



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

Our ref: DEV2019/1026

6 February 2020

Queensland Bulk Water Authority (trading as Seqwater)
Att: Mr David Brown
Project Approval Coordinator
Level 8, ICON
117 Brisbane Street
IPSWICH QLD 4305

Dear Mr Brown

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 (WATER TRANSFER SYSTEM) AND OPERATIONAL WORK - ROADWORKS AT BUSHLAND ROAD, JIMBOOMBA DESCRIBED AS LOT 141 ON S 312748 AND LOT 801 ON SP247625

On 5 February 2020 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 www.dsdmip.qld.gov.au/pda-da-applications.

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
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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Bushland Road, Jimboomba	
Lot on plan description	Lot number	Plan description
	141	S312748
	801	SP247625
PDA development application details		
DEV reference number	DEV2019/1026	
'Properly made' date	18 June 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	Material Change of Use – Utility Installation (Water Transfer System) Operational Works - Roadworks	

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	6 February 2020
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.	Drawing List & Site Location Plan	500336-0000-CC-DWG-0001 Rev C	08/10/18
2.	Site General Arrangement Plan	500336-0000-CC-DWG-0002 Rev D	08/10/18
3.	Treated Water Tank General Arrangement Sections	500336-0000-SS-DWG-0002 Rev C	08/10/18
4.	Treated Water Pumping Station General Arrangement Elevations	500336-0000-SS-DWG-0008 Rev C	08/10/18
5.	Traffic Impact Assessment Report		25/02/19
6.	Conceptual Stormwater Management Plan	500336 Rev 2	03/05/2019

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 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 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. **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).
2. **Council** means Logan City Council.
3. **DEHP** means The Department of Environment & Heritage Protection
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.

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.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>

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 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.	a) Prior to commencement of site works b) At all times during construction
4.	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 or higher. 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 for parking and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. on-going monitoring and certified updates as required; v. traffic control plans or traffic control diagrams in accordance with the MUTCD for any temporary part or full road closures of any Council road(s) b) Undertake all works generally in accordance with the TMP which must be current and available on site at all times.	a) Prior to commencement of site works b) At all times during construction

5.	Retaining Walls a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls are to be generally in accordance in accordance with the approved plans and <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 required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed 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
6.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP a Site Condition Report and detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i> and the relevant approved plans/documents: i. Site General Arrangement Plan, prepared by Seqwater and dated 08/10/18. The certified earthworks plan and the report are to: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans submitted under condition 28; 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 from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition and that 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

7.	Bushland Road to Homestead Drive/Teviot Road/Glynton Road Intersections Where the Bushland Road to Homestead Drive/Teviot Road/Glynton Road Intersections upgrades works have not been undertaken by others, submit to EDQ Development Assessment, DSDMIP, as constructed plans for the temporary upgrade of the Bushland Road Intersection to Homestead Drive/Teviot Road/Glynton Road Intersections generally in accordance with the approved Traffic Impact Assessment Report, dated 25/02/19. Advice Note: <i>Works on the Teviot Road/Glynton Road/Homestead Drive Intersection is outside the PDA and may require a separate approval from Council.</i>	Prior to commencement of use
8.	Bushland Road Upgrade a) Submit to EDQ Development Assessment, DSDMIP, engineering design/construction drawings, certified by a RPEQ, for the upgrade of Bushland Road, generally in accordance with the following approved document: i. Traffic Impact Assessment Report prepared by Cambray Consulting, dated 25/02/19 b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	a) Prior to commencement of road works b) Prior to commencement of use c) Prior to commencement of use
9.	Compliance Assessment - Stormwater Culvert over the main West-East drainage path a) Submit to EDQ Development Assessment, DSDMIP detailed engineering design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater culvert where Bushland Road intersects the West-East drainage path generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the approved plans. The culvert should be designed to cater for the full developed upstream catchment. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use

	c) Submit to EDQ Development Assessment, DSDMIP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council.	c) Prior to commencement of use
10.	On-site Stormwater Management a) Submit to EDQ Development Assessment, DSDMIP detailed engineering design and construction drawings, for stormwater management devices, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>, <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the i. Conceptual Stormwater Management Plan prepared by Aurecon and dated 03/05/19 b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification from a RPEQ that all works have been carried out 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
11.	Electricity Submit to EDQ Development Assessment DSDMIP written evidence from Energex confirming that the applicant has entered into an agreement to provide electricity service to the site.	Prior to commencement of use
12.	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		
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 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	a) Prior to commencement of site works

	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
14.	Vegetation Clearing - 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 vegetation clearing. c) Submit to EDQ certification from the licensed Wildlife Spotter/Catcher that vegetation clearing was carried out generally in accordance with parts a) and b) of this condition 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
Surveying, land dedications and easements		
15.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets located in private land. The widths and terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	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 ****