick@scplanning.com.au

Dear Rick

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS (FILLING AND EXCAVATION) AT 4703 AND 4715 MOUNT LINDSEY HIGHWAY, NORTH MACLEAN DESCRIBED AS LOT 3 ON RP137101 AND LOT 4 ON RP137101**

On 23 November 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.DSDTI.qld.gov.au/pda-da-applications](http://www.DSDTI.qld.gov.au/pda-da-applications).

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Anita Torbey Fuller on 3452 7856 or at [anita.torbeyfuller@dsdti.qld.gov.au](mailto:anita.torbeyfuller@dsdti.qld.gov.au).

Yours sincerely



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

## PDA Decision Notice – Approval

| Site information                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |
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| Name of priority development area (PDA) | Greater Flagstone PDA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |
| Site address                            | 4703 and 4715 Mount Lindsey Highway, North Maclean                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Plan description |
|                                         | Lot 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | RP137101         |
|                                         | Lot 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | RP137101         |
|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |
| PDA development application details     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |
| DEV reference number                    | DEV2020/1144                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |
| 'Properly made' date                    | 23 October 2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |
| Type of application                     | <input checked="" type="checkbox"/> New development involving: <div style="margin-left: 20px;"> <input type="checkbox"/> Material change of use               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> <input type="checkbox"/> Reconfiguring a lot               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> <input type="checkbox"/> Operational work               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input checked="" type="checkbox"/> Development permit                 </div> </div> <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     | Filling and Excavation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |

| 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                                                                                                                   |                      | 23 November 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 <i>(if applicable)</i>                                                                                                                              | Date <i>(if applicable)</i>       |
| 1.                                                                                                                              | Cut and Fill (Lot 4) | PTP/05453/EW01                                                                                                                                             | Amended in Red – 17 November 2020 |
| 2.                                                                                                                              | Cut and Fill (Lot 3) | PTP/05453/EW01                                                                                                                                             | Amended in Red – 17 November 2020 |

#### **ABBREVIATIONS AND DEFINITIONS:**

The following is a list of abbreviations utilised in this approval:

1. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
2. **Council** means the relevant local government for the land the subject of this approval.
3. **DSDTI** means the Department of State Development, Tourism and Innovation.
4. **EDQ** means Economic Development Queensland.
5. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
6. **EDQ TS** means Economic Development Queensland's – Technical Services team.
7. **EP Act** means the *Environmental Protection Act 1994*.
8. **MEDQ** means the Minister for Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **RPEQ** means Registered Professional Engineer of Queensland.

## **COMPLIANCE ASSESSMENT:**

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
  - i) 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 EDQ Development Assessment Fees and Charges Schedule<sup>1</sup> (as amended from time to time).
  - ii) submit to EDQ DA a duly completed Compliance Assessment form<sup>2</sup>.
  - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- 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) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
  - ii) **within 20 business days** – EDQ assesses the documentation and:
    - 1. if satisfied, endorses the documentation; or
    - 2. if not satisfied, notifies the applicant accordingly.
  - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
  - iv) **within 20 business days** – EDQ assesses the revised documentation and:
    - 1. if satisfied, endorses the revised documentation; or
    - 2. if not satisfied, notifies the applicant accordingly.
  - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. 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 v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

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<sup>1</sup> The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

<sup>2</sup> The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

### ***SUBMITTING DOCUMENTATION TO EDQ:***

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, submit the documentation to:

- a) EDQ DA at: [pdadevelopmentassessment@dsdmip.qld.gov.au](mailto:pdadevelopmentassessment@dsdmip.qld.gov.au).
- b) EDQ TS at: [EDQ\\_PrePostConstruction@dsdmip.qld.gov.au](mailto:EDQ_PrePostConstruction@dsdmip.qld.gov.au)

| <b>PDA Development Conditions</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| <b>No</b>                         | <b>Condition</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>Timing</b>                    |
| <b>General</b>                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |
| <b>1.</b>                         | <b>Carry out the approved development</b><br><br>Carry out the approved development generally in accordance with: <ul style="list-style-type: none"><li>a) the approved plans and documents; and</li><li>b) any other documentation endorsed via Compliance Assessment as required by these conditions.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | At all times during construction |
| <b>2.</b>                         | <b>Certification of Operational Work</b><br><br>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | At all times                     |
| <b>Engineering</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |
| <b>3.</b>                         | <b>Construction management plan</b> <ul style="list-style-type: none"><li>a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including:<ul style="list-style-type: none"><li>i) noise and dust in accordance with the EP Act;</li><li>ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties;</li><li>iii) complaints procedures;</li><li>iv) site management:<ul style="list-style-type: none"><li>1. provide details on proposed dewatering process for existing land use, ensuring no contamination</li><li>2. for safe and functional temporary vehicular access points and frequency of use</li><li>3. for the safe and functional loading and unloading of materials including the location</li></ul></li></ul></li></ul> | a) Prior to commencing work      |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                             |
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|    | <p>of any remote loading sites;</p> <ol style="list-style-type: none"> <li>4. for the location of materials, structures, plant and equipment;</li> <li>5. of waste generated by construction activities;</li> <li>6. detailing how materials are to be loaded/unloaded;</li> </ol> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>b) During construction</p> <p>c) During construction</p> |
| 4. | <p><b>Compliance Assessment - Traffic Impact Assessment</b></p> <p>a) Submit to EDQ DA 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.</p> <p>The certified report shall address the following:</p> <ol style="list-style-type: none"> <li>i. address the requirements of the Department of Transport and Main Road's <i>Guide to Traffic Impact Assessment</i>.</li> <li>ii. identify the direct vehicular access/es between the property and the state-controlled road (this includes the informal service road).</li> <li>iii. demonstrate access to the state-controlled road for the types of vehicles associated with the use/s. In particular, demonstrate that the access can be designed to accommodate the largest anticipated vehicle type with consideration given to road safety requirements.</li> <li>iv. demonstrate that construction traffic can safely enter and exit the Mount Lindesay Highway through lanes at the informal service road entry and exit.</li> <li>v. identify the upper limit of volumes (and tonnages/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).</li> <li>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.</li> <li>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</li> </ol> | <p>a) Prior to commencement of site works</p>               |

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|    | <p>access on the Mount Lindesay Highway in accordance with the provisions of Section 3.4 of Austroads Guide to Road Design Part 4A.</p> <p>b) Submit to EDQ TS a detailed Traffic Management Plan (TMP) certified by a person holding a current Traffic Management Design qualification or higher.</p> <p>The TMP must include the following:</p> <ul style="list-style-type: none"> <li>i. the outcomes and recommendations of the Traffic Impact Assessment report required by part (a) of this condition</li> <li>ii. provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>iii. provision for parking and materials delivery during and outside of construction hours of work;</li> <li>iv. planning including risk identification and assessment, staging, etc.;</li> <li>v. on-going monitoring and certified updates as required;</li> <li>vi. traffic control plans or traffic control diagrams in accordance with the MUTCD for any temporary part or full road closures of any Council road(s)</li> </ul> <p>c) Undertake all works generally in accordance with the TMP which must be current and available on site at all times.</p> | <p>b) Prior to commencement of works</p> <p>c) At all times during works</p> |
| 5. | <p><b>Earthworks</b></p> <p>a) Submit to EDQ TS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and</li> <li>ii) The approved proposed earthworks cut and fill plans</li> </ul> <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> <li>i) be in accordance with the Erosion and Sediment Control Plans, as required by condition 6 – Erosion and sediment management;</li> <li>ii) include the location and finished surface levels of any cut and/or fill;</li> <li>iii) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>iv) provide details of any areas where surplus soils are to be stockpiled;</li> <li>v) detail protection measures to ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks</li> </ul>                                                                                                                              | <p>a) Prior to commencing earthworks</p>                                     |

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|    | <p>associated with the approved development;</p> <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ TS RPEQ certification that:</p> <ul style="list-style-type: none"> <li>i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and</li> <li>ii) any unsuitable material encountered has been treated or replaced with suitable material.</li> </ul>                                                                                                                                  | <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p> |
| 6. | <p><b>Erosion and sediment management</b></p> <p>a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> <li>i. Construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);</li> <li>ii. <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i></li> </ul> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p> | <p>a) Prior to commencing work</p> <p>b) During construction</p>                      |

## STANDARD ADVICE

Any vegetation clearing has not been approved through this approval.

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 \*\***