



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

Our ref: DEV2018/998

13 June 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 UTILITY INSTALLATION (WASTEWATER PUMP STATION) AT LOT 1, OLSON ROAD, NEW BEITH DESCRIBED AS LOT 1 ON RP43903

On 13 June 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 <https://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	
Site address	Lot 1 Olson Road, New Beith	
Lot on plan description	Lot number	Plan description
	Lot 1	RP43903
PDA development application details		
DEV reference number	DEV2018/998	
'Properly made' date	31 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 PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.	
Decision date		13 June 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 are detailed in the table below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	SPS157 Wastewater Pump Station Cover Sheet, Locality Plan, Drawing List and Site Specific Notes	LS305-04-S-DWG-ND-0000 Rev C	12/10/2018
2.	SPS157 Wastewater Pump Station P & ID	LS305-04-S-DWG-ND-0040 Rev B	12/10/2018
3.	SPS157 Wastewater Pump Station Pump & System Resistance Curves Stage 1	LS305-04-S-DWG-ND-0060 Rev C	05/02/2019
4.	SPS157 Wastewater Pump Station Hydraulic Profile	LS305-04-S-DWG-ND-0061 Rev C	12/10/2018
5.	SPS157 Wastewater Pump Station Row Set Out	LS305-04-S-DWG-ND-0062 Rev A	12/10/2018
6.	SPS157 Wastewater Pump Station Site Layout	LS305-04-S-DWG-CI-2400 Rev C	12/10/2018
7.	SPS157 Wastewater Pump Station Site General Arrangement Plan	LS305-04-S-DWG-CI-2401 Rev C	12/10/2018
8.	SPS157 Wastewater Pump Station Site Set Out Plan	LS305-04-S-DWG-CI-2402 Rev C	12/10/2018
9.	SPS157 Wastewater Pump Station Set Out Coordinates	LS305-04-S-DWG-CI-2403 Rev B	12/10/2018
10.	SPS157 Wastewater Pump Station Earthworks Plan and Set Out	LS305-04-S-DWG-CI-2404 Rev B	12/10/2018
11.	SPS157 Wastewater Pump Station Earthworks Sections	LS305-04-S-DWG-CI-2405 Rev B	12/10/2018
12.	SPS157 Wastewater Pump Station Internal Road Plan, Longitudinal Section and Cross Sections, Road 2	LS305-04-S-DWG-CI-2406 Rev A	-
13.	SPS157 Wastewater Pump Station General Arrangement Plan Above Roof and Below Roof	LS305-04-S-DWG-CI-2410 Rev B	12/10/2018

14.	SPS157 Wastewater Pump Station Wet Well General Arrangement Elevation	LS305-04-S-DWG-CI-2411 Rev C	12/10/2018
15.	SPS157 Wastewater Pump Station General Arrangement Details Plan and Fittings Schedule, Sheet 1 of 2	LS305-04-S-DWG-CI-2412 Rev C	12/10/2018
16.	SPS157 Wastewater Pump Station General Arrangement Details Plan and Fittings Schedule, Sheet 2 of 2	LS305-04-S-DWG-CI-2413 Rev C	12/10/2018
17.	SPS157 Wastewater Pump Station Site Service Plan	LS305-04-S-DWG-CI-2414 Rev C	12/10/2018
18.	SPS157 Wastewater Pump Station Overall Details	LS305-04-S-DWG-CI-2415 Rev C	12/10/2018
19.	SPS157 Wastewater Pump Station Gravity Main Inlet Details Line 3	LS305-04-S-DWG-CI-2416 Rev C	12/10/2018
20.	SPS157 Wastewater Pump Station Gravity Main Inlet Details Line 1	LS305-04-S-DWG-CI-2417 Rev C	12/10/2018
21.	SPS157 Wastewater Pump Station Access Road Key Plan	LS305-04-S-DWG-CI-2420 Rev B	12/10/2018
22.	SPS157 Wastewater Pump Station Access Road Plan & Longitudinal Section Road 01, Sheet 1	LS305-04-S-DWG-CI-2421 Rev B	12/10/2018
23.	SPS157 Wastewater Pump Station Access Road Plan & Longitudinal Section Road 01, Sheet 2	LS305-04-S-DWG-CI-2422 Rev B	12/10/2018
24.	SPS157 Wastewater Pump Station Access Road Plan & Longitudinal Section Road 01, Sheet 3	LS305-04-S-DWG-CI-2423 Rev B	12/10/2018
25.	SPS157 Wastewater Pump Station Access Road Cross Sections Road 01, Sheet 1	LS305-04-S-DWG-CI-2424 Rev B	12/10/2018
26.	SPS157 Wastewater Pump Station Access Road Cross Sections Road 01, Sheet 2	LS305-04-S-DWG-CI-2425 Rev B	12/10/2018
27.	SPS157 Wastewater Pump Station Access Road Cross Sections Road 01, Sheet 3	LS305-04-S-DWG-CI-2426 Rev B	12/10/2018
28.	SPS157 Wastewater Pump Station Access Road Cross Sections Road 01, Sheet 4	LS305-04-S-DWG-CI-2427 Rev B	12/10/2018
29.	SPS157 Wastewater Pump Station Access Road Typical Sections Road 01	LS305-04-S-DWG-CI-2428 Rev B	12/10/2018
30.	SPS157 Wastewater Pump Station Culvert 1 Details Chainage 20	LS305-04-S-DWG-CI-2440 Rev B	12/10/2018
31.	SPS157 Wastewater Pump Station Culvert 2 Details Chainage 287	LS305-04-S-DWG-CI-2441 Rev B	12/10/2018

32.	SPS157 Wastewater Pump Station Culvert 3 Details Chainage 620	LS305-04-S-DWG-CI-2442 Rev B	12/10/2018
33.	SPS157 Wastewater Pump Station Pavement Plan	LS305-04-S-DWG-CI-2450 Rev A	12/10/2018
34.	Concept Stormwater Management Plan for SPS157	2260542A-TPT-REP-001 Rev B	19/12/2018
35.	Ecological assessment report LS305: Greenbank to Flagstone Central Conveyance Pipeline	LS305-00-S-REP-PM-9004	November 2018

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

	The certified earthworks plans are to: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans as required by condition 8 – Erosion and Sediment Management; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and 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 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.	b) Prior to commencement of use c) Prior to commencement of use
5.	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
6.	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		
7.	Landscape Works a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans, certified by an AILA, for landscape works within the proposed development.	a) Prior to commencement of building works above ground level

	b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use and to be maintained
8.	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 approved plans and documents and 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). b) Implement the certified ESCP as submitted under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
9.	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

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 ****