



Our ref: DEV2024/1551

31 October 2025

Frasers Property New Beith Pty Ltd
C/- RPS AAP Consulting Pty Ltd
Att: Mr Ian Langford
PO Box 1559
FORTITUDE VALLEY QLD 4006

Email: Ian.Langford@rpsconsulting.com

Dear Mr Langford

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

PDA Development Application DEV2024/1551 for Development Permit for Reconfiguring a Lot for New Road and Operational Work for Clearing Vegetation, Earthworks, Roadwork, Bridge, Stormwater, Drainage Work and Water Infrastructure at Olson Road and Mountain Ridge Road, New Beith described as Lot 4 on SP332712

On 31 October 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 Nicole Tobias, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6752 or at nicole.tobias@edq.qld.gov.au, who will assist.

Yours sincerely

Brandon Bouda
A/Director
Development Services
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Olson Road and Mountain Ridge Road, New Beith	
Lot on plan description	Lot number	Plan description
	Lot 4	SP332712
PDA development application details		
DEV reference number	DEV2024/1551	
'Properly made' date	10 October 2024	
Type of application	<input 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 checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" 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	Reconfiguring a Lot for new road and Operation work for clearing vegetation, earthworks, roadwork, bridge, stormwater, drainage work and water infrastructure	
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"> Rail bridge crossing 1 into 2 lot RAL creating new road reserve Associated vegetation clearing; Associated earthworks; Associated stormwater, drainage work and water infrastructure. 	
Decision date	31 October 2025	
Currency period	6 years from the date of the decision	

Assessment Team	
Assessment Manager (Lead)	Nicole Tobias
Manager	Leila Torrens
Engineer	Ava Jalali
Delegate	Brandon Bouda

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.	Proposed Mountain Ridge Road Extension prepared by RPS	151113-46 Revision A	7 May 2025
2.	New Beith Rail Overbridge Design Report prepared by Pitt & Sherry	T-P.220175-STR-REP-001-RevH/JM/, revision H	14 January 2025
3.	Drawing Index and Locality Plan prepared by Pitt & Sherry	P.22.0175-00-STR-DRG-001, revision L	10 January 2025
4.	General Arrangement Sheet 1 of 6, prepared by Pitt & Sherry	P.22.0175-00-STR-DRG-002, revision L	10 January 2025
5.	General Arrangement Sheet 2 of 6, prepared by Pitt & Sherry	P.22.0175-00-STR-DRG-003, revision H	10 January 2025
6.	General Arrangement Sheet 3 of 6, prepared by Pitt & Sherry	P.22.0175-00-STR-DRG-004, revision K;	10 January 2025
7.	General Arrangement Sheet 4 of 6, prepared by Pitt & Sherry	P.22.0175-00-STR-DRG-005, revision K	10 January 2025
8.	General Arrangement Sheet 5 of 6, prepared by Pitt & Sherry	P.22.0175-00-STR-DRG-006, revision K	10 January 2025
9.	Reinforced Earth Walls Sheet 1 of 2, prepared by Pitt & Sherry	P.22.0175-00-STR-DRG-008, revision F	10 January 2025
10.	Reinforced Earth Walls Sheet 2 of 2, prepared by Pitt & Sherry	P.22.0175-00-STR-DRG-009, revision F	10 January 2025
11.	Abutment Profiles Sheet 1 of 4, prepared by Pitt & Sherry	P.22.0175-00-STR-DRG-010, revision G	10 January 2025
12.	Abutment Profiles Sheet 2 of 4, prepared by Pitt & Sherry	P.22.0175-00-STR-DRG-011, revision F	10 January 2025
13.	Abutment Profiles Sheet 3 of 4, prepared by Pitt & Sherry	P.22.0175-00-STR-DRG-012, revision F	10 January 2025
14.	Abutment Profiles Sheet 4 of 4, prepared by Pitt & Sherry	P.22.0175-00-STR-DRG-013, revision C	10 January 2025
15.	Abutment Reinforcement Sheet 1 of 4, prepared by Pitt & Sherry	P.22.0175-00-STR-DRG-014, revision F;	10 January 2025
16.	Abutment Reinforcement Sheet 2 of 4, prepared by Pitt & Sherry	P.22.0175-00-STR-DRG-015, revision E	10 January 2025

17.	Abutment Reinforcement Sheet 3 of 4, prepared by Pitt & Sherry	P.22.0175-00-STR-DRG-016, revision E	10 January 2025
18.	Abutment Reinforcement Sheet 4 of 4, prepared by Pitt & Sherry	P.22.0175-00-STR-DRG-017, revision F	10 January 2025
Supporting Documents			
19.	Stormwater Management Plan prepared by Design Flow	Version 2	14 November 2022
20.	Geotechnical Investigation Report – Rail Bridge Crossing Mountain Ridge Road prepared by Core Consultants	J001800-003-R-Rev0	March 2023
21.	Cover Plan prepared by Colliers	23-0153, Drawing 4000, revision C	21 August 2025
22.	General Notes prepared by Colliers	23-0153, Drawing 4001, revision C	21 August 2025
23.	Bulk Earthworks Layout Plan Sheet 1 of 2, prepared by Colliers	23-0153, Drawing 4100, revision C	21 August 2025
24.	Bulk Earthworks Layout Plan Sheet 2 of 2, prepared by Colliers	23-0153, Drawing 4101, revision C	21 August 2025
25.	Roadworks and Drainage Layout Plan Sheet 1 of 2, prepared by Colliers	23-0153, Drawing 4200, revision C	21 August 2025
26.	Roadworks and Drainage Layout Plan Sheet 2 of 2, prepared by Colliers,	23-0153, Drawing 4201, revision C	21 August 2025
27.	Survey Setout and Kerb Types Layout Plan Sheet 1 of 2 prepared by Colliers	23-0153, Drawing 4210, revision B	30 May 2025
28.	Survey Setout and Kerb Types Layout Plan Sheet 2 of 2 prepared by Colliers	23-0153, Drawing 4211, revision C	21 August 2025
29.	Road Typical Road Sections Sheet 1 of 3 prepared by Colliers	23-0153, Drawing 4221, revision B	30 May 2025
30.	Road Typical Road Sections Sheet 2 of 3 prepared by Colliers	23-0153, Drawing 4222, revision B	30 May 2025
31.	Road Typical Road Sections Sheet 3 of 3 prepared by Colliers	23-0153, Drawing 4223, revision B	30 May 2025
32.	Road Typical Details prepared by Colliers	23-0153, Drawing 4224, revision B	30 May 2025
33.	Mountain Ridge Road Longitudinal Section prepared by Colliers	23-0153, Drawing 4230, revision B	30 May 2025
34.	Mountain Ridge Road Cross Sections Sheet 1 of 6 prepared by Colliers	23-0153, Drawing 4231, revision B	30 May 2025
35.	Mountain Ridge Road Cross Sections Sheet 2 of 6 prepared by Colliers	23-0153, Drawing 4232, revision B	30 May 2025
36.	Mountain Ridge Road Cross Sections Sheet 3 of 6 prepared by Colliers	23-0153, Drawing 4233, revision B	30 May 2025
37.	Mountain Ridge Road Cross Sections Sheet 4 of 6 prepared by Colliers	23-0153, Drawing 4234, revision B	30 May 2025

38.	Mountain Ridge Road Cross Sections Sheet 5 of 6 prepared by Colliers	23-0153, Drawing 4235, revision B	30 May 2025
39.	Mountain Ridge Road Cross Sections Sheet 6 of 6 prepared by Colliers	23-0153, Drawing 4236, revision B	30 May 2025
40.	R034 Longitudinal Section prepared by Colliers	23-0153, Drawing 4237, revision B	30 May 2025
41.	R034 Cross Sections of Sheet 1 of 2 prepared by Colliers	23-0153, Drawing 4238, revision B	30 May 2025
42.	R034 Cross Sections of Sheet 2 of 2 prepared by Colliers	23-0153, Drawing 4239, revision B	30 May 2025
43.	Road 02 Longitudinal Section and Cross Sections prepared by Colliers	23-0153, Drawing 4240, revision B	30 May 2025
44.	Road 09 Longitudinal Section and Cross Sections prepared by Colliers	23-0153, Drawing 4241, revision B	30 May 2025
45.	Intersection Details Layout Plan prepared by Colliers	23-0153, Drawing 4260, revision C	21 August 2025
46.	Island Setout and Detail Plan prepared by Colliers	23-0153, Drawing 4261, revision B	30 May 2025
47.	Kerb Return Longitudinal Sections Sheet 1 of 3 prepared by Colliers	23-0153, Drawing 4262, revision B	30 May 2025
48.	Kerb Return Longitudinal Sections Sheet 2 of 3 prepared by Colliers	23-0153, Drawing 4263, revision B	30 May 2025
49.	Kerb Return Longitudinal Sections Sheet 3 of 3 prepared by Colliers	23-0153, Drawing 4264, revision B	30 May 2025
50.	Signs and Linemarking Sheet 1 of 2 prepared by Colliers	23-0153, Drawing 4270, revision B	30 May 2025
51.	Signs and Linemarking Sheet 2 of 2 prepared by Colliers	23-0153, Drawing 4271, revision C	21 August 2025
52.	Turnpath Layout Plan Sheet 1 of 3 prepared by Colliers	23-0153, Drawing 4275, revision A	30 May 2025
53.	Turnpath Layout Plan Sheet 2 of 3 prepared by Colliers	23-0153, Drawing 4276, revision A	30 May 2025
54.	Turnpath Layout Plan Sheet 3 of 3 prepared by Colliers	23-0153, Drawing 4277, revision A	30 May 2025
55.	Stormwater Drainage Catchment Layout Plan Sheet 1 of 2 prepared by Colliers	23-0153, Drawing 4310, revision B	30 May 2025
56.	Stormwater Drainage Catchment Layout Plan Sheet 2 of 2 prepared by Colliers	23-0153, Drawing 4311, revision B	30 May 2025
57.	Stormwater Drainage Longitudinal Sections Sheet 1 of 3 prepared by Colliers	23-0153, Drawing 4320, revision B	30 May 2025
58.	Stormwater Drainage Longitudinal Sections Sheet 2 of 3 prepared by Colliers	23-0153, Drawing 4321, revision B	30 May 2025
59.	Stormwater Drainage Longitudinal Sections Sheet 3 of 3 prepared by Colliers	23-0153, Drawing 4330, revision B	30 May 2025

60.	Stormwater Drainage Calculations Table prepared by Colliers	23-0153, Drawing 4350, revision B	30 May 2025
61.	Water Reticulation Cover Plan prepared by Colliers	23-0153, Drawing 4500, revision C	21 August 2025
62.	Water Reticulation General Notes and Live Works Details prepared by Colliers	23-0153, Drawing 4501, revision B	30 May 2025
63.	Water Reticulation Layout Plan Sheet 1 of 2 prepared by Colliers	23-0153, Drawing 4540, revision C	21 August 2025
64.	Water Reticulation Layout Plan Sheet 2 of 2 prepared by Colliers	23-0153, Drawing 4541, revision C	21 August 2025
65.	Rising Sewer Enveloper Pipe Details prepared by Colliers	23-0153, Drawing 4542, revision A	21 August 2025
66.	Cover Plan, prepared by Colliers	20-0181, Drawing 500, revision B	30 May 2025
67.	General Notes, prepared by Colliers	20-0181, Drawing 501, revision B	30 May 2025
68.	Water Reticulation Layout Plan, prepared by Colliers	20-0181, Drawing 602, revision B	29 May 2025
69.	Bulk Earthworks Layout Plan prepared by Colliers	20-0181, Drawing 502, revision C	21 August 2025
70.	Roadworks and Drainage Layout Plan prepared by Colliers	20-0181, Drawing 503, revision C	21 August 2025
71.	Survey Setout and Kerb Types Layout Plan prepared by Colliers	20-0181, Drawing 504, revision B	29 May 2025
72.	Mountain Ridge Road Longitudinal Section prepared by Colliers	20-0181, Drawing 505, revision B	29 May 2025
73.	Mountain Ridge Road Cross Sections Sheet 1 of 3 prepared by Colliers	20-0181, Drawing 506, revision B	29 May 2025
74.	Mountain Ridge Road Cross Sections Sheet 2 of 3 prepared by Colliers	20-0181, Drawing 507, revision B	29 May 2025
75.	Mountain Ridge Road Cross Sections Sheet 3 of 3 prepared by Colliers	20-0181, Drawing 508, revision B	29 May 2025
76.	Intersection Details Layout Plan prepared by Colliers	20-0181, Drawing 509, revision B	29 May 2025
77.	Signs and Linemarking Layout Plan	20-0181, Drawing 510, revision B	29 May 2025
78.	Stormwater Catchment Layout Plan prepared by Colliers	20-0181, Drawing 511, revision B	29 May 2025
79.	Stormwater Drainage Longitudinal Section prepared by Colliers	20-0181, Drawing 512, revision B	29 May 2025
80.	Stormwater Drainage Calculations Table prepared by Colliers	20-0181, Drawing 513, revision B	29 May 2025
81.	Water Reticulation Cover Plan prepared by Colliers	20-0181, Drawing 600, revision B	29 May 2025

82.	Water Reticulation General Notes and Live Works Details prepared by Colliers	20-0181, Drawing 601, revision B	29 May 2025
83.	Water Reticulation Layout Plan prepared by Colliers	20-0181, Drawing 602, revision B	29 May 2025
84.	Mountain Ridge Road Vertical Sight Distances prepared by Colliers	23-0153, Drawing SK0010 Revision A	30 May 2025
85.	Mountain Ridge Road Horizontal Sight Distances prepared by Colliers	23-0153, Drawing SK0011 Revision A	30 May 2025

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

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

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

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

DCOP means the Development Charges and Offset Plan that applies to the PDA as amended or replaced 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.

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.

SRIA means the Yarrabilba PDA & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 24 May 2019 (as amended from time to time).

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.

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.

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

Ref	Condition	Timing
General		
1.	<p>Carry out the approved development</p> <p>Carry out the approved development generally in accordance with:</p> <ul style="list-style-type: none"> a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions. 	Prior to survey plan endorsement
Rail Corridor		
2.	<p>Level Crossing Works</p> <ul style="list-style-type: none"> a) Close and decommission the existing occupational railway level crossing at the Western end of Mountain Ridge Road. b) Construct the occupational railway level crossing to accommodate construction and maintenance traffic only in accordance with the approved plans and documents c) Close and decommission the occupational railway level crossing constructed under Part (b) of this condition. 	<ul style="list-style-type: none"> a) Prior to survey plan lodgement. b) Unless alternative access is provided, prior to commencement of earthworks. c) Prior to the survey plan lodgement, unless otherwise agreed to by EDQ.
Bridge Design		
3.	<p>Bridge Construction</p> <ul style="list-style-type: none"> a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ for the construction of the road bridge. The certified engineering plans must be designed generally in accordance with the approved plans and documents. <p>The certified road bridge plans are to:</p> <ul style="list-style-type: none"> i. provide a minimum vertical clearance of 7.9m between the underside of the superstructure girders and the top of the existing rail tracks and the future rail tracks ii. for the future railway corridor, include a minimum horizontal envelope between the face of the western 'RE wall' and 'Pier 1' iii. accommodate collision protection walls at the 'Pier 1' iv. accommodate future service and utility connections 	<ul style="list-style-type: none"> a) Prior to the commencement of construction of the road bridge

PDA Development Conditions		
Ref	Condition	Timing
	<ul style="list-style-type: none"> v. ensure any excavation, filling/backfilling/compaction, retaining structures, embankments/batters, stormwater management measures and other works involving ground disturbance does not de-stabilise the railway corridor or future railway corridor, including all transport infrastructure or the land supporting this infrastructure, or cause similar adverse impacts vi. manage stormwater run-off from the bridge, and associated works and structures, to ensure no worsening to the operating performance or condition of the railway corridor and future railway corridor. <p>b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS:</p> <ul style="list-style-type: none"> i. certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii. all documentation as required by the <i>Certification Procedures Manual</i>. iii. as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition. 	<p>b) Prior to the survey plan lodgement</p> <p>c) Prior to survey plan lodgement.</p>
Construction		
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.	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
6.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
7.	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	a) Prior to commencing work

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

PDA Development Conditions

Ref	Condition	Timing
	<p>overseeing the site works, to manage construction impacts, including:</p> <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. <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>b) During construction</p> <p>c) During construction</p>
<p>8.</p>	<p>Traffic Management Plan</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; 	<p>a) Prior to commencing work for the relevant stage</p>

PDA Development Conditions		
Ref	Condition	Timing
	<ul style="list-style-type: none"> ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) ensure and maintain access to the occupational railway crossing for construction and maintenance traffic only; iv) ensure that no members of the public will have access to the temporary occupational railway level crossing; v) provision of parking for workers and materials delivery; vi) risk identification, assessment and identification of mitigation measures; vii) ongoing monitoring, management review and certified updates (as required); and viii) 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. <p>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.</p> <p><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></p>	b) During construction
Earthworks and Retaining Walls		
9.	<p>Earthworks</p> <p>a) Submit to EDQ IS detailed earthworks plans, including for the bridge embankment and abutment walls, certified by a RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved plans <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> i) include a geotechnical soils assessment of the site, addressing post-construction settlement, long-term local and global slope stability, and other relevant factors, in accordance with relevant standards and guidelines; ii) accord with the Erosion and Sediment Control Plans, as required by condition 11 – 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: <ul style="list-style-type: none"> 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

Ref	Condition	Timing
	<p>2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development.</p> <p>b) Carry out earthworks, including for bridge embankment and abutment walls, generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <ul style="list-style-type: none"> i) all earthworks, including bridge embankment and abutment walls, 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. 	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
<p>10.</p>	<p>Retaining Walls</p> <p>a) Submit to EDQ IS detailed engineering plans, certified by a suitably qualified and experienced RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ul style="list-style-type: none"> 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>); iii) located and designed generally in accordance with the approved functional layout plans. <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ IS certification from a suitably qualified and experienced 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.</p>	<p>a) Prior to commencing earthworks</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
<p>11.</p>	<p>Erosion and sediment management</p> <p>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:</p> <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>. <p>The certified plan is to include:</p> <ul style="list-style-type: none"> 1. appropriate scour protections near the inlet and outlet of the bridge culverts. <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>

PDA Development Conditions		
Ref	Condition	Timing
12.	<p>Dispersive Soil Management</p> <p>a) Submit to EDQ IS a Dispersive Soil Management Plan, prepared by a soil science/soil chemistry specialist that details for the design, construction, and operational phases of the development including:</p> <ul style="list-style-type: none"> i) the suite of methods with the exposure and re-use of dispersive soils, and ii) details of the areas where dispersive soils will be disturbed and treated/rehabilitated. <p>b) Implement and monitor the actions identified in the Dispersive Soil Management Plan as required under part a) of this condition.</p>	<p>a) Prior to commencing works</p> <p>b) At all times during construction</p>
Roadworks, urban servicing and stormwater management		
13.	<p>Trunk Water Main - Mountain Ridge Road</p> <p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for the proposed trunk water main along Mountain Ridge Road from the rail bridge to proposed Road 34, generally in accordance with Guideline No. 13 Engineering standards.</p> <p>The trunk water main design shall make provision for a future installation of a dual DMA feed servicing both the low-level zone of the development and the Pebble Creek area with all reticulation network to service the future lots to be connected downstream the DMA Feed.</p> <p>b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS 'as constructed' plans, certified by a RPEQ, of the trunk water main constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with:</p> <ul style="list-style-type: none"> i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information. <p><i>Note: the DN200 trunk water main will provide interim supply of Precinct A from the Pebble Creek Way network. Once the existing DN250 trunk water main on Sandy Creek Road will be extended to the site (as part of a separate application), the DMA feed will be installed and the DN200 will then reverse the flow and supply the Pebble Creek area.</i></p>	<p>a) Prior to commencing works</p> <p>b) Prior to practical completion</p> <p>c) Within 30 days after practical completion</p>
14.	<p>Protection of existing Sewer Rising Main – Compliance Assessment</p> <p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for bridging structure to transfer loads beneath the zone of</p>	<p>a) Prior to commencing works</p>

PDA Development Conditions

Ref	Condition	Timing
	<p>influence of the existing OD560 PE rising main within the proposed bridge abutment.</p> <p>b) Construct the bridging structure in accordance with the endorsed plans.</p> <p>c) Submit to EDQ IS certification from a RPEQ confirming that the sewer protection measures have been constructed generally in accordance with the endorsed plans submitted under part (a) of this condition.</p>	<p>b) Prior to commencing of the bridge abutment works</p> <p>c) Within 30 days after practical completion</p>
<p>15.</p>	<p>Public infrastructure (damage, repairs and relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>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.</p> <p><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></p>	<p>a) Prior to practical completion</p> <p>b) Prior to practical completion</p>
<p>16.</p>	<p>Street Lighting</p> <p>Comply with either parts a) and c) or parts b) and c) of this condition.</p> <p>a) Design and install a <u>Rate 2</u> street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ul style="list-style-type: none"> i) meet the relevant standards of Energex; ii) be endorsed by Energex as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Energex 'billable customer'; iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. <p>b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ul style="list-style-type: none"> i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> ii) meet the requirements of AS3000 – '<i>SAW Wiring Rules</i>'. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority. <p>c) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>

PDA Development Conditions		
Ref	Condition	Timing
Environmental		
17.	<p>Environment Protection and Biodiversity Conservation Act approval</p> <p>Submit to EDQ DA any environmental approvals required under the EPBC Act.</p>	Prior to any clearing commencing on site.
18.	<p>Vegetation Management</p> <p>Submit a vegetation clearing and fauna management plan for any clearing required to facilitate the development.</p>	Prior to any clearing commencing on site.
Surveying, Land Transfers and Easements		
19.	<p>Easements over Infrastructure</p> <p>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.</p> <p>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.</p>	At registration of survey plan for the relevant stage

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.

Other Advice	
Railway Corridor and Future Railway Corridor	
1.	<p>Works on a railway</p> <p>Pursuant to section 255 of the <i>Transport Infrastructure Act 1994</i>, the railway manager's written approval is required to carry out works in or on a railway corridor or otherwise interfere with the railway or its operations.</p> <p>This includes the construction of the new road bridge (and all associated earthworks and infrastructure), the relocation of the occupational crossing as well as the closure of the railway level crossings.</p> <p>An occupational crossing licence or other crossing agreement will also be required. This must be obtained from the railway manager for all new crossings and changes to the use of existing private level crossings. Changes include any change to vehicular traffic associated with the use or development on the land or any changes to the volume or composition of the vehicular traffic using the crossing, including the maximum design vehicle.</p> <p>Please be advised that this PDA development approval response does not constitute an approval under section 255 of the <i>Transport Infrastructure Act 1994</i> and that such approvals need to be separately obtained from the relevant railway manager (Australian Rail Track Corporation (ARTC)).</p> <p>The applicant should contact ARTC on (08) 8217 4366 in relation to this matter.</p>

2.	<p>Extending Roads Over Rail Corridor Land</p> <p>Under section 253 of the <i>Transport Infrastructure Act 1994</i>, Logan City Council must seek permission from the Chief Executive of the Department of Transport and Main Roads in relation to relevant infrastructure associated with constructing, maintaining and operating a road on rail corridor land or non-rail corridor land by way of a bridge. The permission may be subject to conditions and the railway manager will be consulted as part of this process. After the permission is granted, the permission will be recorded on the relevant lease for the rail corridor land.</p> <p>For assistance in relation to this process, please contact Patrick Leys of TMR's Rail Corridor Management team at: RCM@tmr.qld.gov.au or at 3066 7430.</p>
3.	<p>Interface Agreement</p> <p>An interface agreement between the road manager (Logan City Council) and the railway manager (ARTC) will also be required pursuant to section 107 of the Rail Safety National Law (Queensland) before the road crossing over the railway corridor is open to traffic.</p>
State-controlled Road	
4.	<p>Referral</p> <p>The Department of Transport and Main Roads requests that all subsequent applications related to this development within the City of Logan Local Government area be referred to the South Coast region. We have noted that a prior application for Operational Works submitted to Logan City Council in August 2023 (Council reference: OW/169/2023) was not referred to South Coast TMR.</p>

**** End of Package ****