



Our ref: DEV2024/1578

20 March 2025

Mirvac Queensland Pty Ltd
Att: Mr Mark Clancy
Level 14, 80 Ann Street
BRISBANE QLD 4000

Email: Mark.clancy@mirvac.com

Dear Mark

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

PDA Development Permit for Operational Work for Bulk Earthworks at Teviot Road, Greenbank described as Lot 9003 on SP330384

On 20 March 2025, 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 Mr Ali Rizayee, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7531 or at ali.rizayee@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 PDA	
Site address	Street address of the land the subject of the application	
Lot on plan description	Lot number	Plan description
	9003	SP330384

PDA development application details	
DEV reference number	DEV2024/1578
'Properly made' date	15 January 2025
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period
Proposed development	Operational Works for Bulk Earthworks

PDA development approval details	
Decision of the MEDQ	<p>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.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> • PDA Development Permit for Operational Works for Bulk Earthworks
Decision date	20 March 2025
Currency period	2 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Ali Rizayee, Planner
Manager	Jennifer Sneesby, Manager
Engineer	Jack Landsberg, Principal Technical Officer
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
Civil Design Drawings, prepared by Premise – Job Code: P001721			
1.	Cover Sheet	Sheet No: C001 Revision A	10/12/2024
2.	Safety in Design	Sheet No: C004 Revision A	10/12/2024
3.	Bulk Earthworks Layout Plan – Sheet 1	Sheet No: C200 Revision A	10/12/2024
4.	Bulk Earthworks Layout Plan – Sheet 2	Sheet No: C201 Revision A	10/12/2024
5.	Overall Bulk Earthworks Layout Plan	Sheet No: C202 Revision A	10/12/2024
6.	Bulk Earthworks Notes and Details	Sheet No: C210 Revision A	10/12/2024
7.	Vegetation Clearing Layout Plan	Sheet No: C250 Revision A	10/12/2024
8.	Erosion and Sediment Control – Catchment Plan	Sheet No: C700 Revision A	10/12/2024
9.	Erosion and Sediment Control – Clear and Grab Phase	Sheet No: C701 Revision A	10/12/2024
10.	Erosion and Sediment Control – Bulk Earthworks Phase	Sheet No: C702 Revision B	19/02/2025
11.	Erosion and Sediment Control – Stabilisation Phase	Sheet No: C703 Revision B	19/02/2025
12.	Erosion and Sediment Control – Basin Details	Sheet No: C710 Revision A	10/12/2024
13.	Erosion and Sediment Control – Typical Basin Details	Sheet No: C720 Revision A	10/12/2024
14.	Erosion and Sediment Control – Drain Details	Sheet No: C730 Revision A	10/12/2024
15.	Erosion and Sediment Control – Spillway Details	Sheet No: C740 Revision A	10/12/2024
16.	Erosion and Sediment Control Notes – Sheet 1	Sheet No: C750 Revision A	10/12/2024
17.	Erosion and Sediment Control Notes – Sheet 2	Sheet No: C751 Revision A	10/12/2024

Precinct 11 Earthworks Sections, prepared by Premise – Job Code: P001721			
18.	Precinct 11 Earthworks Sections	Sheet No: SKC16 Revision 2	13/03/2025
19.	Bulk Earthworks Layout Plan	Sheet No: SKC17 Revision 1	20/02/2025

Preamble, abbreviations, and definitions

PREAMBLE

For the purpose 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).

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.

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.	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

PDA Development Conditions		
No.	Condition	Timing
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 ¹ .	Minimum of 10 business days prior to proposed out of hours work commencement date
4.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the Certification Procedures Manual.	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: <ul style="list-style-type: none"> 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) site management: <ul style="list-style-type: none"> 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. 	a) Prior to commencing work

¹ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	Condition	Timing
	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.	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 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 practical completion b) Prior to practical completion
8.	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: <ul style="list-style-type: none"> 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
9.	Inspection and Reporting (Erosion and sediment management) a) Submit to EDQ IS an initial inspection report prepared by a qualified Certified Professional in Erosion and Sediment Control (CPESC) detailing pre-development site conditions and adherence to erosion and sediment control measures identified within the approved Erosion and Sediment Control Plans (ESCP). b) Submit to EDQ IS subsequent inspection reports prepared by a qualified Certified Professional in Erosion and Sediment Control (CPESC) detailing continued adherence to erosion and sediment control measures identified within the approved Erosion and Sediment Control Plans (ESCP). The inspection reports are to be provided on the last business day of January, February, March, June, September, and December of each calendar year. Additionally, the CPESC is required to attend the site after every rainfall event exceeding 30 millimetres. The submitted reports	a) Prior to commencement of earthworks. b) As indicated.

PDA Development Conditions		
No.	Condition	Timing
	must detail all instances when the CPESC has inspected the site during the reporting period, including those triggered by significant rainfall events.	

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 ****