



Our ref: DEV2024/1514

18 July 2024

Bornhorst & Ward Pty Ltd
Att: Mr Rob Gray, Civil Associate
Level 14, 133 Mary Street
BRISBANE CITY QLD 4000

Email: r.gray@bornhorstward.com.au

Dear Mr Gray

S89(1)(a) Approval of PDA Development Application
PDA Development Permit for Operational Work for Earthworks at 69-77 Old Pub Lane, Greenbank described as Lot 3 on SP328307

On 18 July 2024, 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 website at [Current applications and approvals](#).

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@edq.qld.gov.au, who will 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	69-77 Old Pub Lane, Greenbank	
Lot on plan description	Lot number	Plan description
	Lot 3	SP328307
PDA development application details		
DEV reference number	DEV2024/1514	
'Properly made' date	12 June 2024	
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 Work for Earthworks	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice The approval is for: • PDA Development Permit for Operational Work - Earthworks	
Decision date	18 July 2024	
Currency period	2 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Michael Fallon, Planner	
Manager	Brandon Bouda, Manager	
Engineer	Manjurul Alam, Engineer	
Delegate	Amanda Dryden, Director	

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.	Earthworks Layout, prepared by Bornhorst + Ward	C0110 Revision B	23 May 2024
2.	Earthworks Sections Sheet 1, prepared by Bornhorst + Ward	C0120 Revision D	4 July 2024
3.	Earthworks Sections Sheet 2, prepared by Bornhorst + Ward	C0121 Revision D	4 July 2024
4.	Earthworks Sections Sheet 3, prepared by Bornhorst + Ward	C0122 Revision C	4 July 2024
5.	Concept Servicing Plan, prepared by Bornhorst + Ward	C0011 Revision A	5 July 2024 and amended in red 12 July 2024

Preamble, abbreviations, and definitions

PREAMBLE

For the purposes of interpreting this approval, including the conditions, the following applies:

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.

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@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.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 the approved plans and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to expiration of the currency period.
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following completion of works.
3.	Railway Corridor Any excavation, filling/backfilling/compaction, retaining structures, stormwater management measures, batters and other works involving ground disturbance must not encroach upon or de-stabilise the railway corridor, including all transport infrastructure or the land supporting this infrastructure, or cause similar adverse impacts.	At all times.
Engineering		
4.	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.	During construction unless otherwise endorsed.
5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times.
6.	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,	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) complaints procedures; iv) 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
7.	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
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.	a) Prior to practical completion

PDA Development Conditions		
No.	Condition	Timing
	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>	b) Prior to practical completion
9.	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 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. 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>	a) Prior to commencing work b) During construction
10.	Earthworks Stabilisation Submit to EDQ DA, RPEQ certified evidence that the proposed embankment adjacent to the railway corridor shown on the Earthworks Layout, prepared by Bornhorst + Ward, dated 23/05/2024, Drawing no. C0110, Revision B, has been constructed in accordance with the following Department of Transport and Main Road specifications: • Transport and Main Roads Specifications MRTS03 Drainage Structures, Retaining Structures and Embankment Slope Protections; • Transport and Main Roads Specifications MRTS04 General Earthworks; • Transport and Main Roads Specifications MRTS52 Erosion and	Within 20 business days of practical completion.

PDA Development Conditions		
No.	Condition	Timing
	Sediment Control; and Transport and Main Roads Specifications MRTS16 Landscape and Revegetation Works.	
11.	Stormwater Management Submit to EDQ DA, RPEQ certification confirming that the stormwater management of the development does not adversely affect the operational performance of the railway corridor, ensuring that no works on the land: i) Create any new discharge points for stormwater runoff onto the railway corridor (the sediment basin must be connected to a lawful point of discharge); ii) Concentrate or increase the velocity of flows to the railway corridor; iii) Interfere with and/or cause damage to the existing stormwater drainage on the railway corridor; iv) Surcharge any existing culvert or drain on the railway corridor; v) Reduce the quality of stormwater discharge onto the railway corridor; vi) Impede or interfere with any overland flow or hydraulic conveyance from the railway corridor.	Within 20 business days of 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 ****