



Our ref: DEV2023/1412

23 August 2024

Charter Hall
C/- Arcadis Australia Pacific Pty Ltd
Att: Ms Thea Fanning
Level 35, 111 Eagle Street
BRISBANE QLD 4000

Email: thea.fanning@arcadis.com

Dear Ms Fanning

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Operational Work – Sewer Rising Main at 4499-4651 and 4653-4691 Mount Lindesay Highway, North Maclean described as Lot 39 on SP258739 and Lot 1 on RP113251

On 23 August 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	4499-4651 and 4653-4691 Mount Lindesay Highway, North Maclean	
Lot on plan description	Lot number	Plan description
	Lot 39	SP258739
	Lot 1	RP113251

PDA development application details	
DEV reference number	DEV2023/1412
'Properly made' date	19 June 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 Work – Sewer Rising Main

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 Work – Sewer Rising Main
Decision date	23 August 2024
Currency period	2 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Michael Fallon, Planner
Manager	Brandon Bouda, Manager
Engineer	Marco Bonotto, Director
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.	Cover Sheet, Locality Plan and Drawing Schedule, prepared by Arcadis	0399 - Issue 06	31/05/2024 and amended in red 25/07/2024
2.	Sewerage Rising Main Survey/Key Plan and Setout, prepared by Arcadis	0402 - Issue 07	29/05/2024 and amended in red 25/07/2024
3.	Sewerage Rising Main Layout Plan Sheet 1, prepared by Arcadis	0403 - Issue 07	31/05/2024 and amended in red 25/07/2024
4.	Sewerage Rising Main Layout Plan Sheet 2, prepared by Arcadis	0404 - Issue 07	29/05/2024
5.	Sewerage Rising Main Layout Plan Sheet 3, prepared by Arcadis	0405 - Issue 07	31/05/2024 and amended in red 25/07/2024
6.	Sewerage Rising Main Alternate Alignment Chainage 760-1260 Layout Plan Sheet 1, prepared by Arcadis	0455 - Issue 01	31/05/2024 and amended in red 25/07/2024
7.	Sewerage Rising Main Alternate Alignment Chainage 760-1260 Layout Plan Sheet 2, prepared by Arcadis	0456 - Issue 01	31/05/2024
8.	Sewerage Rising Main Alternate Alignment Chainage 760-1260 Layout Plan Sheet 3, prepared by Arcadis	0457 - Issue 01	31/05/2024
9.	Sewerage Rising Main Layout Plan Sheet 6, prepared by Arcadis	0408 - Issue 07	31/05/2024
10.	Sewerage Rising Main Layout Plan Sheet 7, prepared by Arcadis	0409 - Issue 07	31/05/2024
11.	Sewerage Rising Main Sections Sheet 1, prepared by Arcadis	0410 - Issue 07	31/05/2024
12.	Sewerage Rising Main Sections Sheet 4, prepared by Arcadis	0413 - Issue 07	31/05/2024 and amended in red 25/07/2024
13.	Sewerage Rising Main Details Sheet 1, prepared by Arcadis	0418 - Issue 05	31/05/2024
14.	Sewerage Rising Main Details Sheet 2, prepared by Arcadis	0419 - Issue 05	31/05/2024
15.	Sewerage Rising Main Alternate Alignment Chainage 760-1200 Sections Sheet 1, prepared by Arcadis	0470 - Issue 01	31/05/2024
16.	Sewerage Rising Main Alternate Alignment Chainage 760-1200 Sections Sheet 2, prepared by Arcadis	0471 - Issue 01	29/05/2024

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.

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.

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.

- 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@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to expiration of the currency period
2.	Hours of Work - Construction 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.	During construction unless otherwise endorsed
3.	Out of Hours Work - Compliance Assessment 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 form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date

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

PDA Development Conditions		
No.	Condition	Timing
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.	Interface works design – Compliance Assessment Submit to EDQ IS, for compliance assessment, detailed design plans certified by a RPEQ for the interfaces of the rising main with the works being delivered by Council. The interface works shall make provision for: i) Northern interface: A. Invert level of the rising main at CH-0.00 to match with Council design drawing: DT8003-02-S -DWG-CI-91-2000 Rev.2 and DT8003-02-S -DWG-CI-91-2004 Rev.3; and B. Rising main from chainage 0.000 to chainage 10.000 (where is the scour valve location) to be updated to 150mm and downstream of the scour valve to transition to 225/280mm fitting details. ii) Southern interface: A. Rising main at CH- 2227.804 to match with invert level of as constructed drawing DT8003-01-S -CI-95-2000 Rev.1.	Prior to commencing work
6.	Sewerage Rising Main Works a) Submit to EDQ IS detailed sewerage rising main design plans, certified by a RPEQ. The certified sewerage rising main design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; ii) the approved plans as marked up in red by EDQ; and iii) the interface works plans endorsed as part of Condition 5 of this approval. b) Construct the sewerage rising main works generally in accordance with the certified plans submitted under part b) of this condition. c) Submit to EDQ IS ‘as constructed’ plans, certified by an RPEQ, of all sewerage rising main constructed in accordance with this condition, including an asset register, pressure tests results in accordance with: i) Council’s current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information	a) Prior to commencing work b) Prior to expiration of the currency period c) Within 60 days from practical completion
7.	Retaining Walls– Compliance Assessment a) Submit to EDQ IS, for compliance assessment, 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;	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	ii) designed generally in accordance with AS4678 – <i>Earth Retaining Structures</i> and relevant material standards (e.g. AS3600 – <i>Concrete Structures</i>); iii) located and designed generally in accordance with the approved plans iv) for retaining located near to the proposed sewerage rising main, the design shall be supported by critical design details certified by a RREQ demonstrating compliances with QDC MP1.4 Performances Requirements P1 and P2 requirements. b) Construct retaining walls generally in accordance with the endorsed 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. Note to Applicant: <i>To satisfactory address the P1 and P2 requirement of the QDC MP1.4, the retaining wall design shall:</i> • <i>Demonstrate that the proposed retaining wall will be located outside of the rising main zone of influence and there will be no load transferred to the main.</i> • <i>Demonstrate sufficient area and access is maintained to allow Logan Water to undertake future operation, maintenance and replacement of the main without impacting the integrity of the retaining wall.</i> • <i>Details about construction methodology to carry out the replacement and reinstatement of the rising main if required.</i>	b) Prior to expiration of the currency period c) Within 60 days from practical completion
8.	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; and v) site management: 1) for the provision of safe and functional alternative pedestrian routes, past, through or around the site;	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	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
9.	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
10.	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</i>	a) Prior to practical completion b) Prior to 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 ****