

Our ref: DEV2023/1459

25 January 2024

Logan City Council
C/- Logan Water
Attn: Ms Montannia Chabau-Gibson, Environmental Planner
PO Box 3226
LOGAN CITY DC QLD 4114

Email: MontanniaChabau-Gibson@logan.qld.gov.au

Dear Montannia

S89(1)(a) Approval of PDA development application

PDA Development Permit for Material Change Of Use for Utility Installation at Lot 910 New Beith Road, Flagstone described as Lot 910 on SP339534

On 25 January 2024, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Chessa Lao, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7425 or at Chessa.Lao@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely



Brandon Bouda
Manager
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Lot 910 New Beith Road, Flagstone	
Lot on plan description	Lot number	Plan description
	Lot 910	SP339534

PDA development application details	
DEV reference number	DEV2023/1459
'Properly made' date	07 December 2023
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period
Proposed development	Material Change of Use for Utility Installation

PDA development approval details	
Decision of the MEDQ	<p>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.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> • Utility Installation (Sewer Pump Station)
Decision date	25 January 2024
Currency period	6 years from the date of the decision

Approved plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved plans and documents		Number	Date
1.	FC4 Wastewater Pump Station Reference Design General Arrangement Overall Site Layout, prepared by Logan Water	DT8002-01-S-DWG-CI-91-2000 Rev. E	04-JUL-2023
2.	FC4 Wastewater Pump Station Reference Design Site Plan, prepared by Logan Water	DT8002-01-S-DWG-CI-91-2001 Rev. F	04-JUL-2023

3.	FC4 Wastewater Pump Station Reference Design Plan View, prepared by Logan Water	DT8002-01-S-DWG-CI-91-2002 Rev. E	04-JUL-2023
4.	FC4 Wastewater Pump Station Reference Design Sectional View, prepared by Logan Water	DT8002-01-S-DWG-CI-91-2003 Rev. E	07-JUN-2023
5.	FC4 Wastewater Pump Station Reference Design Access Lids Layout, prepared by Logan Water	DT8002-01-S-DWG-CI-91-2004 Rev. E	04-JUL-2023
6.	FC4 Wastewater Pump Station Reference Design Vehicle Turning Circles Plan, prepared by Logan Water	DT8002-01-S-DWG-CI-91-2010 Rev. B	04-JUL-2023
7.	FC4 Wastewater Pump Station Reference Design Site Setout Plan, prepared by Logan Water	DT8002-01-S-DWG-CI-91-2020 Rev. B	04-JUL-2023
8.	FC4 Wastewater Pump Station Reference Design Pavement Plan, prepared by Logan Water	DT8002-01-S-DWG-CI-91-2021 Rev. B	04-JUL-2023
9.	FC4 Wastewater Pump Station Reference Design Site Sections, prepared by Logan Water	DT8002-01-S-DWG-CI-91-2022 Rev. B	04-JUL-2023
10.	FC4 Wastewater Pump Station Reference Design Land Acquisition Plan, prepared by Logan Water	DT8002-01-S-DWG-SU-91-7301 Rev. A	10-AUG-2023

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

COUNCIL means the relevant local government for the land the subject of this approval.

DSDI means the Department of State Development and Infrastructure.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

SRIA means the Yarrabilba PDA & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 24 May 2019 (as amended from time to time).

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@dasilgp.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dasilgp.qld.gov.au.

[illegible]

PDA development conditions		
No.	Condition	Timing
	c) Submit to EDQ DA certification by a RPEQ that all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	c) Prior to commencement of use
5.	Electricity Submit to EDQ DA either: <ul style="list-style-type: none"> a) Written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or b) Written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services. 	Prior to commencement of use
6.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in associated with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use
Landscaping and Environment		
7.	Landscape Works <ul style="list-style-type: none"> a) Submit to EDQ DA detailed landscape plans, certified by an AILA, for landscape works within the proposed development. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of building works above ground level b) Prior to commencement of use and to be maintained
8.	Erosion and Sediment Management <ul style="list-style-type: none"> a) Submit to EDQ DA 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 approved plans and documents and the following guidelines: <ul style="list-style-type: none"> i. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and ii. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). b) Implement the certified ESCP as submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of site works b) At all times during construction

PDA development conditions		
No.	Condition	Timing
9.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ DA an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i> and be certified by a suitably qualified professional. 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 commencement of use

STANDARD ADVICE

Please note that 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 ****