

Our ref: DEV2014/571

19 June 2014

Scenic Rim Regional Council
C/- Mr Lim-Dien Dang
Shamrock Civil Engineering Pty Ltd
195 Cobalt Street
CAROLE PARK QLD 4300

Dear Mr Dang

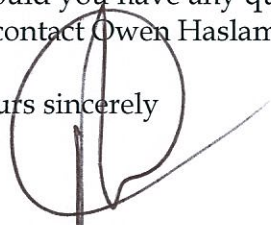
**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR
OPERATIONAL WORKS (BRIDGE WORKS) AT EDWARD O'NEIL BRIDGE,
KILMOYLAR ROAD, JIMBOOMBA DESCRIBED AS LOT 77 ON SL5520 AND
PART OF KILMOYLAR ROAD**

On 19 June 2014 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website <http://www.dsdip.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Owen Haslam on 3452 7419.

Yours sincerely



Patrick Atkinson
Director - Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Greater Flagstone	
Site address	Edward O’Neil Bridge, Kilmoylar Road, Jimboomba	
Lot on plan description	Lot number	Lot description
	77	SL5520
	Part of Kilmoylar Road	
PDA development application details		
MEDQ reference number	DEV2014/571	
Lodgement date	12 May 2014	
Type of application	☒ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☒ Operational work ☐ Preliminary approval ☒ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	PDA Development Permit for Operational Works (Bridge Works)	

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
Decision date		19 June 2014
Currency period		2 years from Decision date
Plans and specification		
The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.		
Approved plans, reports and specifications		Date (if applicable)
		Number (if applicable)
1.	Edward O'Neil Bridge, Teviot Brook Stream Kilmoylar Road Logan City Council Sheet 3 of 3 prepared by Highland Infrastructure Group (Amended in Red)	DAR-041 SC-PCD-003 Revision A
		FEB '14

Preamble

1. Abbreviations and Definitions

For the purposes of interpreting this Approval, the following is a list of abbreviations and definitions utilised in the conditions:

DSDIP - means the Department of State Development, Infrastructure and Planning;

EDQ - means Economic Development Queensland;

LCC - means Logan City Council;

PDA - means the Priority Development Area;

RPEQ - means Registered Professional Engineer Queensland.

PDA Development Conditions		
Conditions		Timing
1.	Carry out the approved development Carry out and complete the development generally in accordance with the approved plans and the conditions contained in this approval.	Prior to on maintenance and to be maintained
2.	Complete all Operational Works Complete all operational and building work associated with this development approval, including work required by any of the following conditions. Such work is to be carried out generally in accordance with the approved plans.	Prior to on maintenance

3.	Soil Erosion and Sediment Control a) Submit to PDA Development Assessment, DSDIP an Erosion and Sediment Control (E&SC) Program certified by a RPEQ or a Certified Professional Erosion and Sediment Control (CPESC) that complies with - <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i>. b) Soil erosion and sediment control shall be monitored and maintained generally in accordance with the certified E&SC Program	a) Prior to commencement of work b) At all times during works on site
4.	Protecting Existing Infrastructure Where there is existing infrastructure in the vicinity of the proposed work, then the new work must not damage or compromise the working ability of the existing infrastructure. Should it be required to provide alterations to public utility mains, existing mains, drainage infrastructure or installations, then the developer is required to meet the costs of the alteration, which is to be carried out generally in accordance with LCC's current Standards.	While site works are occurring
5.	Filling and Excavation a) Submit to PDA Development Assessment, DSDIP a detailed earthworks plan and cross sections, certified by a RPEQ. The earthworks plan and cross sections are to be designed generally in accordance with the following: ▪ AS3798-1996-Guidelines on Earthworks for Commercial and Residential Developments. Supervise Bulk Earthworks to level 1 and have a frequency of field density testing done in accordance with Table 8.1 of AS3798-1996 b) Carry out the filling and excavation generally in accordance with part a) of this condition. c) Submit to PDA Development Assessment, DSDIP certification by an RPEQ that all filling and excavation has been carried out generally in accordance with part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to the commencement of site work b) Prior to on maintenance c) Prior to on maintenance
6.	Bridge Works a) Submit to PDA Development Assessment, DSDIP engineering plans for the bridge, certified by a RPEQ generally in accordance with:	a) Prior to commencement of works

	▪ Edward O'Neil Bridge, Teviot Brook Stream Kilmoylar Road Logan City Council Sheet 3 of 3 prepared by Highland Infrastructure Group drawing number SC-PCD-003 revision A dated Feb 2014. b) Construct the bridge generally in accordance with the approved plans required in part a) of this condition. c) Submit to PDA Development Assessment, DSDIP 'As-Constructed' plans verified by a RPEQ confirming all works have been completed generally in accordance with the approved plans.	b) Prior to on maintenance c) Prior to on maintenance
7.	Construction Management Plan a) Submit to PDA Development Assessment, DSDIP a site based construction management plan prepared by a suitably qualified professional and reviewed by the principal consultant that will include: ▪ provision for temporary road closure; ▪ provision for the management of traffic around and through the site during and outside of construction work hours; ▪ provision for parking and materials delivery during and outside of construction hours of work; ▪ management of dust generated from the site during and outside construction work hours; ▪ management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed. b) All work shall be undertaken generally in accordance with the construction management plan which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) At all times during site works
8.	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the EDQ Certification Procedures Manual. No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by PDA Development Assessment, DSDIP.	Prior to commencement of works

9.	Pre-Construction Self Certification No work shall commence until PDA Development Assessment, DSDIP acknowledges in writing receipt of certification package(s) from the Project Coordinator generally in accordance with EDQ Certification Procedures Manual.	Prior to commencement of works
10.	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved forms and "as Constructed" plans including an asset register, certified by a RPEQ, that demonstrate the plans are a true record of the works "as constructed" are in accordance with the certified plans.	Prior to on maintenance

STANDARD ADVICE

Please note that in order to lawfully undertake development it may be necessary to obtain approvals other than this PDA development approval. Other approvals may be required under the *Economic Development Act 2012*, the *Sustainable Planning Act 2009*, the *Plumbing and Drainage Act 2002*, *Nature Conservation Act 1994* and the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to Division 3 Section 440R of the Environmental Protection Act 1994, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-

- (a) on a Sunday or public holiday, at any time; or
- (b) on a Saturday or business day, before 6:30am or after 6:30pm.

Certification

Post-Construction certification is required prior to 'On Maintenance'. The format and documents required shall be in accordance with Logan City Council standards. PDA Development Assessment, DSDIP will require a minimum of 2 copies in separated packages for 1) water and sewer and 2) roads and drainage, landscaping, electrical, communications etc. bound in an A4 arch folder and 2 electronic copies on disk.

Documents to be included but not limited to shall include:

- 1. A Post Construction Certification form
- 2. A Uncompleted Works Bond form
- 3. Report of Compliance with Development Approval Conditions from Project Coordinator
- 4. As Constructed Drawings

5. Compliance Test Records i.e. CCTV results, etc
6. A list of non-compliance items
7. Material testing results

At the completion of the post-construction certification process the work assets will be transferred to the relevant controlling authority.

OTHER ADVICE

Extent of PDA development approval

This PDA development approval applies to relevant land contained within the Greater Flagstone Priority Development Area only. Works occurring outside of the boundaries the Greater Flagstone Priority Development Area may require approvals under legislation other than the *Economic Development Act 2012*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing

**** End of Package ****