

Our ref: DEV2014/580

4 July 2014

Wearco Pty Ltd
c/- Ms Amy Schmidt
Reel Planning Pty Ltd
PO Box 2088
MILTON QLD 4064

Dear Amy

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR LOW IMPACT INDUSTRY (SAND AND GRAVEL STORAGE AND DISTRIBUTION) AT 4499-4651 MOUNT LINDESAY HIGHWAY, NORTH MACLEAN DESCRIBED AS LOT 39 ON SP258739

On 4 July 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 Brianna Fyffe on 3452 7167.

Yours sincerely



Patrick Atkinson
Director - PDA Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Greater Flagstone	
Site address	4499-4651 Mount Lindesay Highway, North Maclean	
Lot on plan description	Lot number	Lot description
	Lot 39	SP258739
PDA development application details		
MEDQ reference number	DEV2014/580	
Lodgement date	6 June 2014	
Type of application	☒ New development involving:- ☒ Material change of use ☒ Development permit	
Description of proposal applied for	Low Impact Industry (Sand and Gravel Storage and Distribution)	

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		4 July 2014	
Currency period		4 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		Number (if applicable)	Date (if applicable)
1.	Site Plans for Qld Gov Submission	A101, Revision C	03/06/2014, Amended in Red 04/07/2014
PDA Development Conditions			
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans.	Prior to commencement of use and to be maintained	
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved plans, and any relevant approval required by the conditions.	Ongoing	
3.	Vehicular Access – Mount Lindesay Highway Direct vehicular access is not permitted to the subject site from the Mount Lindesay Highway.	Ongoing	
4.	Vehicular Access – Crowson Lane Submit to DSDIP – PDA Development Assessment, evidence demonstrating entry design from Crowson Lane is generally in accordance with approved Site Plans for Qld Gov Submission, A101, Revision C, 03/06/2014.	Prior to commencement of use and to be maintained	
5.	Crowson Lane Sight Lines Submit to DSDIP – PDA Development Assessment, evidence from a suitably qualified traffic engineer, demonstrating appropriate sight lines are available from the subject site onto Crowson Lane.	Prior to commencement of use and to be maintained	

6.	Vegetation Clearing Vegetation clearing permitted under this approval is limited to:- i) 3m within the road reserve from the subject site property boundary along the Crowson Lane frontage; and ii) 10m within the property boundary from the fence line within the subject site.	Ongoing
----	---	---------

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.

