

Our ref: DEV2015/646

4 March 2015

PEET Flagstone City Pty Ltd
C/- Mr John Harrison
Bradlees
PO Box 2293
SOUTHPORT QLD 4215

Dear Mr Harrison

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS - TEMPORARY EARTHWORKS AND ASSOCIATED WORKS FOR TEMPORARY ACCESS BRIDGE OVER RAIL AT HOMESTEAD DRIVE, UNDULLAH DESCRIBED AS LOT 906 ON SP216472, LOT 916 ON RP819216 AND ROAD RESERVE

On 3 March 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 this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of State Development, Infrastructure and Planning website <http://www.dsdip.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brandon Bouda on 3452 7422.

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	Homestead Drive, Undullah	
Lot on plan description	Lot number	Plan description
	906	SP216472
	916	RP819216
	Road Reserve	
PDA development application details		
DEV reference number	DEV2015/646	
'Properly made' date	4 February 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	Temporary Earthworks and Associated Works for Temporary Access Bridge over Rail	

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		3 March 2015	
Currency period		2 years from Decision Date	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Drawing Index & Locality Plan	000, Rev B	11/02/15
2.	Earthworks Plan	002, Rev B	11/02/15
3.	Erosion & Sediment Control Plan	003, Rev B	11/02/15
4.	Roadworks Plan	004, Rev B	11/02/15
5.	Road Longitudinal Section	005, Rev B	11/02/15
6.	Road Cross Sections Sheet 1 of 2	006, Rev B	11/02/15
7.	Road Cross Sections Sheet 2 of 2	007, Rev B	11/02/15
8.	General Arrangement Sheet 1 of 6	101114B	15-01-15
9.	Foundation Layout and Abutment Details Sheet 2 of 6	101114B	15-01-15
10.	East Abutment Fenderwall Details Sheet 3 of 6	101114B	15-01-15
11.	East Abutment Fenderwall Reinforcement Details Sheet 4 of 6	101114B	15-01-15
12.	West Abutment Fenderwall Details Sheet 5 of 6	101114B	15-01-15
13.	West Abutment Fenderwall Reinforcement Details Sheet 6 of 6	101114B	15-01-15

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
2. **Council** means Logan City Council.
3. **DSDIP** means The Department of State Development, Infrastructure and Planning.
4. **EDQ** means Economic Development Queensland
5. **MEDQ** means The Minister of Economic Development Queensland.
6. **PDA** means Priority Development Area.
7. **RPEQ** means Registered Professional Engineer of Queensland.
8. **ARTC** means Australian Rail Track Corporation

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 documents.	Prior to commencement of use of the bridge
2.	Certification of Operational Works All operational works undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Maintain the Approved Development Maintain the approved development in accordance with the approved drawing(s) and /or documents, and any relevant DSDIP or other approval required by the conditions.	As indicated

Engineering		
4.	Temporary Bridge a) Submit to EDQ Development Assessment DSDIP written approval from ARTC for the construction of the proposed temporary bridge and associated roadworks within the rail corridor. b) Submit to EDQ Development Assessment DSDIP engineering plans for the temporary bridge, certified by a RPEQ generally in accordance with the approved ARTC plans. c) Construct the temporary bridge generally in accordance with the approved plans required in part b) of this condition. d) Submit to EDQ Development Assessment DSDIP 'As-Constructed' plans certified by a RPEQ.	a) Prior to commencement of works b) Prior to commencement of works c) Prior to the commencement of use of the bridge d) Prior to the commencement of use of the bridge
5.	Temporary Roadworks Construct the temporary roadworks works generally in accordance with the following approved plans: i. Earthworks Plan, Drawing No. 002, Revision B, dated 11/02/15; ii. Roadworks Plan, Drawing No. 004, Revision B, dated 11/02/15; iii. Road Longitudinal Section, Drawing No. 005, Rev B, dated 11/02/15 iv. Road Cross Sections, Sheet 1 of 2, Drawing No. 006, Rev B, dated 11/02/15; v. Road Cross Sections, Sheet 2 of 2, Drawing No. 007, Rev B, dated 11/02/15.	Prior to the commencement of use of the bridge
6.	Construction Management Plan a) Submit to EDQ Development Assessment DSDIP a Site Based Construction Management Plan prepared by the principal site contractor that includes manages the following: i. noise and dust generated from the site during and outside construction work hours as prescribed in the <i>Environmental Protection Act 1994</i>; ii. 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	a) Prior to commencement of works

	nuisance to upstream or downstream properties. iii. contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site; iv. traffic in accordance with an approved traffic management report prepared by a person holding a current Traffic Management Level 3 qualification or higher. 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.	b) At all times during construction
7.	Operational Traffic Control Plan a) Submit to EDQ Development Assessment, DSDIP a Traffic Control Plan (TCP) prepared and certified by a person holding a current Traffic Management Level 3 qualification or higher. The TCP must ensure adverse traffic impacts are minimised during operation of the temporary road at the Homestead Drive roundabout and on the 1 lane bridge over the railway. b) Undertake all works generally in accordance with the TCP.	a) Prior to commencement of site works b) At all times
8.	Filling and Excavation Carry out the filling and excavation generally in accordance with the approved earthworks plan.	Prior to commencement of use of the bridge
9.	Protection of Existing Water Main Protect the existing 375mm diameter water main from excessive crushing loads by installing protection measures and/or restricting access over the pipe.	At all times during construction
10.	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), and other existing public infrastructure that may occur during any works carried out in association with the approved development.	Prior to the commencement of use of the bridge

Landscaping and Environment

11.	Erosion and Sediment Management a) Prepare an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following: i. Erosion & Sediment Control Plan, Drawing No. 003 Rev B, dated 11/02/15; ii. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and iii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
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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 ****