



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

Our ref: DEV2022/1303
Your ref: A001-30109334-AAL-01

29 August 2022

Charter Hall
C/- Arcadis Australia Pacific Pty Ltd
Att: Ms Erin Peek
BRISBANE QLD 4000

Email: erin.peek@arcadis.com

Dear Erin

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

PDA Development Permit for Operational Work for Interim Earthworks and Erosion and Sediment Control at 4499-4651 Mount Lindesay Highway, North Maclean described as Lot 39 on SP258739

On 29 August 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.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Michael Fallon, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7097 or at michael.fallon@dsdlgp.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	
Site address	4499-4651 Mount Lindesay Highway, North Maclean	
Lot on plan description	Lot number	Plan description
	39	SP258739
PDA development application details		
DEV reference number	DEV2022/1303	
'Properly made' date	29/06/2022	
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	Interim Earthworks and Erosion and Sediment Control	
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 The approval is for: • Development Permit for Operational Works - Interim Earthworks and Erosion and Sediment Control	
Decision date	29/08/2022	
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.	Overall Site Layout Plan	Drawing 0005, Issue 01	20 June 2022
2.	Bulk Earthworks Layout Plan and Sections	Drawing 0100, Issue 01	20 June 2022
3.	Erosion and Sediment Control Layout Plan	Drawing 0120, Issue 01	20 June 2022
4.	Erosion and Sediment Control Notes and Details Sheet 1	Drawing 0121, Issue 01	20 June 2022
5.	Erosion and Sediment Control Notes and Details Sheet 2	Drawing 0122, Issue 01	20 June 2022
6.	Erosion and Sediment Control Notes and Details Sheet 3	Drawing 0123, Issue 01	20 June 2022

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

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

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

COUNCIL means the relevant local government for the land the subject of 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 IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

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 IS, use the following email addresses:

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

b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au.

PDA development conditions - Operational work		
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.	Hours of work - construction Construction hours for the approved development are limited to Monday to Friday between 7:00am to 6:00pm, and Saturday between 8:00am to 1:00pm, excluding public holidays.	At all times
3.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
4.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, 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) No filling within the easement corridor; v) Complaints procedures including signage on Crowson Lane re contact details for any complaints; vi) 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, including street trees, 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; 7. Detailing how materials are to be loaded/unloaded; 8. Of employee and visitor parking areas; 9. Of anticipated staging and programming;	a) Prior to commencing work

PDA development conditions - Operational work		
No.	Condition	Timing
	10. For the provision of safe and functional emergency exit routes. 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
5.	Erosion and sediment management a) Submit to EDQ IS 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 commencing work b) During construction
6.	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
7.	Traffic management plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i. Identification of haulage extent, program and route to minimise impact on the road network and residents on Crowson Lane. Direct access to Mount Lindesay Highway is not permitted. ii. Risks assessment and mitigation measures for the proposed haulage operations; iii. Environmental controls and measures to mitigate the impacts of haulage on surrounding environment and road network	a) Prior to commencement of works

PDA development conditions - Operational work		
No.	Condition	Timing
	iv. 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). v. provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; vi. provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; vii. provision of parking for workers and materials delivery; viii. risk identification, assessment and identification of mitigation measures; ix. ongoing monitoring, management review and certified updates (as required); and x. traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	b) At all times during works
8.	Communication to nearby adjoining properties Submit to EDQ DA confirmation that properties between 51- 152 Crowson Lane and all properties that access Stanley Court are provided with notification of works including: i. Description of approval ii. Need for fill iii. Anticipated truck movements per hour and duration of time iv. Hours of operation v. Provision for the safe and functional management of traffic on Crowson Lane including any traffic control devices and signage vi. Contact details	Prior to commencement of site works

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 ****