



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

Our ref: DEV2018/925/2

5 March 2019

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

Dear Emily

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR A UTILITY INSTALLATION (WASTEWATER PUMP STATION) AT LOT 907 FLAGSTONIAN DRIVE, FLAGSTONE DESCRIBED AS LOT 907 ON SP303089

On 4 March 2019 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can 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 Marissa Bais on 3452 7406 or by e-mail at marissa.bais@dsd.qld.gov.au.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
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ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	Lot 907 Flagstonian Drive, Flagstone	
Lot on plan description	Lot number	Plan description
	907	SP303089
PDA development application details		
DEV reference number	DEV2018/925/2	
'Properly made' date	17 January 2019	
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 application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice. The approved changes are summarised as follows: ▪ Removal of Condition 2 Certification of Operational Works ▪ Removal of Condition 5 Traffic Management Plan ▪ Removal of Condition 17 Infrastructure Charges
Original Decision date	27 September 2019
Change to approval date	4 March 2019
Currency period	6 years from Original Decision Date

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

Plans and documents previously approved on 27 December 2018		Number (if applicable)	Date (if applicable)
1.	SPS151 Sewage Pumping Station Site Layout prepared by Logan Water Infrastructure Alliance	LS304-02-S-DWG-CL-2100, Rev F	14/05/2018 (As amended in red dated 26 September 2018)
2.	SPS151 Sewage Pumping Station General Arrangement Plan and Elevation prepared by Logan Water Infrastructure Alliance	LS304-02-S-DWG-CL-2101, Rev E	15/03/2018
3.	SPS151 Sewage Pumping Station Site Road Design Layout, prepared by Logan Water Infrastructure Alliance	LS304-02-S-DWG-CL-2120, Rev C	07/02/2018
4.	SPS151 Sewage Pumping Station Site Pad Design, prepared by Logan Water Infrastructure Alliance	LS304-02-S-DWG-CL-2125, Rev C	07/02/2018
5.	SPS151 Sewage Pumping Station Landscape Details, prepared by Logan Water Infrastructure Alliance	LS304-02-S-DWG-CL-2130, Rev B	05/03/2018
6.	Ecology advice for LS304, Technical memorandum	Revision A	20/03/2017

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. **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.

PDA Development Conditions		
No	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans 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 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; and iii. contaminated land (if required), including removal,	a) Prior to commencement of site works

	treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Prior to submitting the CMP under part a), the CMP shall be reviewed and approved by a suitably qualified person responsible for overseeing the construction works. c) Undertake all works generally in accordance with the CMP submitted under part a) of this condition, which is to be current and available on site at all times during the construction period.	b) Prior to commencement of site works c) At all times during construction
4.	Retaining Walls a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height. Retaining walls are to be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDMIP. b) Construct the works 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 retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
5.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by a RPEQ, generally in accordance with <i>AS3798 – 2007“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 16 – 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.	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 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.	c) Prior to commencement of use
6.	Outdoor Lighting Outdoor lighting within the development is to 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 and to be maintained
7.	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 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
8.	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		
9.	Landscape Works a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans, certified by an AILA, for landscape works within the proposed development. 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
10.	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:	a) Prior to vegetation clearing

	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.	b) As indicated c) Within 3 months of completion of clearing
11.	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
12.	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
13.	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
14.	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	a) Prior to commencement of site works

	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 Control Association Australasia (as amended from time to time). b) Implement the certified ESCP as submitted under part a) of this condition.	b) At all times during construction
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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 ****