



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

Our ref: DEV2023/1370

7 December 2023

Roubaix Properties Pty Ltd
C/- Burchills Engineering Solutions
Att: Mr Jack Shao
PO Box 3766
SOUTHPORT QLD 4215

Email: jack.shao@burchills.com.au

Dear Mr Shao

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

PDA Development Permit for Operational Work for Bulk Earthworks and Vegetation Clearing at 4733-4743 Mount Lindsay Highway, North Maclean described as Lot 6 on RP137101

On 7 December 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 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

Amanda Dryden
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	4733-4743 Mount Lindesay Highway, North Maclean	
Lot on plan description	Lot number	Plan description
	Lot 6	RP137101
PDA development application details		
DEV reference number	DEV2023/1370	
'Properly made' date	14 March 2023	
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 Works for Bulk Earthworks and Vegetation Clearing	
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: • PDA Development Permit for Operational Works for Bulk Earthworks and Vegetation Clearing	
Decision date	7/12/2023	
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.	Ecological Assessment Report for 4733-4743 Mount Lindesay Highway North Maclean, prepared by Green Tape Solutions	PR22387_EA_4733-4743 Mount Lindesay Highway, North Maclean_Version B	11/09/2023
2.	Overall Layout Plan, prepared by Burchills Engineering Solutions	Drawing No. C100, Version C	18/10/2023
3.	General Notes and Typical Details, prepared by Burchills Engineering Solutions	Drawing No. C101, Version C	18/10/2023
4.	Earthworks Layout Plan, prepared by Burchills Engineering Solutions	Drawing No. C200, Version C	18/10/2023
5.	Earthworks Sections – Sheet 1 of 2, prepared by Burchills Engineering Solutions	Drawing No. C205, Version C	18/10/2023
6.	Earthworks Sections – Sheet 2 of 2, prepared by Burchills Engineering Solutions	Drawing No. C206, Version C	18/10/2023
7.	Erosion and Sediment Control Plan, prepared by Burchills Engineering Solutions	Drawing No. C250, Version C	18/10/2023

Preamble, abbreviations, and definitions

PREAMBLE

Nil

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.

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:
 - 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

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.

PDA development conditions		
No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to expiration of the currency period
2.	Notification and duration of works a) Submit to EDQ IS, notification of the commencement of works on site. b) All works must be carried out within 12 months of the notification provided under part a) of this condition.	a) Prior to commencement of works onsite b) As indicated
Engineering		
3.	Hours of work – construction Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	At all times
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 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) Complaints procedures; v) Daily pre-start fauna management discussions and checklists with an independent licensed Wildlife Spotter/Catcher to ensure any fauna identified or encountered during the daily activities inspections required by Condition 12 are not impacted; 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;	a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	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; 10. For the provision of safe and functional emergency exit routes. vii) Regular monitoring and removal of any debris (dirt, chip or other) being deposited onto Mt Lindesay Highway from construction traffic. 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.	Erosion and sediment management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP) including appropriate construction staging plans, certified by an accredited professional in erosion and sediment control (CPESC), and prepared generally in accordance with the following: i) <i>IECA Best Practice Erosion and Sediment Control dated November 2008</i> ii) Construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); iii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i> iv) <i>Urban Stormwater Quality Planning Guidelines dated 2010.</i> b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
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) 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; 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	a) Prior to commencing works

PDA development conditions		
No.	Condition	Timing
	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 vii) provision of a traffic controller to control the safe and efficient movement of construction vehicles entering onto and merging with the Mt Lindesay Highway traffic flow. b) Carry out all clearing and filling works 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> <i>NOTE: The traffic controller controlling the merging of construction vehicle traffic onto the Mt Lindesay Highway network must not impede the traffic on the Mt Lindesay Highway network.</i>	b) During clearing and filling
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 the 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 the works carried out in association with the approved development.</i>	a) Prior to practical completion b) Prior to practical completion
9.	Compliance Assessment - Traffic Impact Assessment a) Submit to EDQ DA for compliance assessment a Traffic Impact Assessment (TIA) that addresses the minimum requirements of the Department of Transport and Main Roads' <i>Guide to Traffic Impact Assessments</i> and be undertaken by a Registered Professional Engineer of Queensland (RPEQ). The TIA must include the following: i) Identify the direct vehicular access/es between the property and the State-controlled road (this includes the informal service road); ii) Identify the filling period timeframe; iii) Demonstrate access to the State-controlled road for the types of vehicles associated with the use/s. In particular, demonstrate that the access can be designed to accommodate the largest anticipated vehicle type with consideration given to road safety requirements; iv) Demonstrate that construction traffic can safely enter and exit the Mount Lindesay Highway through lanes at the informal service road entry and exit; v) 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	a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	proposed development (including both haulage of materials and for dewatering); vi) Identify the localised pavement impacts of the development traffic, particularly at the access location/s to the informal service road, over the expected life of the project; vii) Include properly scaled and fully dimensioned conceptual layout plans for the access/es and be in accordance with the Department of Transport and Main Roads' <i>Road Planning and Design Manual (2nd Edition)</i>. This should include a drawing indicating the required sight distances can be achieved for the existing/proposed access on the Mount Lindesay Highway in accordance with the provisions of Section 3.4 of <i>Austroads Guide to Road Design Part 4A</i>. viii) Environmental controls and measures to mitigate the impacts on haulage on surrounding environment and road network; b) Carry out all construction work generally in accordance with the certified TIA 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> <i>Note: The subject land is impacted by the Department of Transport and Main Roads planning for Mount Lindesay Highway (Chambers Flat Road to Woodhill). Planning for the Mount Lindesay Highway includes service road arrangements ensuring development within the PDA is accessed via a local road network. Direct vehicular access to the Mount Lindesay Highway for a future proposed use is unlikely to be supported. Any future improvements should give consideration to potential impacts from the planning project on the site.</i>	b) At all times
Landscape and Environment		
10.	Environmental Protection and Biodiversity Conservation Act (EPBC) Approval Submit to EDQ DA any EPBC approval received for the removal of vegetation.	Prior to commencement of clearing works
11.	Vegetation Clearing and Fauna Management – Compliance Assessment a) Submit to EDQ DA, for Compliance Assessment, a Vegetation Clearing and Fauna Management Plan (VCFMP) prepared by a suitably qualified arborist (AQF Level 5) or ecologist. The VCFMP must include: i) Location of tree protection fencing on any tree that is to be retained adjoining the areas to be cleared; ii) Clearing direction to be in a westerly direction commencing from Mt Lindesay Highway towards the rear of the site; iii) Location of temporary fauna exclusion fencing along the property boundary and any road reserve. The fencing must be non-climbable such as smooth hoardings, touch and securely pinned	a) Prior to commencing works

PDA development conditions		
No.	Condition	Timing
	to the ground, be of a minimum height of 1.2m, and prevent access to the clearing areas. The VCFMP is to include at a minimum requirements for: i) Pre-clearing surveys; ii) Pre-clearing trapping and release plan; iii) Post-clearing wildlife management reporting; iv) Roles and responsibilities. b) Undertake vegetation clearing generally in accordance with the plan submitted under part a) of this condition. c) Vegetation clearing is to be supervised by a qualified arborist (AQF Level 5). d) Submit to EDQ IS written certification from a qualified arborist (AQF Level 5) that vegetation clearing has been carried out generally in accordance with part b) of this condition.	b) At all times during vegetation clearing c) At all times during vegetation clearing d) Within 3 months of completion of clearing
12.	Fauna Spotter a) An independent licensed Wildlife Spotter/Catcher under the <i>Nature Conservation Act 1992</i> is to undertake a survey of the site to identify any fauna or habitat features (e.g., nests, tree hollows) and certify that any necessary fauna protection measures or relocation procedures have been implemented. b) An independent licensed Wildlife Spotter/Catcher must undertake a daily inspection of the active clearing site before any clearing activities are undertaken and provide a daily update in accordance with Condition 5. The inspection is to include surrounding areas adjoining the site, such as road corridors and common property boundaries. c) A licensed Wildlife Spotter/Catcher must be present during the vegetation clearing. d) Submit to EDQ IS certification from the licensed Wildlife Spotter/Catcher that vegetation clearing, and fauna protection measures was carried out generally in accordance with the conditions of approval. <i>Note: When an Environmental Protection and Biodiversity Conservation Act 1999 (EPBC) approval has been granted and includes fauna spotter requirements, the fauna spotter requirements under this condition will not be applicable for the same matters under the EPBC approval.</i>	a) Prior to commencement of vegetation clearing b) As indicated c) At all times during vegetation clearing d) Within 3 months of the completion of vegetation clearing
13.	Vegetation Clearing Offsets a) Pay to the MEDQ a monetary contribution for the clearing of vegetation as set out in the <i>EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015</i> and the Ecological Assessment Report for 4733-4743 Mount Lindesay Highway North Maclean, prepared by Green Tape Solutions, dated 11/09/2023; or	a) Prior to commencement of vegetation clearing

PDA development conditions		
No.	Condition	Timing
	If compensatory planting is proposed: b) Submit to EDQ Development Assessment, DSDMIP a planting plan certified by a qualified arborist (AQF Level 5) or ecologist showing the extent of compensatory planting to be undertaken, including location, type and extent of planting, as set out in the EDQ Guideline 17: Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba PDAs dated May 2015. c) Undertake compensatory planting in accordance with b) of this condition. d) Once compensatory planting has been undertaken, submit to EDQ Development Assessment, DSDMIP confirmation from a qualified arborist (AQF Level 5) or ecologist that the compensatory planting has been undertaken in accordance with b) of this condition. <i>Note: An Environmental Protection and Biodiversity Conservation Act 1999 (EPBC) approval may be required for the clearing of vegetation. Where the EPBC approval has been granted, the vegetation clearing offsets under this condition will not be applicable for the same matters under the EPBC approval.</i>	b) Prior to commencement of vegetation clearing c) Within 3 months of commencement of vegetation clearing d) Within 12 months of commencement of vegetation clearing

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 ****