



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2017/826

16 July 2018

Logan City Council
Att: Ms Catriona Sutcliffe
PO Box 1183
BEENLEIGH QLD 4207

Dear Ms Sutcliffe

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – UTILITY INSTALLATION (WASTE WATER TREATMENT PLANT) AT 1, 2 AND 66 DENNIS ROAD, 3 AND 4 ROGERS ROAD AND 441-489 CEDAR GROVE ROAD, CEDAR GROVE DESCRIBED AS LOTS 1-5 ON RP25779 AND LOT 66 ON W3123

On 13 July 2018 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions set out in this 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 <http://dsdmip.qld.gov.au/edq/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brandon Bouda on 3452 7422.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	1, 2 and 66 Dennis Road, 3 and 4 Rogers Road and 441-489 Cedar Grove Road, Cedar Grove	
Lot on plan description	Lot number	Plan description
	1	RP25779
	2	RP25779
	3	RP25779
	4	RP25779
	5	RP25779
	66	W3123
PDA development application details		
DEV reference number	DEV2017/826	
'Properly made' date	16 February 2017	
Type of application	☒ New development involving: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Utility Installation (Waste Water Treatment Plant)	

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		13 July 2018	
Currency period		6 years from decision date	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number <i>(if applicable)</i>	Date <i>(if applicable)</i>
1.	Stage 1- 20.000EP Overall General Arrangement plan	LS303-01-S-DWG-CI-0100 Rev A	15/09/2017
2.	Stormwater Management Plan: Response to Request for Information	764015_LS009	4 May 2018
3.	Technical Memo, Cedar Grove Traffic Impact Assessment	2260542A-TPT-RPT-002 Rev C	4 October 2017

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Works External to the PDA

When a condition of this PDA development approval requires works external to the PDA, the following information is applicable:

PDA-associated development definition in Economic Development Act 2012

“PDA-associated development, for a priority development area, means development that is –

- (a) Declared to be PDA-associated development for the area under section 40c(1); or*
- (b) Identified as PDA-associated development for the area in the relevant development instrument for the area.”*

Development external to the PDA that is not PDA-associated development

Where a condition of a PDA Development Approval states that works external to the PDA are required as a result of the proposed development and:

- i. the works are not identified as PDA-associated development in the relevant development instrument; and
- ii. the works are not exempt works under the *Planning Act 2016* or the *Planning Regulation 2017*;

there are two options to obtain approval to undertake work outside the PDA:

- 1. Declaration of PDA-associated development by the MEDQ, by the process detailed in sections 40B and 40C of the *Economic Development Act 2012*; or
- 2. Development Approval under the *Planning Act 2016* through the relevant local government authority or planning body.

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must pay to MEDQ 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 the MEDQ's development assessment fee schedule (as amended from time to time).
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDMIP is required prior to any work commencing.
- 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 liaises with EDQ Development Assessment, DSDMIP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 30 business days** – EDQ Development Assessment, DSDMIP assesses the plans/supporting information and:
 1. if satisfied with the plans/supporting information as submitted - endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSDMIP **within 30 business days** from the date of the notice.
 - v. **within 30 business days** – EDQ Development Assessment, DSDMIP assesses the revised plans/supporting information and:
 1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
 - vi. if EDQ Development Assessment, DSDMIP is not satisfied that compliance has been achieved within **30 business days** - repeat steps iv. and v. 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 vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DSDMIP endorses relevant plans/supporting information.

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AEP** means Annual Exceedance Probability
2. **Council** means Logan City Council.
3. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
4. **EDQ** means Economic Development Queensland
5. **MEDQ** means The Minister of Economic Development Queensland.
6. **PDA** means Priority Development Area.
7. **RPEQ** means Registered Professional Engineer of Queensland.
8. **WWTP** means Waste Water Treatment Plant

Material Change of Use Conditions		
No	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the relevant conditions as set out below.	Prior to commencement of use and to be maintained
2.	Compliance Assessment - Plans/supporting information a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed design plans and supporting information for the WWTP generally in accordance with the Stage 1- 20.000EP Overall General Arrangement plan, Rev A prepared by Cardno and dated 15/09/2017. The detailed design plans and/supporting information must detail the following: i. site location ii. lot size and configuration iii. building floor plans iv. building height v. gross floor area and site cover vi. building design including elevations, materials and sub-	a) Prior to commencement of building works

	tropical design outcomes vii.on-site parking and servicing arrangements, including vehicle access points The development will be assessed against the provisions of the relevant EDQ Guidelines. b) Undertake the works generally in accordance with the endorsed plans required by part a) of this condition	b) Prior to commencement of use
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways, wetlands and other external spaces) generally in accordance with the approved plans, documents, and any other approval or endorsement required by these conditions.	At all times
Engineering		
4.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and 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 or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor; iv. Unless agreed to by EDQ Development Assessment, DSDMIP, construction can only occur between the hours of 6.30am and 6.30pm Monday to Saturday; and v. Unless agreed to by EDQ Development Assessment, DSDMIP, no construction works are to be undertaken on Sundays or public holidays. b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) At all times during construction
5.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification.	a) Prior to commencement of site works

	The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. ongoing monitoring, management review and certified updates (as required); and v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	b) At all times during construction
6.	Vehicle Access from Cedar Grove Road a) Submit to EDQ Development Assessment, DSDMIP detailed plans certified by a RPEQ, for the proposed vehicle access to the site from Cedar Grove Rd. The certified plans shall: i. ensure that sight distances are adequate for a 12.5m design vehicle; and ii. be in general accordance with Council adopted standards. b) Construct the vehicle crossover generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use and to be maintained
7.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments.”</i> The certified earthworks plans shall: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv. provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use

	c) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ that all earthworks have been carried out generally in accordance with the certified plans required 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
8.	Stormwater Management (Quantity & Quality) a) Submit to EDQ Development Assessment, DSDMIP detailed engineering drawings, certified by a RPEQ for the proposed stormwater management devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality and Stormwater quantity</i> and the following document: i. Stormwater Management Plan: Response to Request for Information, Report No. 764015_LS009, prepared by Cardno and dated 4 May 2018. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use c) Prior to commencement of use
9.	Compliance Assessment - Wetlands a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed wetlands plans, technical report and wetland management plan certified by a RPEQ, generally in accordance with PDA Guideline 13 Engineering standards – stormwater quality and the Stage 1- 20.000EP Overall General Arrangement plan, Rev A prepared by Cardno and dated 15/09/2017. The certified wetlands plans/report shall include: i. operating assumptions and relevant risk assessments (noting proximity to a drinking water source); ii. the applicable standards including engineering criteria, industry guidelines, relevant legislation and regulatory documents, relied upon in preparing the design plan; iii. long term monitoring and maintenance requirements for the integrity of the structures iv. groundwater monitoring program addressing risks to groundwater quality and connectivity to the Logan River catchment; v. the wetland shall be designed to not accept overland generated stormwater flow for all rainfall events up to 0.5% AEP.	a) Prior to commencement of works

	b) Carry out the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ that the wetlands works have been carried out generally in accordance with the endorsed plans required under part a) of this condition.	b) Prior to commencement of use c) Prior to commencement of use
10.	Flooding The WWTP and wetlands are to be located above the Logan River AEP 0.5% flood event as shown on the Stage 1-20.000EP Overall General Arrangement plan, Rev A prepared by Cardno and dated 15/09/2017.	At all times
11.	Emergency Management Submit to EDQ Development Assessment, DSDMIP confirmation that the operating protocol between Council and Seqwater have been updated to include emergency management procedures in the event or possible event of contamination of the Cedar Grove weir pool.	Prior to commencement of use
12.	Electricity Submit to EDQ Development Assessment, DSDMIP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or b) written evidence from confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.	Prior to commencement of works
13.	Telecommunications Submit to EDQ Development Assessment, DSDMIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencement of use
14.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association 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

Engineering – External to Priority Development Area		
15.	Mount Lindesay Highway/Cedar Grove Road Intersection upgrade a) Monitor the safety of vehicle movements by heavy construction traffic egressing onto the Mount Lindesay Highway via the existing left turn lane from Cedar Grove Road. The monitoring must be undertaken by a suitably qualified road safety auditor. b) Submit to EDQ Development Assessment, DSDMIP, every three (3) months during the construction period a report prepared by the suitably qualified road safety auditor on the monitoring required by part a) of this condition c) Deliver intersection safety improvements recommended as a result of the monitoring undertaken under part a) of this condition. Advice Note: <i>Delivery of necessary road improvements to the Mount Lindesay Highway intersection will require an operational works development approval from the Department of Transport and Main Roads.</i>	a) On-going during the WWTP construction works. b) As indicated c) As required
16.	Cedar Grove Road Improvements a) Identify defects and recommend mitigation measures to ensure shoulders are in good condition and clear of obstructions to allow two design vehicles to safely pass each other for the section of Cedar Grove Road between Mount Lindesay Highway and the site access in accordance with Cedar Grove Traffic Impact Assessment Rev C prepared by WSP dated 4 October 2017 b) Submit to EDQ Development Assessment, DSDMIP, a report that identifies the defects and recommended mitigation measures as required by part a) of this condition c) Deliver any upgrade roadworks required as a result of the monitoring undertaken under part a) of this condition.	a) Prior to commencement of WWTP works b) Prior to commencement of WWTP works c) Prior to commencement of WWTP works
Landscaping and Environment		
17.	Compliance Assessment - Landscape Works a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed landscape plans, certified by an AILA, for improvement works for the proposed development.	a) Prior to commencement of works

	b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	b) Prior to commencement of use
18.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP 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
19.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP 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 following: (i) Stormwater Management Plan: Response to Request for Information, Report No. 764015_LS009, prepared by Cardno and dated 4 May 2018 (ii) State Planning Policy 2017 (iii) Healthy Land and Water Technical Note: <i>Complying with the SPP - Sediment Management on Construction Sites</i> (iv) Urban Stormwater Quality Planning Guidelines 2010 (DEHP) (v) Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of roadworks and site works b) At all times during construction
20.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use

STANDARD ADVICE

Please note that in order 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 ****