

Our ref: DEV2023/1459

Department of **State Development and Infrastructure**

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.dsdilgp.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@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Brandon Bouda

Manager

Development Assessment

Economic Development Queensland

PDA Decision Notice

Name of priority development area (PDA) Site address Lot 910 New Beith Road, Flagstone Lot on plan description Lot 910 DEV 1910 DEV 2023/1459 Properly made' date Type of application Development permit Reconfiguring a lot Preliminary approval Development permit Development permit Application to change PDA development approval Propers development Development permit Application to change PDA development approval Application to extend currency period Proposed development 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. The approval is for: Utility Installation (Sewer Pump Station) Decision date 25 January 2024 Currency period At number Plan description Plan	Site information		
Lot on plan description Lot number Plan description	Name of priority development area (PDA)	Greater Flagstone	
Lot 910 SP339534	Site address	Lot 910 New Beith Road, Flagstone	
PDA development application details DEV reference number Properly made' date O7 December 2023 Type of application PDA development application for: Material change of use Preliminary approval Development permit Pereliminary approval Development permit Operational work Preliminary approval Development permit Application to change PDA development approval Application to extend currency period Proposed 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. The approval is for: Utility Installation (Sewer Pump Station) Decision date	Lot on plan description	Lot number	Plan description
DEV reference number 'Properly made' date O7 December 2023 Type of application □ PDA development application for: □ Material change of use □ Preliminary approval □ Development permit □ Reconfiguring a lot □ Preliminary approval □ Development permit □ Operational work □ Preliminary approval □ Development permit □ Application to change PDA development approval □ Application to extend currency period Proposed development Material Change of Use for Utility Installation 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. The approval is for: • Utility Installation (Sewer Pump Station) Decision date		Lot 910	SP339534
'Properly made' date 07 December 2023 Type of application	PDA development application details		
Type of application PDA development application for: Material change of use Preliminary approval Development permit Preliminary approval Development permit Preliminary approval Development permit Development permit Development permit Development permit Development permit Application to change PDA development approval Application to extend currency period Application to extend currency period Material Change of Use for Utility Installation	DEV reference number	DEV2023/1459	
Material change of use Preliminary approval Development permit Reconfiguring a lot Preliminary approval Development permit Development permit Development permit Preliminary approval Development permit Preliminary approval Preliminary approval Preliminary approval Application to change PDA development approval Application to extend currency period Proposed development Material Change of Use for Utility Installation Proposed development Proposed development approval Proposed development approval details	'Properly made' date	07 December 2023	
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development approval applied for, subject to PDA development conditions forming part of this decision notice. The approval is for: • Utility Installation (Sewer Pump Station) Decision date 25 January 2024	PDA development approval details		
,	Decision of the MEDQ	development approval applied development conditions forming. The approval is for:	I for, subject to PDA ng part of this decision notice.
Currency period 6 years from the date of the decision	Decision date	25 January 2024	
	Currency period	6 years from the date of the d	ecision

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.

Appr	oved 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 DEFINITONS

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@dsdilgp.qld.gov.au.
- b) EDQ IS: EDQ PrePostConstruction@dsdilgp.gld.gov.au.

PDA	A development conditions			
No.	Condition	Timing		
1.	Carry Out Approved Development Carry out the approved development generally in accordance with the	Prior to commencement of use and to be maintained		
	approved plans, drawings and documents.	Thairite in the same of the sa		
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		
Engi	neering			
3.	Construction Management Plan			
	 a) Submit to EDQ DA a Site Based Construction Management Plan (CMP) prepared by the principal site contractor that manages the following: Noise, dust generated from the site during and outside construction work hours in accordance with the Environmental Protection Act 1994; Stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the Environmental Protection Act 1994), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; 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 CMP which 	a) Prior to commencement of site works b) At all times during		
	must be current and available on site at all times during the construction period.	construction		
4.	Filling and Excavation			
	 a) Submit to EDQ DA detailed earthworks plans certified by a RPEQ, generation in accordance with AS3798 – 2007 "Guidelines on Earthworks for Commercial and Residential Developments". The certified earthworks plans are to: Include a geotechnical soils assessment of the site; Be consistent with the Erosion and Sediment Control plans as required by Condition 8 – Erosion and Sediment Management; Provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and Provide full details of any areas where surplus soils are to be stockpiled. 	commencement of site works		
	b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use		

PDA	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:			
	 a) Written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or 	Prior to commencement of use		
	b) Written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.			
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		
Lanc	scaping and Environment			
7.	Landscape Works			
	 Submit to EDQ DA detailed landscape plans, certified by an AILA, for landscape works within the proposed development. 	a) Prior to commencement of building works above		
	b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.	ground level b) Prior to commencement of use and to be maintained		
8.	Erosion and Sediment Management			
	 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: 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 	a) Prior to commencement of site works		
	Australasia (as amended from time to time).			
	b) Implement the certified ESCP as submitted under part a) of this condition.	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.	a) Prior to commencement of or during site works	
	b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	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 **