



Our ref: DEV2023/1413

19 December 2024

New Beith Pty Ltd
C/- Saunders Havill Group
Att: Mr Nick Christofis
6 Yoga Way
SPRINGFIELD CENTRAL QLD 4300

Email: nickchristofis@saundershavill.com

Dear Mr Christofis

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Reconfiguring a Lot – 7 Lots into 11 Lots Management Lot Subdivision at New Beith Road, New Beith described as Lot 1 on SP318791, Lot 58 on S312118, Lot 50 on SP293963, Lot 8 on S312737, Lot 1 on SP250186, Lot 2 on SP250186 and Lot 2 on RP25922

On 19 December 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 website at [Current applications and approvals](#).

If you require any further information, please contact Ms Jennifer Davison, Principal Planner Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7127 or at Jennifer.davison@edq.qld.gov.au who will assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Name of PDA	
Site address	Street address of the land the subject of the application	
Lot on plan description	Lot number	Plan description
	Lot 1	SP318791
	Lot 58	S312118
	Lot 50	SP293963
	Lot 8	S312737
	Lot 1	SP250186
	Lot 2	SP250186
	Lot 2	RP25922
PDA development application details		
DEV reference number	DEV2023/1413	
'Properly made' date	13 July 2023	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" 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	Reconfiguring a Lot – 7 Lots into 11 Lots Management Lot Subdivision	
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	19 December 2024	
Currency period	10 years from the date of the decision	

Assessment Team	
Assessment Manager (Lead)	Jennifer Davison, Principal Planner
Manager	Brandon Bouda, Manager
Engineer	Ava Jalali, Engineer
Delegate	Amanda Dryden, Director

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.	Management Lot Plan – prepared by Saunders Havill Group	8905 P 16 Rev D	30/11/2022
2.	Significant Biodiversity Assessment Report, prepared by Saunders Havill Group	8905	19.12.2022
3.	Significant Biodiversity Assessment Report (Addendum), prepared by Litoria	Version 2.2	3 July 2024
4.	Terms of Reference Document, prepared by Litoria	N/A	3/07/2024
5.	Interface Lots and Buffer Landscape Package	8905 Issue C	October 2024
6.	Landscape Concept Plan, prepared by Saunders Havill Group	Issue A	September 2022
7.	Stormwater Conveyance Master Plan, prepared by Arcadis	Revision 03	29/10/2024
Endorsed plans and documents		Number	Date
8.	Movement Network IMP, prepared by PSA Consulting	V5	25 October 2024 and Amended in Red 11 December 2024
9.	Context Plan (Overall) (Services) (Trunk Movement), prepared by Saunders Havill Group	8905 P 17 Revision Q	17/10/2024

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

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

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.

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

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@edq.qld.gov.au

b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions - Reconfiguration

No.	Condition	Timing
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement.
Advice		
1.	Traffic Impact Assessment A traffic impact assessment, certified by an RPEQ will be required submitted for all future RoL applications for the site.	
2.	Stormwater Infrastructure Master Plan As part of the first RoL application an updated Stormwater Infrastructure Master Plan, certified by a suitably qualified RPEQ, pursuant to the requirements of the whole of site approval will be required to be submitted.	
3.	Water Network Analysis As part of the first RoL application a Water Network Analysis report, certified by a suitably qualified RPEQ, in accordance with the endorsed Water IMP and the <i>PDA Guideline No. 13 Engineering standards</i> will be required to be submitted. The Water Network Analysis report shall include the following: i) Pressure data and pressure management outcomes; ii) Layout of proposed district metering areas in accordance with Council's requirements; iii) Infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development.	

PDA Development Conditions - Reconfiguration

No.	Condition	Timing
4.	<p>Sewer Network Plan</p> <p>As part of the first RoL application a Sewerage Network Plan report for the Context Plan area certified by a suitably qualified RPEQ, in accordance with the endorsed Sewer IMP and the <i>PDA Guideline No. 13 Engineering standards</i> will be required to be submitted.</p> <p>The Sewerage Network Plan shall include the following:</p> <ul style="list-style-type: none">i) Preliminary plans and longitudinal sections for any trunk sewers with revised sizes based on actual grades;ii) Alignments of sewerage infrastructure that minimise impacts to the vegetation corridor;iii) Provision for the connection of upstream precincts;iv) Infrastructure staging and any temporary servicing infrastructure that may be required for the sequencing of development.	
5.	<p>Interface Areas</p> <p>This endorsement does not authorise the clearing of vegetation on the subject lots. Future approvals for vegetation clearing will be subject to Vegetation Management Plans (VMPs) that reflect the outcomes of the endorsed Context Plan.</p>	

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 ****