

Our ref: DEV2015/644

28 January 2015

Logan City Council
Attention Mr Adam Avalos
PO Box 3226
LOGAN CITY DC QLD 4114

Dear Adam

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT - NEW ROAD (ROAD WIDENING) AT LOT 9968 AND 19-67 PUB LANE, GREENBANK DESCRIBED AS LOT 9968 ON SP163061 AND LOT 5 ON SP214051

On 28 January 2015 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



Lyndy Rapson
A/Director - EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Lot 9968 and 19-67 Pub Lane, Greenbank	
Lot on plan description	Lot number	Lot description
	Lot 9968	SP163061
	Lot 5	SP214051
PDA development application details		
MEDQ reference number	DEV2015/644	
Lodgement date	28 January 2015	
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 Reconfiguring of a Lot - New Road (Road Widening)	

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	28 January 2015
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.	Proposed New Road prepared by Saunders Havill Group	7194 S 02 PP A	12/12/14
2.	Proposed New Road prepared by Saunders Havill Group	7194 S 03 PP A	12/12/14
3.	Survey Setout Detail Plan Sheet 1 of 2 prepared by Brown Consulting	N14020-101 First Issue	12.09.14
4.	Survey Setout Detail Plan Sheet 2 of 2 prepared by Brown Consulting	N14020-102 Issue A	15.10.14
5.	Conceptual Erosion and Sediment Control Plan Sheet 1 of 2 prepared by Brown Consulting	N14020-103 First Issue	12.09.14
6.	Conceptual Erosion and Sediment Control Plan Sheet 2 of 2 prepared by Brown Consulting	N14020-104 Issue A	15.10.14
7.	Conceptual Erosion and Sediment Control Plan Notes prepared by Brown Consulting	N14020-105 First Issue	12.09.14
8.	Footpath Plan and Longitudinal Section Sheet 1 of 3 prepared by Brown Consulting	N14020-106 First Issue	12.09.14
9.	Footpath Plan and Longitudinal Section Sheet 2 of 3 prepared by Brown Consulting	N14020-107 First Issue	12.09.14
10.	Footpath Plan and Longitudinal Section Sheet 3 of 3 prepared by Brown Consulting	N14020-108 Issue A	15.10.14

11.	Footpath Cross Sections Sheet 1 of 4 prepared by Brown Consulting	N14020-109 First Issue	12.09.14
12.	Footpath Cross Sections Sheet 2 of 4 prepared by Brown Consulting	N14020-110 First Issue	12.09.14
13.	Footpath Cross Sections Sheet 3 of 4 prepared by Brown Consulting	N14020-111 First Issue	12.09.14
14.	Footpath Cross Sections Sheet 4 of 4 prepared by Brown Consulting	N14020-112 Issue A	15.10.14
15.	Footpath Typical Sections and Details Plan prepared by Brown Consulting	N14020-113 Issue A	15.10.14

ABBREVIATIONS

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

1. **Council** means Logan City Council.
2. **DSDIP** means The Department of State Development, Infrastructure and Planning.
3. **EDQ** means Economic Development Queensland.
4. **ESCP** means Erosion and Sediment Control Plan.
5. **MEDQ** means The Minister of Economic Development Queensland.
6. **PDA** means Priority Development Area.
7. **RPEQ** means Registered Professional Engineer of Queensland.
8. **TMP** means Traffic Management Plan.

PDA Development Conditions		
No.	Condition	Timing
General		
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawings and/or documents.	Prior to survey plan endorsement
Engineering		
2	Construction Management Plan a) Submit to EDQ Development Assessment DSDIP a Site Based Construction Management Plan prepared by the principal site contractor that includes the following: i. management of noise and dust generated from the site during and outside construction work hours; ii. management of stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties. iii. management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site; b) Undertake all works 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 construction
3	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDIP a TMP prepared and certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must ensure adverse traffic impacts are minimised during construction. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision for parking and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.;	a) Prior to commencement of site works

	iv. implementation; v. monitoring and measurement; vi. management review; and vii. traffic control plans or traffic control diagrams in accordance with <i>Manual of Uniform Traffic Control Devices</i> (MUTCD) for any temporary part or full road closures of any Council or State road(s) A permit will need to be sought from Logan City Council prior to any temporary road closure or road opening works. b) Undertake all works generally in accordance with the TMP which must be current and available on site at all times.	b) At all times during construction
4	Filling and Excavation a) Carry out the filling and excavation generally in accordance with AS3798 – 2007 “<i>Guidelines on Earthworks for Commercial and Residential Developments</i>” and the following approved RPEQ certified plans: i. Footpath Plan and Longitudinal Section Sheet 1 of 3 prepared by Brown Consulting N14020-106 First Issue 12.09.14 ii. Footpath Plan and Longitudinal Section Sheet 2 of 3 prepared by Brown Consulting N14020-107 First Issue 12.09.14 iii. Footpath Plan and Longitudinal Section Sheet 3 of 3 prepared by Brown Consulting N14020-108 Issue A 15.10.14 iv. Footpath Cross Sections Sheet 1 of 4 prepared by Brown Consulting N14020-109 First Issue 12.09.14 v. Footpath Cross Sections Sheet 2 of 4 prepared by Brown Consulting N14020-110 First Issue 12.09.14 vi. Footpath Cross Sections Sheet 3 of 4 prepared by Brown Consulting N14020-111 First Issue 12.09.14 vii. Footpath Cross Sections Sheet 4 of 4 prepared by Brown Consulting N14020-112 Issue A 15.10.14 viii. Footpath Typical Sections and Details Plan prepared by Brown Consulting N14020-113 Issue A 15.10.14 b) Submit to EDQ Development Assessment DSDIP certification from a RPEQ that all filling and excavation works have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works b) Prior to survey plan endorsement
5	Pedestrian Footpath a) Construct the full length of the footpath generally in accordance with Council adopted standards and the	a) Prior to survey plan endorsement

	following approved plans: i. Survey Setout Detail Plan Sheet 1 of 2 prepared by Brown Consulting N14020-101 First Issue 12.09.14 ii. Survey Setout Detail Plan Sheet 2 of 2 prepared by Brown Consulting N14020-102 Issue A 15.10.14 iii. Footpath Plan and Longitudinal Section Sheet 1 of 3 prepared by Brown Consulting N14020-106 First Issue 12.09.14 iv. Footpath Plan and Longitudinal Section Sheet 2 of 3 prepared by Brown Consulting N14020-107 First Issue 12.09.14 v. Footpath Plan and Longitudinal Section Sheet 3 of 3 prepared by Brown Consulting N14020-108 Issue A 15.10.14 vi. Footpath Cross Sections Sheet 1 of 4 prepared by Brown Consulting N14020-109 First Issue 12.09.14 vii. Footpath Cross Sections Sheet 2 of 4 prepared by Brown Consulting N14020-110 First Issue 12.09.14 viii. Footpath Cross Sections Sheet 3 of 4 prepared by Brown Consulting N14020-111 First Issue 12.09.14 ix. Footpath Cross Sections Sheet 4 of 4 prepared by Brown Consulting N14020-112 Issue A 15.10.14 x. Footpath Typical Sections and Details Plan prepared by Brown Consulting N14020-113 Issue A 15.10.14 b) Submit to EDQ Development Assessment DSDIP 'As-constructed' plans including an asset register, in a format acceptable to Council certified by a RPEQ generally in accordance with the approved plans in part a) of this condition.	b) Prior to survey plan endorsement
6	Damage and Repairs Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement
7	Existing Services All works required for this development must take due regard for all existing services. Any existing services affected by the proposed works shall be altered or relocated as necessary at the cost of the developer.	Prior to and during construction works

Landscape and Environment		
8	Erosion and Sediment Management Implement the certified ESCP generally in accordance with the following guidelines and approved plans: i. <i>Urban Stormwater Quality Planning Guidelines 2010</i> (DEHP); ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). iii. Conceptual Erosion and Sediment Control Plan Sheet 1 of 2 prepared by Brown Consulting N14020-103 First Issue 12.09.14 iv. Conceptual Erosion and Sediment Control Plan Sheet 2 of 2 prepared by Brown Consulting N14020-104 Issue A 15.10.14 v. Conceptual Erosion and Sediment Control Plan Notes prepared by Brown Consulting N14020-105 First Issue 12.09.14	Prior to commencement of site works

STANDARD ADVICE

Please note that in order 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 ****

