



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

Our ref: DEV2021/1242

15 May 2023

North Maclean Pty Ltd
C/- Somerville Consultants
Att: Mr Tom Sandmann
PO Box 1198
SPRINGWOOD QLD 4127

Email: tom@roysom.com.au

Dear Mr Sandmann

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

Development Permit for Reconfiguring a Lot for 1 Lot into 3 Lots with a Balance Lot (Common Property) at 916 – 944 Greenbank Road, North Maclean described as Lot 2 on SP267252

On 15 May 2023, 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 Mr Brandon Bouda, Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7422 or at brandon.bouda@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

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

PDA Decision Notice

Site information			
Name of priority development area (PDA)		Greater Flagstone	
Site address		916-944 Greenbank Road, North Maclean	
Lot on plan description		Lot number	Plan description
		2	SP267252
PDA development application details			
DEV reference number		DEV2021/1242	
'Properly made' date		19/11/2021	
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		1 lot into 3 lots with a balance lot (common property)	
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: • 1 lot into 3 lots with a balance lot (common property)	
Decision date		15 May 2023	
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.	Site Layout	4324-08-Layout 1, issue 8	28/06/22
2.	Stormwater Management Plan	BE160355-RP-SMP-01	22/05/17
3.	Landscape Concept Plan	17.060 Sheet 1, issue D	23/08/17

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

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

COUNCIL means the relevant local government for the land the subject of this approval.

DCOP means the Greater Flagstone Priority Development Area Development Charges Offset Plan, July 2022

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 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:

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.

- 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 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

No.	Condition	Timing
General		
1.	Carry out the approved development	
	Carry out the approved development generally in accordance with: a) the approved plans and documents	Prior to survey plan endorsement
Construction		
2.	Construction management plan	
	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: 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;	a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	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, 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 proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. 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
3.	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
4.	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) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;	a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) 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) During construction
5.	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) 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 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 survey plan endorsement b) Prior to survey plan endorsement
Earthworks and retaining walls		
6.	Earthworks a) Submit to EDQ IS 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> The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 3 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;	a) Prior to commencing earthworks

PDA development conditions		
No.	Condition	Timing
	2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
7.	Retaining walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>). b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks b) Prior to survey plan endorsement c) Prior to survey plan endorsement
Roadworks, urban servicing and stormwater management		
8.	Water connection Connect the development to the existing water reticulation network in accordance with Council's current adopted standards.	Prior to survey plan endorsement
9.	Compliance Assessment – sewerage reticulation a) Submit to EDQ DA, for compliance assessment preliminary design plans certified by a RPEQ, for the reticulation sewer from the NM2 pump station for Lots 1-3 and provision for connection to the upstream property (Lot 1 on SP267252), generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. b) Submit to EDQ IS detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with the endorsed preliminary design plans required under part a) of this condition and <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. c) Construct the works generally in accordance with the certified plans required under part b) of this condition.	a) Prior to commencement of sewerage works b) Prior to commencement of sewerage works c) Prior to survey plan endorsement

PDA development conditions		
No.	Condition	Timing
	d) Submit to EDQ IS 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: - Council's current adopted standards; and - the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	d) Prior to survey plan endorsement
10.	Compliance Assessment – NM2 sewerage pump station and rising main Unless otherwise completed by others: - Submit to EDQ DA, for compliance assessment a detailed catchment planning report and preliminary design plans certified by a RPEQ, for the NM2 pump station, generally in accordance with the DCOP and the <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. The detailed catchment planning and preliminary design report shall include: - Pump station location supported by a siting assessment study - Review of serviced catchment to determine incoming gravity sewer level and ultimate pumps capacity - Pumps selection report to allow uncontrolled injection system to the NM1 rising main in all planning scenarios. - Submit to EDQ IS detailed design plans, certified by a RPEQ, for the NM2 pump station and rising main generally in accordance with the endorsed preliminary design plans required under part a) of this condition and <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. - Construct the works generally in accordance with the certified plans required under part b) of this condition. - Submit to EDQ IS 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: - Council's current adopted standards; and - the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	- Prior to commencement of sewerage works - Prior to commencement of sewerage works - Prior to survey plan endorsement - Prior to survey plan endorsement
11.	Stormwater management (quality) - Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; - Stormwater Management Plan prepared by Burchills Engineering Solutions and dated 22/05/2017.	Prior to commencing stormwater work

PDA development conditions		
No.	Condition	Timing
	b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
12.	Stormwater management (quantity) a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and: ii) Stormwater Management Plan prepared by Burchills Engineering Solutions and dated 22/05/2017. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencing stormwater work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
13.	Vehicle Access – Greenbank Road Crossover a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for the proposed vehicular access crossover on Greenbank Road. Crossover must be: i) in accordance with IPWEA RS-051 Vehicle Crossing Heavy Duty standard drawing ii) generally in accordance with the approved plans. b) Construct crossover generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that the crossover has been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement c) Prior to survey plan endorsement
14.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
15.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.	a) Prior to survey plan endorsement

PDA development conditions		
No.	Condition	Timing
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to survey plan endorsement
16.	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
Landscape and environment		
17.	Landscape Works Construct the landscape works in the common property generally in accordance with the approved Landscape Concept Plan, Sheet 1, Issue D, dated 23/08/17.	Prior to survey plan endorsement
Surveying, land transfers and easements		
18.	Easements over infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	At registration of survey plan
Infrastructure contributions		
21.	Infrastructure Charges Pay to the MEDQ infrastructure Charges in accordance with the DCOP, indexed to the date of payment.	In accordance with the DCOP

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 ****