

Our ref: DEV2020/1112

13 July 2020

Mark and Elaine Gillis
C/- Fluid Building Approvals
Att: Ms Lillian Sheppard
PO Box 404
ASPELY QLD 4034

Email: Lillian@fluidapprovals.com.au

Dear Lillian

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE IN USE FOR A DWELLING HOUSE AND SHED AT LOT 146 BUSHLAND ROAD, RIVERBEND DESCRIBED AS LOT 146 ON SL11068

On 13 July 2020 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*. The 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 website <https://www.dsdmip.qld.gov.au/pda-da-applications>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Anita Torbey Fuller on 3452 7856 or at anita.torbeyfuller@dsdmip.qld.gov.au.

Yours sincerely



Jeanine Stone
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	Lot 146 on Bushland Road, Riverbend	
Lot on plan description	Lot number	Plan description
	146	SL11068
PDA development application details		
DEV reference number	DEV2020/1112	
'Properly made' date	23 April 2020	
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	Material Change in Use – Dwelling House and Shed	

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		13 July 2020	
Currency period		6 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	Date
1.	Cover Sheet	6.1	23 March 2020
2.	Site Plan	6.2	8 May 2020
3.	Floor Plan	6.3	23 March 2020
4.	Stump Layout Plan	6.4	23 March 2020
5.	Roof Plan	6.6	23 March 2020
6.	Elevation 1 and Elevation 2	6.7	23 March 2020
7.	Elevation 3 and Elevation 4	6.8	23 March 2020
8.	Section A-A	6.9	23 March 2020
9.	Energy Efficiency	6.10	23 March 2020
10.	Site Soil Evaluation Plan	CWW2125.20	27 February 2020
11.	Site and Soil Evaluation Report prepared by Country-Wide Water Pty Ltd	CWW.2125.20 Issue No. 1	8 May 2020
12.	Bushfire Attack Level (BAL) Assessment prepared by Lacuna Resolve	-	July 2019

ABBREVIATIONS AND DEFINITIONS

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

1. **Council** means Logan City Council.
2. **DSDTI** means the Department of State Development, Tourism and Innovation.
3. **EDQ** means Economic Development Queensland.
4. **MEDQ** means the Minister for Economic Development Queensland.
5. **PDA** means Priority Development Area.
6. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times
3.	Certification of Operational Works All operational works undertaken in accordance with this approval are to comply (where applicable) 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>
4.	Dwelling Construction Any dwelling to be constructed on the site shall be undertaken generally in accordance with <i>AS3959–2009 Construction of Buildings in Bushfire Prone Areas</i> .	Prior to commencement of use
Engineering		
5.	Earthworks No clearing or earthworks (unless comprising essential works for a building site) is to be undertaken within 150m of the top bank of the Logan River.	At all times during construction and to be maintained.

6.	On-site Wastewater Management a) Implement an onsite wastewater management system including treatment tanks and land application area(s) generally in accordance with Site-Soil Evaluation Report , Number CWW 2125.20 prepared by Country-Wide Water Pty Ltd and dated 27 February 2020; and Site & Soil Wastewater Evaluation Report prepared by Country-Wide Water Pty Ltd and dated 8 May 2020. The on-site wastewater management system and disposal land application area must: i. be located above the 1% AEP defined flood level of 33m AHD, a minimum of 50m from the lower order streams on the subject land; and a minimum of 150m from the top bank of the Logan River; ii. be in accordance with the requirements of the Queensland Plumbing and Wastewater Code, <i>AS/NZS 1546, AS/NZS 1547 and AS/NZS 3500</i>; iii. incorporate appropriate diversion drainage above the disposal area (to prevent stormwater inundation) and bunds below the disposal area to reduce the risk of waterway contamination; iv. include a reserve disposal area and automatic sequencing valve that must be sited and maintained on-site and alternated to allow for soil remediation or in case of malfunction; v. incorporate contingency components such as a backup pump; vi. incorporate a warning system set at 75% full comprising of a highly visible strobe warning light at the tank and an internal alarm mounted in the house comprising of an audible and visual alarm to minimise the risk of overflow of sewerage to the Logan River; and vii. ensure the disposal land application area consists of native vegetation which provides a high uptake of nitrogen and phosphorus whilst maintaining the erosion and sediment control requirements of condition 10.	a) Prior to commencement of site works
7.	Potable Water Connect the dwelling to onsite water tanks, with a minimum storage capacity of 45,000 litres.	Prior to commencement of use

8.	Fire-Fighting Water Storage Provide a minimum water storage capacity of 20,000 litres for fire-fighting purposes. Advisory Note: The minimum water storage of 20,000 litres for fire fighting purposes is in addition to the potable water supply required for the dwelling.	Prior to commencement of use
9.	Electricity Submit to the MEDQ Principal Engineer: a) written evidence from an authorised electricity provider (eg. Energex) that an existing low-voltage electricity supply is available to the proposed dwelling; or b) written evidence that the applicant has entered into an agreement with an authorised electricity supplier (eg Energex) to provide an electricity service to the proposed dwelling; or c) written evidence from the supplier that the applicant has alternative energy arrangements in place that satisfy the anticipated energy demand. Advisory Note: To meet the alternative energy arrangements condition, a written statement from the solar and/ or gas installer will be required to identify that the anticipated energy demand can be satisfied without connection to the grid.	Prior to commencement of site works
Landscape and Environment		
10.	Erosion and Sediment Management Implement an Erosion Sediment Control strategy in accordance with Best Practice Erosion and Sediment Control for construction sites that minimises erosion sediment dispersal into any waterway corridor.	At all times during construction
11.	Bushfire Maintain a 40m wide building location envelope, as shown on the approved Bushfire Attack Level (BAL) Assessment, dated July 2019. Landscaping within the building location envelope is to only consist of low bushfire hazard vegetation.	At all times

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 ****