



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

Our ref: DEV2022/1281

19 May 2022

Mr Jason Andrew Smith
2-6 Hibiscus Place
GREENBANK QLD 4124

Email: jason@computerscene.com.au

Dear Mr Smith

S89(1)(a) Approval of PDA development application
PDA Development Permit for Operational Work for Filling and Excavation at 2-6 Hibiscus Place, Greenbank described as Lot 75 on SP317664

On 19 May 2022, 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.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Mr Michael Fallon, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7097 or at michael.fallon@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	2-6 Hibiscus Place, Greenbank	
Lot on plan description	Lot number	Plan description
	Lot 75	SP317664
PDA development application details		
DEV reference number	DEV2022/1281	
'Properly made' date	11/04/2022	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <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"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Operational Work for Filling and Excavation	
PDA development approval details		
Decision of the MEDQ	<p>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.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> • Operational Work for Filling and Excavation 	
Decision date	19 May 2022	
Currency period	2 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.	Retaining Wall General Arrangement Plan, prepared by Designsirs Engineers	S0 Rev 01	14/02/2022
2.	Structural Notes and Post Details, prepared by Designsirs Engineers	S1 Rev 01	14/02/2022
3.	Single Retaining Wall Detail - Type 1, prepared by Designsirs Engineers	S2 Rev 01	14/02/2022
4.	Safety in Design Sheet, prepared by Designsirs Engineers	S3 Rev 01	14/02/2022
5.	Proposed Earthworks Plan, prepared by Designsirs Engineers	OP2 Rev 02	29/03/2022
6.	Earthworks Cut Sections, prepared by Designsirs Engineers	OP3 Rev 02	29/03/2022

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

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

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ TS means Economic Development Queensland's – Technical Services team.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, use the following email addresses:

a) EDQ DA: pdadevelopmentassessment@dsdmip.qld.gov.au.

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

PDA development conditions		
No.	Condition	Timing
Operational Work		
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.	Erosion and sediment management 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: i) Construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and water Technical Note: Complying with the SPP - Sediment Management on Construction Sites</i> ; b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to work commencing b) During construction
3.	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

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 ****