



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2015/666

15 May 2015

Economic Development Queensland
C/- Mr Mitchell Hendricks
Wolter Consulting group
PO Box 436
NEW FARM QLD 4005

Dear Mitchell

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURATION OF A LOT – NEW ROAD AT TELEGRAPH ROAD, FITZGIBBON DESCRIBED AS LOT 5013 ON SP269196]

On 15 May 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 Infrastructure, Local Government and Planning website <http://dilgp.qld.gov.au/planning/development-assessment/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)	Fitzgibbon	
Site address	Telegraph Road, Fitzgibbon	
Lot on plan description	Lot number	Plan description
	5013	SP269196
PDA development application details		
DEV reference number	DEV2015/666	
'Properly made' date	27 March 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	New Road	

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	15 May 2015
Currency period	4 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.	Proposed Reconfiguration of Proposed Lot 5014 on SP269197 (presently Lot 5013 on SP269196) Telegraph Road Fitzgibbon Sheet 1 of 4	BRRM5464.AAA-349, Rev A	25/03/2015
2.	Proposed Reconfiguration of Proposed Lot 5014 on SP269197 (presently Lot 5013 on SP269196) Telegraph Road Fitzgibbon Sheet 2 of 4	BRRM5464.AAA-349, Rev A	25/03/2015
3.	Proposed Reconfiguration of Proposed Lot 5014 on SP269197 (presently Lot 5013 on SP269196) Telegraph Road Fitzgibbon Sheet 3 of 4	BRRM5464.AAA-349, Rev A	25/03/2015
4.	Proposed Reconfiguration of Proposed Lot 5014 on SP269197 (presently Lot 5013 on SP269196) Telegraph Road Fitzgibbon Sheet 4 of 4	BRRM5464.AAA-349, Rev A	25/03/2015

ABBREVIATIONS

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

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **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).
3. **Council** means Brisbane City Council.
4. **DILGP** means the Department of Infrastructure, Local Government and Planning.
5. **EDQ** means Economic Development Queensland
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.

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 survey plan endorsement
2.	Certification of Operational Works All operational works, for contributed assets, 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.	Entry walls or features The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ Development Assessment, DILGP.	As indicated

Engineering		
4.	Construction Management Plan a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with 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 nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	a) Prior to commencement of works b) At all times during construction
5.	Traffic Management Plan a) Submit to EDQ Development Assessment, DILGP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. 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; iv. ongoing monitoring, management review and certified updates (as required); v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD),	a) Prior to commencement of site works

	for any temporary part or full road closures of any Council road(s). Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP. b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	b) At all times during construction
6.	Roadworks – Norris Road Link a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, including street lighting, certified by a RPEQ, for the proposed extension of Norris Road between the Area G access road and the Norris/Telegraph Roads intersection, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – major roads</i>. b) Construct the road works generally in accordance with the certified plans required under part a) of this condition c) Submit to EDQ Development Assessment, DILGP "As Constructed" plans certified by a RPEQ, including an asset register and test results in a format acceptable to Council	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
Landscape and Environment		
7.	Streetscape Works a) Submit to EDQ Development Assessment, DILGP detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA. The detailed streetscape plans are to include where applicable: 1. location and type of street lighting in accordance with Australian Standard AS1158 –'Lighting for Roads and Public Spaces'; 2. footpath treatments; 3. location and types of streetscape furniture;	a) Prior to commencement of works

	4. location and size of stormwater treatment devices; and 5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
8.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DILGP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: i. prepared generally in accordance with the <i>State Planning Policy</i>, July 2014 (as amended from time to time) and relevant guidelines; and ii. certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of or during site works b) Prior to survey plan endorsement
9.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DILGP 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 Council's <i>Erosion and Sediment Control Standard (Version 9 or later)</i>. 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
Surveying , Land transfers and Easements		
10.	Easements over infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets.	Prior to survey plan endorsement

	The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	
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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 ****

