



Our ref: DEV2025/1689

15 October 2025

Logan City Council
C/ - Logan Water
Att: Mr Chris Campbell, Approvals Lead
PO Box 3226
LOGAN CITY DC QLD 4114

Email: chriscampbell@logan.qld.gov.au

Dear Chris

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

PDA Development Permit for Material Change of Use for Utility Installation (sewer pump station) at 72 Riverbend Boulevard, Riverbend described as Lot 800 SP247625

On 15 October 2025, 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 Carly Prenzler, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3882 8475 or at Carly.Prenzler@edq.qld.gov.au, who will assist.

Yours sincerely

Brandon Bouda
A/Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	72 Riverbend Boulevard, Riverbend	
Lot on plan description	Lot number	Plan description
	800	SP247625

PDA development application details	
DEV reference number	DEV2025/1689
'Properly made' date	19 September 2025
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	Utility Installation, Sewage Pump Station

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: • Material Change of Use for Utility Installation (sewer pump station)
Decision date	15 October 2025
Currency period	6 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Carly Prenzler, Senior Planner
Manager	Jennifer Sneesby, Manager
Engineer	Habib Bhuyan, Manager EDQ Infrastructure Services
Delegate	Brandon Bouda, A/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.	Overall site layout	DT8004-01-S-DWG-CI-91-2000	22/07/2024
2.	Site layout, General arrangement	DT8004-01-S-DWG-CI-91-2001	22/07/2024
3.	General arrangement, Elevation	DT8004-01-S-DWG-CI-91-2004	22/07/2024
4.	Overflow arrangement, Plan and Section details	DT8004-01-S-DWG-CI-91-2010	22/07/2024
5.	Pavement design, and Landscaping	DT8004-01-S-DWG-CI-91-2020 Rev0	22/07/2024
6.	Site earthworks plan	DT8004-01-S-DWG-CI-91-2040 Rev0	22/07/2024
7.	Site earthworks sections	DT8004-01-S-DWG-CI-91-2041 Rev0	22/07/2024
8.	General arrangement, Driveway turning paths	DT8004-01-S-DWG-CI-91-2070 Rev0	22/07/2024
9.	Driveway and hardstand, Concrete details	DT8004-01-S-DWG-ST-91-3010 Rev0	22/07/2024
10.	Sewer rising main, plan and long section	DT8004-01-S-DWG-CI-95-2080 Rev0	22/07/2024

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

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.

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.

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		
No.	Condition	Timing
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans, drawings 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
Engineering		
3	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i. noise, 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 and downstream properties. iii. contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act 1994. b) Undertake all works generally in accordance with the CMP which must always be current and available on site during the construction period.	a) Prior to commencement of site works b) At all times during construction
4	Filling and Excavation a) Submit to EDQ IS detailed earthworks plans in accordance with the approved site earthworks plans, certified by a RPEQ, and designed generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments</i> and the approved plans. The certified earthworks plans are to: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans as required by condition 9 – Erosion and Sediment Management. iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and iv. provide full details of any areas where surplus soils are to be stockpiled. v. any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works

PDA Development Conditions

No.	Condition	Timing
	vi. detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development. 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. b) Carry out the earthworks generally in accordance with approved site earthwork plans as well as part a) of this condition.	b) At all times during construction
5	Temporary access Construct an all-weather interim vehicular access through Lot 800 on SP247625, to connect the site to Bushland Road and to be maintained until the direct access to the ultimate road network is available.	Prior to commencement of use
6	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	Prior to commencement of use
7	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.	Prior to commencement of use
Landscaping and Environment		
8	Landscape Works Construct the landscape works generally in accordance with the approved Pavement design and Landscaping plan, Dwg DT8004-01-S-DWG-CI-91-2020	Prior to commencement of use and to be maintained
9	Erosion and Sediment Management a) Submit to EDQ IS 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	a) Prior to commencement of site works

PDA Development Conditions		
No.	Condition	Timing
	Control Association Australasia (as amended from time to time). b) Implement the certified ESCP as submitted under part a) of this condition.	
10	Acid Sulfate Soils (ASS) a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ IS an ASS Management Plan, prepared in accordance with the Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014 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 ****