

Our ref: DEV2022/1329



16 December 2022

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

Economic Development Queensland  
C/- RPS Group  
Att: Samantha Buchanan and Georgina Bartlett  
PO Box 1559  
FORTITUDE VALLEY QLD 4006

Email: [Samantha.buchanan@rpsgroup.com.au](mailto:Samantha.buchanan@rpsgroup.com.au); [georgina.bartlett@rpsgroup.com.au](mailto:georgina.bartlett@rpsgroup.com.au)

Dear Samantha and Georgina

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

**PDA Development Permit for Operational Work for Drainage swale and maintenance access track works including vegetation clearing, earthworks, and landscape works at 520 and 532 Beams Road, Carseldine described as Part Lot 7002 on SP311913 and Part Lot 322 on SP311781**

On 16 December 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](http://www.dsdilgp.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@dsdilgp.qld.gov.au](mailto:Michael.fallon@dsdilgp.qld.gov.au), who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read "B Gomez".

Beatriz Gomez  
**Director**  
**Development Assessment**  
**Economic Development Queensland**

# PDA Decision Notice

Site information		
Name of priority development area (PDA)	Fitzgibbon	
Site address	520 and 532 Beams Road, Carseldine	
Lot on plan description	Lot number	Plan description
	Part Lot 7002	SP311913
	Part Lot 322	SP311781
PDA development application details		
DEV reference number	DEV2022/1329	
'Properly made' date	21 September 2022	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Drainage swale and maintenance access track works including vegetation clearing, earthworks, and landscape works	
PDA development approval details		
Decision of the MEDQ	<p>The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice</p> <p>The approval is for:</p> <ul style="list-style-type: none"> <li>• Operational Work - Drainage swale and maintenance access track works including vegetation clearing, earthworks, and landscape works</li> </ul>	
Decision date	16 December 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.	General - Locality Plan, Drawing Index and Notes, prepared by KN Group	22-106-01, Revision A	27/07/2022
2.	General - Setout Plan, prepared by KN Group	22-106-02, Revision A (amended in red)	27/07/2022
3.	General - Layout Plan, prepared by KN Group	22-106-03, Revision A	27/07/2022
4.	Earthworks - Contour Plan Sheet 1, prepared by KN Group	22-106-04, Revision A	27/07/2022
5.	Earthworks - Contour Plan Sheet 2, prepared by KN Group	22-106-05, Revision A	27/07/2022
6.	Temporary - Turnaround Details, prepared by KN Group	22-106-06, Revision A	27/07/2022
7.	Catch Drain - Cross Sections Phase 1 Works, prepared by KN Group	22-106-07, Revision A	27/07/2022
8.	Catch Drain - Cross Sections Future Phase 2 Works, prepared by KN Group	22-106-08, Revision A	27/07/2022
9.	Erosion and Sediment - Contour Plan Layout Plan, prepared by KN Group	22-106-09, Revision A	27/07/2022
10.	Erosion and Sediment - Contour Plan Notes, prepared by KN Group	22-106-10, Revision A	27/07/2022
11.	Erosion and Sediment - Contour Plan Details, prepared by KN Group	22-106-11, Revision A	27/07/2022
12.	Safety in design, prepared by KN Group	22-106-12, Revision A	27/07/2022
13.	General - Locality Plan, Drawing Index and Notes, prepared by KN Group	22-106-101, Revision A	27/07/2022
14.	General - Setout Plan, prepared by KN Group	22-106-102, Revision A	25/07/2022
15.	General - Layout Plan, prepared by KN Group	22-106-103, Revision A	25/07/2022, and amended in red 7/12/2022
16.	Earthworks - Contour Plan, prepared by KN Group	22-106-104, Revision A	25/07/2022
17.	Catch Drain - Cross Sections Existing Phase 1 Works, prepared by KN Group	22-106-105, Revision A	25/07/2022
18.	Catch Drain - Cross Sections Proposed Phase 2 Works, prepared by KN Group	22-106-106, Revision A	25/07/2022
19.	Erosion and Sediment - Contour Plan Layout Plan, prepared by KN Group	22-106-107, Revision A	25/07/2022
20.	Erosion and Sediment - Contour Plan Notes, prepared by KN Group	22-106-108, Revision A	25/07/2022
21.	Erosion and Sediment - Contour Plan Details, prepared by KN Group	22-106-109, Revision A	25/07/2022
22.	Safety in Design, prepared by KN Group	22-106-110, Revision A	25/07/2022

23.	Stormwater Drainage External Catchment Plan, prepared by Calibre Group	15-003002.01 - 1412, Revision A	23/03/2021
24.	Landscape Cover Sheet (Phase 1), prepared by Saunders Havill Group	10448 L 40, Issue C	1/07/2022
25.	Landscape Layout Plan and Planting Plan (Phase 1), prepared by Saunders Havill Group	10448 L 41, Issue C	1/07/2022
26.	Landscape Construction Details (Phase 1), prepared by Saunders Havill Group	10448 L 42, Issue C	1/07/2022
27.	Landscape Cover Sheet (Phase 2), prepared by Saunders Havill Group	10448 L 50, Issue A	27/07/2022
28.	Landscape Layout and Planting Plan (Phase 2), prepared by Saunders Havill Group	10448 L 51, Issue A	27/07/2022
29.	Landscape Construction Details (Phase 2), prepared by Saunders Havill Group	10448 L 52, Issue A	27/07/2022
30.	Fauna Flora Management Plan for Stage V (including Phase 2 Swale Drain) and Phase 1 Swale Drain of the Carseldine Village Renewal Masterplan, prepared by 28 South Environmental	-	9/08/2022
31.	Addendum to the Bushfire Assessment for Carseldine Village, prepared by LEC Land and Environment Consultants	-	24/06/2022

## Preamble, abbreviations, and definitions

### PREAMBLE

Nil

### ABBREVIATIONS AND DEFINITIONS

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

**AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.

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

**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.

**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.

## 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.

<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.

- 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 IS, use the following email addresses:

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

### PDA Development Conditions - Operational Works

No.	Condition	Timing
<b>General</b>		
1.	<p><b>Carry out the approved development</b></p> <p>Carry out the approved development generally in accordance with:</p> <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>	During construction
2.	<p><b>Maintain the approved development</b></p> <p>Maintain the approved development generally in accordance with:</p> <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 following commencement of use.
<b>Landscaping</b>		
3.	<p><b>Landscape works</b></p> <ul style="list-style-type: none"> <li>a) Construct landscape works generally in accordance with the plans prepared by Saunders Havill Group Landscape Architecture.</li> <li>b) Supervise the landscape works under the oversight of an AILA Registered Landscape Architect to ensure works are undertaken in accordance with the approved drawings and documents.</li> <li>c) Submit to EDQ DA, AILA Registered Landscape Architect certification that the landscape works have been constructed generally in accordance with part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use</li> <li>b) During construction</li> <li>c) Prior to commencement of use</li> </ul>

PDA Development Conditions - Operational Works		
No.	Condition	Timing
<b>Construction management</b>		
4.	<p><b>Hours of work - construction</b></p> <p>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.</p>	During construction unless otherwise endorsed
5.	<p><b>Out of hours work - Compliance Assessment</b></p> <p>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 for mand the applicable fee<sup>3</sup>.</p>	Minimum of 10 business days prior to proposed out of hours work commencement date
6.	<p><b>Certification of Operational Work</b></p> <p>Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times
7.	<p><b>Certification of Operational Work for Contributed Assets</b></p> <p>Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i>.</p>	At all times
8.	<p><b>Construction Management Plan</b></p> <p>a) Submit to EDQ IS 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:</p> <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) Contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</li> <li>iv) Complaints procedures;</li> <li>v) Site management: <ul style="list-style-type: none"> <li>1. For the provision of safe and functional alternative pedestrian routes, past, through or around the site;</li> <li>2. To mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> <li>3. For safe and functional temporary vehicular access points and frequency of use;</li> <li>4. For the safe and functional loading and unloading of materials including the location of any remote loading sites;</li> <li>5. For the location of materials, structures, plant and equipment;</li> </ul> </li> </ul>	a) Prior to commencing work

<sup>3</sup> The out of hours work request form is available at EDQ's website.

PDA Development Conditions - Operational Works		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>6. Of waste generated by construction activities;</li> <li>7. Detailing how materials are to be loaded/unloaded;</li> <li>8. Of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</li> <li>9. Of employee and visitor parking areas;</li> <li>10. Of anticipated staging and programming;</li> <li>11. For the provision of safe and functional emergency exit routes; and</li> <li>12. Any out of hours work as endorsed via Compliance Assessment.</li> </ul> <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>
9.	<p><b>Erosion and Sediment Management</b></p> <p>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:</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>
10.	<p><b>Traffic management plan</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii) provision of parking for workers and materials delivery;</li> <li>iv) risk identification, assessment and identification of mitigation measures;</li> <li>v) ongoing monitoring, management review and certified updates (as required); and</li> <li>vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.</li> </ul> <p>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.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>



PDA Development Conditions - Operational Works		
No.	Condition	Timing
	<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>	
11.	<p><b>Construction Noise Management Plan</b></p> <p>a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of the <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities:</p> <ul style="list-style-type: none"> <li>i) Section 3.4 - Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies;</li> <li>ii) Section 4.4 - Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors;</li> <li>iii) Section 4.5 - Control of Noise at Source, including strategies to control noise at source;</li> <li>iv) Section 4.6 - Controlling the Spread of Noise, including noise reduction measures; and</li> <li>v) Section 5.0 - Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy.</li> </ul> <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p> <p>c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) As requested by EDQ</p>
12.	<p><b>Public infrastructure (damage, repairs and relocation)</b></p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where 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 the External Authority's design standards.</p> <p><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></p>	<p>a) Prior to commencement of works</p> <p>b) Prior to commencement of use</p>
13.	<p><b>Acid sulfate soils</b></p> <p>a) Where on-site ASS are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p>	<p>a) Prior to commencement of or during earthworks</p>

PDA Development Conditions - Operational Works		
No.	Condition	Timing
	<p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.</p>	<p>b) During construction works</p> <p>c) Prior to on-maintenance period</p>
14.	<p><b>Trunk Stormwater Drainage Systems</b></p> <p>a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the upgrade and construction of the trunk stormwater drainage systems across Plaza Place and the connecting swale designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) PDA Guideline No. 13 Engineering Standards - Stormwater quantity and:</li> <li>ii) Demonstrate that the drainage swale will have a batter slope no steeper than 1(v):4(H);</li> <li>iii) The drainage swale shall be designed with appropriate freeboard to cater for the 1% Annual Exceedance Probability (AEP) flow from the fully developed contributed catchment/s;</li> <li>iv) Demonstrate that the overland flow safety at and around Plaza Place, considering appropriate pipe/pit blockage, shall satisfy <i>Queensland Urban Drainage Manual</i> safety requirements;</li> <li>v) Appropriate safety fences and warning signages around the drainage swale shall be incorporated where provided for non-compliances.</li> </ul> <p>b) Construct stormwater works generally in accordance with the certified plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ IS “as constructed” plans, certified by a RPEQ including an asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement of works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>

#### 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 \*\***