



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

Our ref: DEV2018/926

31 January 2019

Logan City Council
C/- Logan Water Infrastructure Alliance
Att: Ms Emily Shaw
PO Box 1183
BEENLEIGH QLD 4207

Dear Emily

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR A UTILITY INSTALLATION (WASTEWATER PUMP STATION) AT LOT 3 WYATT ROAD, KAGARU DESCRIBED AS LOT 3 ON RP49296

On 30 January 2019 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 Sarah Hampstead on 3452 7097.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Lot 3 Wyatt Road, Kagaru	
Lot on plan description	Lot number	Plan description
	3	RP49296
PDA development application details		
DEV reference number	DEV2018/926	
'Properly made' date	30 April 2018	
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 (Wastewater 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.	
Decision date		30 January 2019	
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.	SPS152 Wastewater Pump Station Site Layout prepared by Logan Water Infrastructure Alliance	LS304-06-S-DWG-CL-2100, Rev 0	0312/2018
2.	SPS152 Wastewater Pump Station Site General Arrangement Plan prepared by Logan Water Infrastructure Alliance	LS304-06-S-DWG-CL-2101, Rev 0	03/12/2018
3.	SPS152 Wastewater Pump Station Wet Well General Arrangement Elevation prepared by Logan Water Infrastructure Alliance	LS304-06-S-DWG-CL-2116, Rev 0	03/12/2018
4.	SPS152 Wastewater Pump Station Stage 1 Site Services Plan prepared by Logan Water Infrastructure Alliance	LS304-06-S-DWG-CL-2125, Rev 0	03/12/2018
5.	SPS152 Wastewater Pump Station Chemical Building, Holding Tank and Bund Details prepared by Logan Water Infrastructure Alliance	LS304-06-S-DWG-CL-2130, Rev 0	03/12/2018
6.	SPS152 Wastewater Pump Station Access Road Plan and Longitudinal Section, Sheet 1 prepared by Logan Water Infrastructure Alliance	LS304-06-S-DWG-CL-2135, Rev 0	03/12/2018
7.	SPS152 Wastewater Pump Station Access Road Plan and Longitudinal Section, Sheet 2 prepared by Logan Water Infrastructure Alliance	LS304-06-S-DWG-CL-2136, Rev 0	03/12/2018

8.	SPS152 Wastewater Pump Station Site Pad Landscape and Pavement Details	LS304-06-S-DWG-CL-2145, Rev 0	03/12/2018
9.	Ecology advice for LS304, Technical memorandum	Revision A	20/03/2017
10.	Site Based Stormwater Management Plan prepared by Cardno	764015, L02	20/11/2018

PREAMBLE

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

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 is to:
 - i. 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).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- 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 20 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 20 business days** from the date of the notice.
- v. **within 20 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 **20 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. **AILA** means a Landscape Architect registered Australian Institute Landscape Architect.
2. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
3. **Council** means Logan City Council.
4. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland.

4	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 2007“<i>Guidelines on Earthworks for Commercial and Residential Developments</i>.” 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 13 – 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. b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ that all earthworks have been carried out in generally 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.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
5	Outdoor Lighting Outdoor lighting within the development is to be designed and installed in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use and to be maintained
6	Electricity Submit to EDQ Development Assessment, DSDMIP either: - 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 - written evidence from Energex 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 site works

7	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
Landscaping and Environment		
8	Landscape Works a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans, certified by an AILA, for landscape works within the proposed development. In particular, due to the location of the site within a floodplain, the Erosion and Sediment Management Plan shall incorporate reinstatement measures, both inside and outside of the site boundary to ensure that changes to stormwater runoff post-development are minimised. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of building works above ground level b) Prior to commencement of use and to be maintained
9	Vegetation Clearing a) Submit to EDQ Development Assessment, DSDMIP a Vegetation Clearing Plan showing the extent of clearing necessary for the utility installation generally in accordance with the recommendations in the following approved document: i. Ecology advice for LS304, Technical memorandum, dated 20/03/2017, Revision A. b) Undertake vegetation clearing for the utility installation, is to be supervision by a qualified arborist (AQF Level 5), generally in accordance with the plans required by part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP written certification from a qualified arborist (AQF Level 5) that vegetation clearing has been carried out generally in accordance with part b) of this condition.	a) Prior to vegetation clearing b) As indicated c) Within 3 months of completion of clearing

10	Tree Protection Fencing Install tree protection fencing around any tree that is to be retained. All tree protection fencing is to be generally in accordance with <i>AS 4970-2009 Protection of trees on development sites</i>.	Prior to the commencement of clearing and to be maintained until clearing has been completed
11	Fauna Spotter a) A licensed Wildlife Spotter/Catcher under the <i>Nature Conservation Act 1992</i> is to undertake a survey of the site to identify any fauna or habitat features (e.g. nests, tree hollows) and certify that any necessary fauna protection measures or relocation procedures have been implemented. b) A licensed Wildlife Spotter/Catcher must be present during any vegetation clearing. c) Submit to EDQ Development Assessment, DSDMIP certification from the licensed Wildlife Spotter/Catcher that vegetation clearing was carried out generally in accordance with the conditions of approval.	a) Prior to commencement of vegetation clearing b) At all times during vegetation clearing c) Within 3 months of the completion of vegetation clearing
12	Acid Sulfate Soils (ASSMP) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be prepared certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP submitted under part a) of this condition.	a) Prior to commencement of or during site works b) Prior to commencement of use
13	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 document: - Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and - Best Practice Erosion and Sediment Control, dated November 2008, prepared by the	a) Prior to commencement of site works

	International Erosion Control Association Australasia (as amended from time to time) iii. Site Based Stormwater Management Plan prepared by Cardno dated 20 November 2018. b) Implement the certified ESCP as submitted under part a) of this condition.	b) At all times during construction
14	Chemical Dosing and Storage facility a) Submit to EDQ Development Assessment, DSDMIP detailed design of the chemical dosing and storage facility certified by a RPEQ, generally in accordance with AS3780:2088 – <i>The Storage and Handling of Corrosive Substances</i>. The design of the facility shall include the following: - mitigation measures to minimise the risk of chemical spills to the water supply catchment; and - immunity to AEP 0.5% flood event. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition	a) Prior to the commencement of building works of the chemical dosing and storage facility b) Prior to commencement of use
15	Compliance Assessment - Overflow Strategy a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment an Overflow Strategy report certified by a RPEQ, that identify measures to minimise the risk of wastewater overflow at the pump station location. That strategy shall include the following: - full standby pump; - backup generator to allow operation of the pumps during power supply failures; and - a control philosophy including a contingency mode to stop upstream pump stations in the event of failure at the pump station. b) Implement the risk mitigation measure in accordance with the endorsed Overflow Strategy required under part a) of this condition	a) Prior to the commencement of use b) At all times

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 ****