



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2021/1180

17 August 2021

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

Email: stuart@kngroup.com.au

Dear Stuart

S89(1)(a) Approval of PDA development application

PDA Development Permit for Operational Work – Earthworks for Import Fill at 53 Seventeen Mile Rocks Road, Oxley described as Lot 600 on SP236626 and Lot 551 on SP142916

On 17 August 2021, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Mrs Jennifer Davison, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07 3452 7127 or at Jennifer.davison@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Oxley PDA	
Site address	53 Seventeen Mile Rocks Road, Oxley	
Lot on plan description	Lot number	Plan description
	600	SP236626
	551	SP142916

PDA development application details	
DEV reference number	DEV2021/1180
'Properly made' date	29 March 2021
Type of application	☒ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☒ Operational work ☐ Preliminary approval ☒ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period
Proposed development	Operational Work – Import Fill

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 August 2021
Currency period	4 years from the date of the decision

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Engineering Service Report Oxley PDA – Stage 2, prepared by KN Group Pty Ltd	Version 2	31 May 2021
2.	Import Fill Stockpile Layout Plan, prepared by KN Group Pty Ltd	21-118-01 Revision B	21 June 2021
3.	Import Fill Stockpile Sections, prepared by KN Group Pty Ltd	21-118-02 Revision B	21 June 2021
4.	Import Fill Stockpile Cut/Fill Depth Range, prepared By KN Group Pty Ltd	21-118-03 Revision A	21 June 2021
5.	Acidic Soils and Acid Sulfate Soils Management Plan, prepared by Construction Sciences	P425, Version 2	9/07/2020
6.	Erosion and Sediment Control Plan - Oxley Secondary College Redevelopment Stage 1 & 2 (Fill), prepared by Topo	20-0061/R1551 Version: E	08/06/21
7.	Technical Note Earthworks Temporary Imported Fill Stockpile Oxley PDA – Stage 2 prepared by Butler Partners	018-118B	6 July 2021

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

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. **CPM** means Certification Procedures Manual
3. **Contributed Asset** 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 definitions apply:
 - a. **External Authority** means a public-sector entity other than the MEDQ;
 - b. **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
 - c. **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
 - d. **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
 - e. **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
 - f. **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational work related to the provision of water infrastructure.
4. **Council** means the relevant local government for the land the subject of this approval.
5. **DSDILGP** means the Department of State Development, Infrastructure, Local Government and Planning.
6. **EDQ** means Economic Development Queensland.
7. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
8. **EDQ TS** means Economic Development Queensland's – Technical Services team.
9. **EP Act** means the *Environmental Protection Act 1994*.
10. **MEDQ** means the Minister for Economic Development Queensland.
11. **PDA** means Priority Development Area.
12. **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 Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - 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.

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.
- b) EDQ TS at: EDQ_PrePostConstruction@dsdmip.qld.gov.au.

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

² 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.

No.	Development Conditions	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans.	Prior to expiration of the currency period
2.	Hours of work – construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
3.	Out of hours work – Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form.	Minimum of 10 business days prior to proposed out of hours work commencement date
4.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
5.	Construction Management Plan 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: i) noise and dust in accordance with the EP Act; 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; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities;	a) Prior to commencing work

	7. detailing how materials are to be loaded/unloaded; 8. of employee and visitor parking areas; 9. of anticipated staging and programming; 10. for the provision of safe and functional emergency exit routes; and 11. any out of hours work as endorsed via Compliance Assessment. 12. in accordance with the geotechnical recommendations and supervision detailed in the Technical Note Earthworks Temporary Imported Fill Stockpile Oxley PDA – Stage 2 prepared by Butler Partners, dated 6 July 2021. 13. Hauling in accordance with Condition 6 14. In accordance with the Arboricultural Impact Assessment submitted under Condition 11. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
6.	Hauling Management Plan a) Submit to the EDQ TS a Haulage Management Plan (HMP) prepared by a suitably qualified and experienced person holding current Traffic Management Design qualifications. The HMP is to include at a minimum: i) Heavy vehicle size and load limits; ii) An estimate of the quantity of material to be imported/removed and the approximate number of heavy vehicle movements per day, including destinations for loads; iii) Designated haulage route(s) including contingency haulage for all stages of the Works iv) Haulage times; v) Monitoring arrangements, daily metric reporting and monthly reporting to manage load limit compliance; vi) Relevant actions and procedures identifying how loads will be appropriately secured, managed and loaded; vii) Contingency planning for non-standard operations and unpredicted impacts, including a safety management protocol; viii) A communication strategy (including a community engagement plan) for routes and corridors that are being utilised for the transportation of material(s), with provision for a complaints register, and the ability to identify relevant trucks or drivers in relation to a complaint received; and ix) Evidence of consultation with Council on the HMP.	a) Prior to commencement of works

	b) Undertake all haulage in accordance with the relevant HMP, which must be current and available on site at all times.	b) At all times
7.	Erosion and Sediment Management a) Submit to EDQ TS 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: Complying with the SPP – Sediment Management on Construction Sites; 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
8.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to practical completion b) Prior to practical completion
9.	Earthworks a) Submit to EDQ TS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved preliminary earthworks plans • Import Fill Stockpile Layout Plan – KN Group 21-118-01 dated 5/03/2021	a) Prior to commencing construction

	• Import Fill Stockpile Sections – KN Group 21-118-02 dated 5/03/2021 The certified earthworks plans and works are to: - be in accordance with the geotechnical recommendations and supervision detailed by the Butler Partners Technical Note Earthworks Temporary Imported Fill Stockpile Oxley PDA – Stage 2. Dated 6 July 2021. - accord with the approved Erosion and Sediment Control Plan, as required by condition 7 – Erosion and sediment management; - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. - Tree protection measures per the Arboricultural Impact Assessment submitted under condition 11. - Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. - Submit to EDQ TS RPEQ certification that: - all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and - any unsuitable material encountered has been treated or replaced with suitable material.	- At all times during construction - Within 30 days following practical completion
10.	Acid sulfate soils (ASS) - Excavate, remove and/or treat on site all disturbed soil generally in accordance with the approved ASS management plan and the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i>. - Submit to EDQ TS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with part b) of this condition.	- At all times during earthworks - Within 30 days following practical completion

11.	Arboricultural Impact Assessment a) Submit an Arboricultural Impact Assessment prepared by a qualified arborist to identify the Tree Protection Zones and relevant protection measures, monitoring and supervision required during construction. b) Implement the Arboricultural Impact Assessment as submitted under part a) of this condition.	a) Prior to commencing construction b) At all times during construction
12.	Vegetation Clearing Removal of vegetation is not approved in association with this approval, except for localized weed removal/suppression within the footprint of the earthworks.	At all times during construction

STANDARD ADVICE

Please note that 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 ****