



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

Our ref: DEV2019/1005

28 March 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 IN USE FOR UTILITY INSTALLATION (WASTEWATER PUMP STATION) AT LOT 9001 EVERLEIGH DRIVE, GREENBANK DESCRIBED AS LOT 9001 ON SP300871

On 28 March 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 Brandon Bouda on 3452 7422.

Yours sincerely

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

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
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ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Lot 9001, Everleigh Drive	
Lot on plan description	Lot number	Plan description
	9001	SP300871
PDA development application details		
DEV reference number	DEV2019/1005	
'Properly made' date	15 March 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 PDA development approval applied for, subject to PDA development conditions forming part of this decision notice	
Decision date		28 March 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 (if applicable)	Date (if applicable)
1.	SPS156 Wastewater Pump Station Cover Sheet, Locality Plan, Drawing List and Site Specific Notes	LS305-01-S-DWG-ND-0000, Rev C	11/10/2018
2.	SPS156 Wastewater Pump Station P& ID	LS305-01-S-DWG-ND-0040, Rev B	11/10/2018
3.	SPS156 Wastewater Pump Station System Resistance Curves	LS305-01-S-DWG-ND-0060, Rev C	11/10/2018
4.	SPS156 Wastewater Pump Station Hydraulic Profile	LS305-01-S-DWG-ND-0061, Rev C	11/10/2018
5.	SPS156 Wastewater Pump Station Set Out Coordinates	LS305-01-S-DWG-CL-2103, Rev B	11/10/2018
6.	SPS156 Wastewater Pump Station Site Layout	LS305-01-S-DWG-CL-2100, Rev 0	
7.	SPS156 Wastewater Pump Station Site General Arrangement Plan	LS305-01-S-DWG-CL-2101, Rev 0	
8.	SPS156 Wastewater Pump Station Site Set Out Plan	LS305-01-S-DWG-CL-2102, Rev C	11/10/2018
9.	SPS156 Wastewater Pump Station Earthworks Plan	LS305-01-S-DWG-CL-2104, Rev 0	
10.	SPS156 Wastewater Pump Station Bulk Earthworks Sections	LS305-01-S-DWG-CL-2105, Rev 0	

11.	SPS156 Wastewater Pump Station General Arrangement Plan Above Roof and Below Roof	LS305-01-S-DWG-CL-2110, Rev C	11/10/2018
12.	SPS156 Wastewater Pump Station Wet Well General Arrangement Elevation	LS305-01-S-DWG-CL-2111, Rev C	11/10/2018
13.	SPS156 Wastewater Pump Station General Arrangement Details Plan and Pipe Fittings Schedule, Sheet 1 of 2	LS305-01-S-DWG-CL-2112, Rev B	11/10/2018
14.	SPS156 Wastewater Pump Station General Arrangement Details Plan and Pipe Fittings Schedule, Sheet 2 of 2	LS305-01-S-DWG-CL-2113, Rev B	11/10/2018
15.	SPS156 Wastewater Pump Station Chemical Dosing Interface Details	LS305-01-S-DWG-CL-2114, Rev B	11/10/2018
16.	SPS156 Wastewater Pump Station Chemical Bund Details	LS305-01-S-DWG-CL-2115, Rev B	11/10/2018
17.	SPS156 Wastewater Pump Station Sewer Gravity Main Plan and Long Section	LS305-01-S-DWG-CL-2116, Rev B	11/10/2018
18.	SPS156 Wastewater Pump Station Overflow Plan and Long Section	LS305-01-S-DWG-CL-2117, Rev A	11/10/2018
19.	SPS156 Wastewater Pump Station Overflow Details	LS305-01-S-DWG-CL-2118, Rev A	11/10/2018
20.	SPS156 Wastewater Pump Station Sewer Rising Main Plan and Long Section	LS305-01-S-DWG-CL-2119, Rev B	11/10/2018
21.	SPS156 Wastewater Pump Station Site Service Plan	LS305-01-S-DWG-CL-2120, Rev B	11/10/2018
22.	SPS156 Wastewater Pump Station Pavement and Landscape Plan	LS305-01-S-DWG-CL-2125, Rev 1	01/02/2019

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, 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 Development Assessment DSDMIP a Site Based Construction Management Plan (CMP) prepared by the principal site contractor that manages the following: 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	a) Prior to commencement of site works for each sub-stage

	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 soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. 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.	b) At all times during construction
4.	Site Layout and Access Plan Submit to EDQ Development Assessment DSDMIP a site layout and access plan certified by an RPEQ.	Prior to commencement of site works
5.	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 12 – 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
6.	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</i>	Prior to commencement of use and to be maintained

	<i>Lighting.</i>	
7.	Electricity Submit to EDQ Development Assessment DSDMIP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground 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.	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
11.	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	a) Prior to commencement of site works

	erosion and sediment control (CPESC) generally in accordance with 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 Control Association Australasia (as amended from time to time). iii. <i>Concept Stormwater Management Plan for SPS156</i> prepared by WSP, dated January 2019. In particular, due to the location of the site is within close proximity of waterways, sediment control devices shall be placed around areas undergoing excavation or filling works to minimise transportation (i.e. run-off) of sediments off-site and into nearby waterways. b) Implement the certified ESCP as submitted under part a) of this condition.	b) At all times during construction
12.	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 ensure a flood immunity of AEP 1.0%. 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 b) 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 ****

Document Name	Current Version	Date	Author	Verified	Amendment
Section 89(1)(a) Notice of decision to applicant	Version 1	20 November 2012	Clinton Hanney		
Section 89(1)(a) Notice of decision to applicant	Version 2	23 July 2013	Clinton Hanney		Letterhead update
Section 89(1)(a) Notice of decision to applicant	Version 3	3 February 2014	Clinton Hanney		Letterhead update
Section 89(1)(a) Notice of decision to applicant	Version 4	10 March 2014	Patrick Atkinson	Teresa Luck	Formatting update
Section 89(1)(a) Notice of decision to applicant	Version 5		Patrick Atkinson	Lyndy Rapson	Content update
Section 89(1)(a) Notice of decision to applicant	Version 6	3 February 2015	Owen Haslam	Lyndy Rapson	Content update
Section 89(1)(a) Notice of decision to applicant	Version 7	13 April 2015	Cheryl Broughton	Lyndy Rapson	Letterhead update
Section 89(1)(a) Notice of decision to applicant	Version 8	6 December 2016	Cheryl Broughton	Anne Edmonds	Footer update
Section 89(1)(a) Notice of decision to applicant	Version 9	5 January 2018	Cheryl Broughton	Anne Edmonds	Update Department references - DILGP to DSDMIP in letter only.