



Our ref: DEV2019/1026/2

17 August 2021

Department of
**State Development, Infrastructure,
Local Government and Planning**

Queensland Bulk Water Supply Authority
(trading as Seqwater)
Att: Mr David Brown
PO Box 328
IPSWICH QLD 4305

Email: David.Brown@seqwater.com.au

Dear Mr Brown

Section 99 Approval - application to change PDA development application
Development Permit for Material Change of Use - Utility Installation (Water Transfer System) and Operational Work (Roadworks) at Bushland Road, Jimboomba described as Lot 141 on S312748 and Lot 801 on SP247625

On 17 August 2021 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 www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Marissa Bais, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7344 or at Marissa.Bais@dsdilgp.qld.gov.au.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

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	10/08/2021	
Type of application	☐ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Application to change PDA development approval ☐ Application to extend currency period	
Description of proposal applied for	Change to PDA Development Permit for Material Change of Use for Utility Installation (water transfer system) and Operational Works (Road works)	
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. The approval is for: - Replacement of the two (2) 18 ML Transfer Storage Tanks with one (1) 3 ML Transfer Storage Tank. - The Chemical Dosing Facility has been relocated north and adjacent to the 3 ML Transfer Storage Tank. - An 8m wide bushfire buffer has been provided around the Wyaralong Transfer System to accord with SEQ Water operational requirements for bushfire management.	
Original Decision date	06/02/2020	
Change to approval date	17/08/2021	
Currency period	6 years from the original decision date	

Approved plans and documents

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

Approved plans and documents		Number	Date
1.	Wyaralong pump station site general arrangement plan prepared by SEQ Water	C-DWG-SWT-001 Rev C	16/07/21
2.	Proposed Water Tank at Southwest Pipeline, Wyaralong Qld. Prepared by Kneebone, Beretta & Hall	107791-1 Rev P1	14/07/21
3.	Proposed Water Tank at Southwest Pipeline, Wyaralong Qld. Prepared by Kneebone, Beretta & Hall	107791-2 Rev P1	14/07/21
4.	Proposed Water Tank at Southwest Pipeline, Wyaralong Qld. Prepared by Kneebone, Beretta & Hall	107791-3 Rev P1	14/07/21
5.	Southwest Pipeline Wyaralong pump station pipeworks sections prepared by SEQ Water	M-DWG-SWT-003	21/07/21
Plans and documents previously approved on 6 February 2020		Number	Date
1.	Traffic Impact Assessment Report		25/02/19
2.	Conceptual Stormwater Management Plan	500336 Rev 2	03/05/19

PDA development conditions

PREAMBLE AND ABBREVIATIONS

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, DSDILGP 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, DSDILGP 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, DSDILGP 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, DSDILGP **within 20 business days** from the date of the notice.
- v. **within 20 business days** – EDQ Development Assessment, DSDILGP 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, DSDILGP 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, DSDILGP 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. **DSDILGP** means The Department of State Development, Infrastructure, Local Government 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.

[illegible]

	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.	b) At all times during construction
5.	Retaining Walls a) Submit to EDQ Development Assessment, DSDILGP 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, DSDILGP b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDILGP 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, DSDILGP a Site Condition Report and detailed earthworks plans, certified by a RPEQ, generally in accordance with <i>AS3798 – 2007 “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.	a) Prior to commencement of site works

	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, DSDILGP 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.	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, DSDILGP, 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, DSDILGP, 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, DSDILGP '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, DSDILGP 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.	a) Prior to commencement of works

	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. c) Submit to EDQ Development Assessment, DSDILGP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council.	b) Prior to commencement of use c) Prior to commencement of use
10.	On-site Stormwater Management a) Submit to EDQ Development Assessment, DSDILGP 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, DSDILGP 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 DSDILGP 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, DSDILGP 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). 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 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 ****