

Our ref: DEV-2026-FLA-4767

20 July 2026

Nucrush Pty Ltd
C/- RPS AAP Consulting Pty Ltd
Att: Tom Hill
tom.hill@rpsconsulting.com

Dear Applicant

PDA Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

Priority Development Area (PDA):	Greater Flagstone PDA
PDA Development Type:	Development Permit for Reconfiguring a Lot (1 into 3)
Property Location:	916-944 Greenbank Road, North Maclean QLD 4280
Property Description:	Lot 2 on SP267252

On 20 July 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Mr Ali Rizayee on (07) 3452 7531 or by email at Ali.Rizayee@edq.qld.gov.au.

Yours sincerely



Boris Lambert
Director
Development Services
Economic Development Queensland

Cc: Council@logan.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Greater Flagstone	
Site address	916-944 Greenbank Road, North Maclean	
Lot on plan description	Lot number	Plan description
	Lot 2	SP267252

PDA Development Approval details	
DEV Reference No.	DEV-2026-FLA-4767
PDA Development Approval Type	☐ Material change of use ☐ PDA Preliminary Approval ☒ PDA Development Permit ☒ Reconfiguring a lot ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit
Approval details	Reconfiguring a Lot (1 into 3)
Decision	EDQ 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	20/07/2026
Currency Period	Four (4) years from the Decision date

Approved plans and documents				
The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.				
Plan/Document Name		Reference No.	Prepared By	Date
1.	Staging Plan	Plan Ref: AU015412-PP-7(STG) Sheet 1 of 1	RPS	3 March 2026
2.	Subdivision Proposal Plan	Plan Ref: AU015412-PP-7(STG) Sheet 1 of 1	RPS	3 March 2026

Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

- a) The Applicant must:
 - i) pay to EDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ a duly completed Compliance Assessment form².
 - iii) submit to EDQ the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) the Applicant submits items required under a) above to EDQ for Compliance Assessment.
 - ii) **within 20 business days** – MEDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the Applicant accordingly.
 - iii) if the Applicant is notified under ii)2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the Applicant as stated under iv)2. above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v) above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

PDA Development Conditions

No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan or BFP endorsement
2.	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 adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	For stage 2 only: a) Prior to survey plan endorsement b) Prior to survey plan endorsement
3.	Water connection Connect the development to the existing water reticulation network in accordance with Council's current adopted standards.	For stage 2 only: Prior to survey plan endorsement
4.	Compliance Assessment – sewerage reticulation a) Submit to EDQ, for compliance assessment preliminary design plans certified by a RPEQ, for the reticulation sewer from the NM2 pump station for Lots 2-3 and provision for connection to the upstream property (Lot 1 on SP267252),	For stage 2 only: a) Prior to commencement of sewerage works

PDA Development Conditions		
No.	Condition	Timing
	generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. b) Submit to EDQ detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with the endorsed preliminary design plans required under part a) of this condition and <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: - Council's current adopted standards; and - the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	b) Prior to commencement of sewerage works c) Prior to survey plan endorsement d) Prior to survey plan endorsement
5.	Compliance Assessment – NM2 sewerage pump station and rising main Unless otherwise completed by another party independent of the DA process: a) Submit to EDQ, for compliance assessment a detailed catchment planning report and preliminary design plans certified by a RPEQ, for the NM2 pump station, generally in accordance with the DCOP and the <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. The detailed catchment planning and preliminary design report shall include: - Pump station location supported by a siting assessment study - Review of serviced catchment to determine incoming gravity sewer level and ultimate pumps capacity - Pumps selection report to allow uncontrolled injection system to the NM1 rising main in all planning scenarios. b) Submit to EDQ detailed design plans, certified by a RPEQ, for the NM2 pump station and rising main generally in accordance with the endorsed preliminary design plans required under	For stage 2 only: a) Prior to commencement of sewerage works b) Prior to commencement

PDA Development Conditions		
No.	Condition	Timing
	part a) of this condition and <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i>. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: - Council's current adopted standards; and - the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	of sewerage works c) Prior to survey plan endorsement d) Prior to survey plan endorsement
6.	Electricity a) Submit to EDQ 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.	For stage 2 only: a) Prior to survey plan endorsement b) Prior to survey plan endorsement
7.	Telecommunications a) Submit to EDQ documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	For stage 2 only: a) Prior to survey plan endorsement b) Prior to survey plan endorsement
8.	Broadband a) Submit to EDQ written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	For stage 2 only: a) Prior to survey plan endorsement b) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
9.	Easements over infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	At registration of survey plan
10.	Land for Sewage Pump Station Dedicate as freehold to Logan City Council Lot 1 for the construction of the planned NM2 sewage pump station generally in accordance with the relevant approved plan and in accordance with the DCOP.	Prior to survey plan endorsement of stage 2.
11.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculations of final charges.	In accordance with the DCOP

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 ****