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Minor Change Application

Sunset Pump Station – Minor Change Application

Prepared for: Urban Utilities
6 February 2026

SMEC INTERNAL REF. 30032573

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Document Control

Document Type	Minor Change Application
Project Title	Sunset Pump Station – Minor Change Application
Project Number	30032573
File Location	X:\Projects\300325\30032573 - WWMP\110 Detailed Design\1110 WP10\NP10-01 Sunset SP040\07 Development Application\ECI\DA Report and Codes\Minor Change\Minor Change Application - 30032573 - Sunset Pump Station - 08122025 - Rev 02.docx
Revision Number	01

Revision History

Revision No.	Date	Prepared By	Reviewed By	Approved for Issue By
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Contents

Appendices

Figures

Tables

1. Introduction

1.1 Project Overview

1.1.1 Background

The Sewerage Pump Station (SP40), located at 160 Gem Road in Kenmore, is owned and operated by Urban Utilities (UU). It receives gravity-fed inflows from its local catchment, as well as additional inflows from two upstream pump stations, SP191 on Gem Road and SP197 on Scenic Drive. SP40 shares a rising main with five other pump stations, all of which discharge into the Oldfield Road catchment. Its overflow outlet connects to a small tributary of the Brisbane River within Twilight Street Park. This upgrade project was initiated in response to community odour complaints. A temporary dosing trial, using mobile dosing and chemical storage equipment, successfully suppressed hydrogen sulphide (H_2S) generation. However, a risk assessment undertaken in November 2015 identified a high residual level of environmental risk, confirming the need for permanent improvements.

On 29 February 2024, Urban Utilities was approved to upgrade SP40 with the installation of a 17m^3 emergency sewerage storage tank and permanent chemical dosing facilities. The new facility provides backup capacity, improving environmental performance and strengthening overflow management reliability. These included upgrades to the existing pump station and a series of above- and below-ground works, such as excavation and associated earthworks, installation of trenched pipework, construction of emergency storage tanks, and enhancements to current pump station systems. It mitigates the consequences of high-flow events combined with pump failure, preventing sewage from discharging into the receiving environment. Designed to operate infrequently, typically less than once per year, and primarily during power outages, the tank extends emergency storage to three hours. This gives Urban Utilities staff sufficient time to respond to pump faults.

In addition to the emergency storage, approval was granted to upgrade the temporary dosing facility to a permanent installation. This will provide secure, long-term chemical storage and ensure effective, ongoing suppression of Hydrogen Sulphide (H_2S) levels in the sewer network. Additional utility connections were to be provided, including stormwater, sewerage, and electricity. Furthermore, security was proposed to be enhanced through the installation of new fencing and gates around the site. The project also involved the construction of supplementary structures and a bunded hardstand to facilitate chemical deliveries, together with improved access for delivery vehicles. New landscape to improve the amenity was also planned, and a 15-metre long DN1200 emergency storage pipe was to be installed to strengthen network reliability. The approval package, issued by Brisbane City Council (BCC) on 29 February 2024, set conditions for the works.

1.1.2 Changes as result of detailed design

As the project has progressed through detailed design, several minor amendments have been identified to refine and improve the approved application. These adjustments are the outcome of technical design development and site-specific safety considerations, and they do not alter the overall intent, function, or assessment benchmarks of the approved development. The application proposes minor design refinements to improve safety, amenity, and operational performance. These include installation of protective bollards, relocation of the chemical bund deep sump, updates to landscaping and odour control measures, adjustments to security fencing alignment, and technical revisions to stormwater drainage connections. Additional safety enhancements include the installation of a hose reel, provision of an emergency safety shower, and incorporation of a Reduced Pressure Zone (RPZ) backflow prevention device to support compliance with relevant safety and hydraulic standards.

All changes are consistent with the approved development intent and do not alter assessment benchmarks. These refinements are considered minor in nature, as they do not materially affect the approved design, land-use intent, or operational outcomes of the project. Instead, they represent practical improvements arising from detailed engineering and safety review, ensuring the project continues to meet compliance requirements while enhancing overall functionality. Please see Appendix B for full details on the amended Civil drawing and landscape drawing.

1.1.3 Project location

Sewerage Pump Station (SP40) is located within Kingfisher Park, which is owned and managed by Brisbane City Council, approximately 0.5 km from the Brisbane River and 11 km southeast of the Brisbane CBD. The site is traversed by three easements that are unaffected by the Project and is bordered by residential lots to the west and a reserve in the south-west. The site encompasses three easements, which the proposed development will not impact.

The area is predominately bordered in all directions by low density residential development. The selected local for the pump station is located on level land, with a slight slop towards the centre of the lot. Sewer, water, and electricity services are connected to the lot. The site is mostly cleared, with sparse mature trees along the property boundaries, and is utilised for sports and recreational purposes.

Table 1: Summary of project location

Latitude	Longitude	Lot/Plan	Tenure	Landowner
-27.52269	152.93403	Lot 2 on RP 113905	Freehold	Brisbane City Council

1.2 Program of works

Construction of the pump station is currently progressing in accordance with the initial approval granted on 29 February 2024. The project design has been refined to incorporate additional variables identified within the application, ensuring alignment with regulatory requirements and operational objectives.

2. Design changes specifications

2.1 Parking bollards

The approved plans currently provide no specific measures to prevent vehicle impacts to the main SPS infrastructure beyond the existing security fence. To address this gap, designers have identified the need for parking bollards to reduce the risk of accidental vehicle damage during chemical deliveries. It is proposed to install six bollards, each 1.2 metres in height, at 1.4 metre spacing along the eastern side of the approved chemical delivery bund. Parking bollards are a standard vehicle restriction technique widely used across utility and industrial sites. The proposed bollards are minor in scale, do not alter the approved assessment benchmarks, and have no impact on the intent or operation of the land use. Their purpose is to protect the SPS infrstructure from accidental vehicle strikes and to safeguard drivers by minimising potential damage to reversing vehicles.

This addition is considered an inconsequential modification that enhances safety without changing the approved development outcomes. Importantly, Brisbane City Council has indicatively consented to the type of bollards proposed, as detailed in *Delivery Bund and Storage and Dosing Unit Slabs Details Rev 0* (15/11/2024). This confirmation further supports the suitability of the modification and ensures alignment with council expectations. Figure 2-1 identifies the typical bollard design intended.

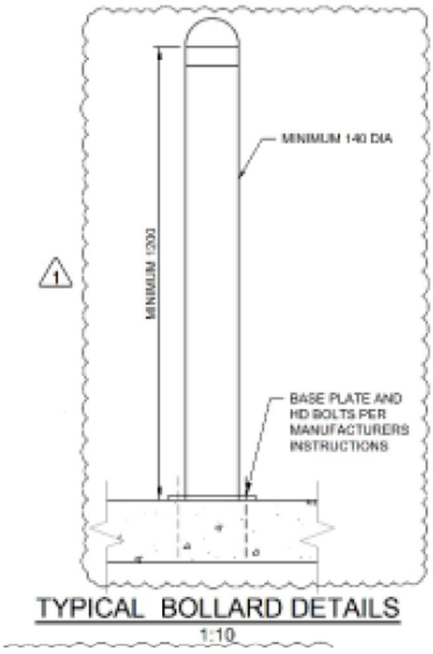

Figure 1: Design reference for parking bollards.

2.2 Chemical bund deep sump

As part of the general “in accordance” submission, an updated package was lodged on 15 February 2024 to address vehicle rollover safety requirements. This submission proposes the repositioning of the Chemical Bund Deep Sump from the north-west corner to the south-east corner of the layout. The adjustment does not alter the dimensions of the bund or any other development elements, aside from the reconfiguration of connecting pipes. In the revised layout, the sump is positioned behind the proposed bollards, providing additional protection against accidental vehicle impacts, refer to Figure 1 above. The modification has been presented as minor in nature, with no anticipated effect on assessment benchmarks, land use intent, or operational outcomes.

In addition to the sump relocation, the submission also includes reconfiguration of connecting services. These comprise a proposed underground ferrous chloride line, an above-ground electrical power supply, an above-ground potable water line, and an underground electrical communications line. These service

adjustments are intended to align with the revised layout and ensure operational efficiency, refer to the civil general arrangement plan in Figure 2-2.

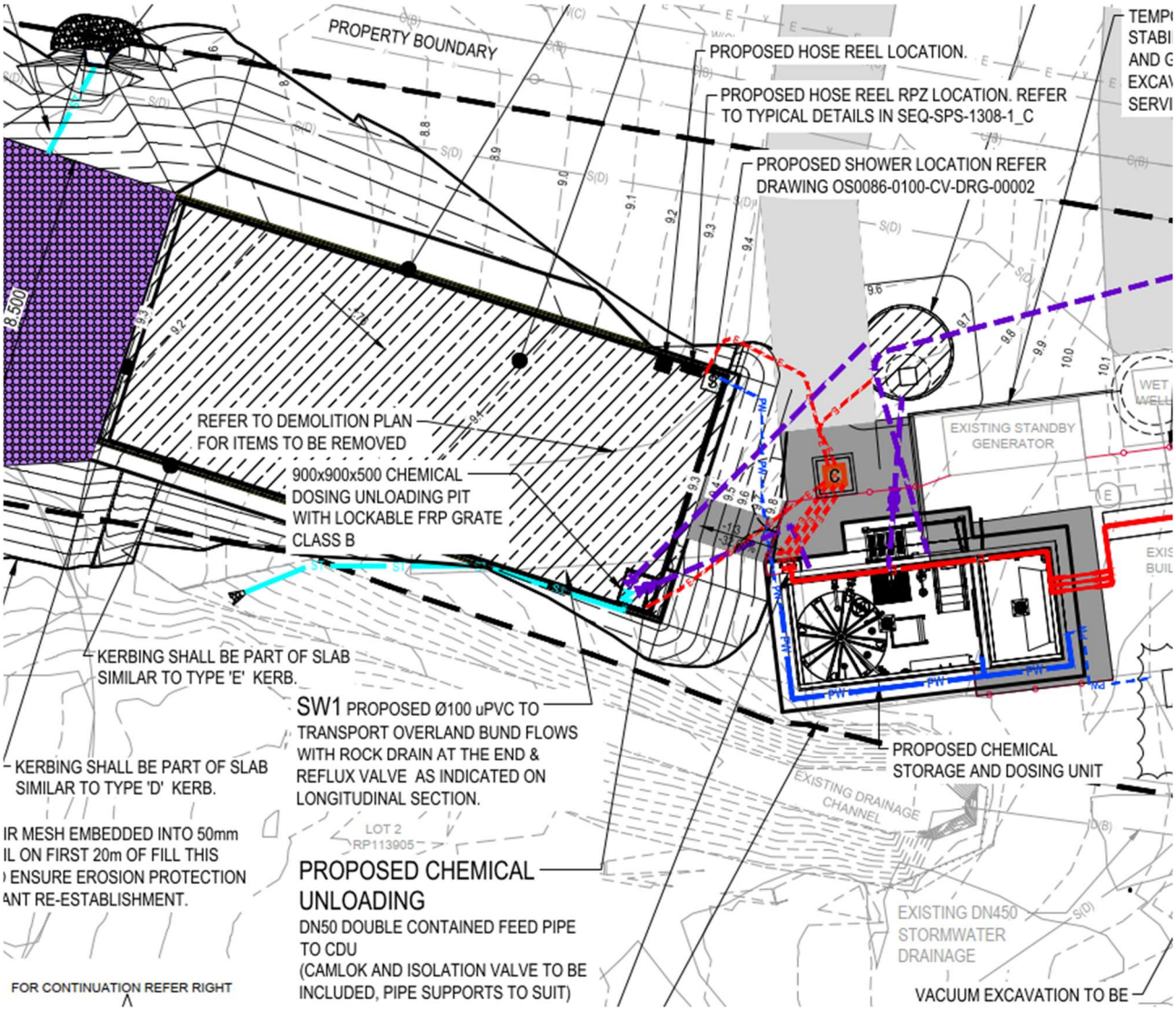

Figure 2: Location of a chemical bund sump

2.3 Landscaping

To ensure that UU SPS does not detract from the visual amenity enjoyed by park users and nearby residents, the sites has been approved for landscaping that incorporates native shrubs to screen the pump station. These plantings are strategically positioned to avoid interference with existing underground infrastructure, while maintaining unobstructed access for the continued operation and routine maintenance of the facility. Landscaping modifications include the removal of reinforced turf at the crossover, replaced with concrete pavement that was condition in design phase (Landscape Plan No. 2). Concrete will also be applied over the chemical delivery bund and around key structures, as well as connect to existing and proposed access roads to provide durable and low maintenance surfaces, as well as maintains there to be no need for vegetation removal within the park. Furthermore, the proposed timber edge has been removed from the plans, Figure 2-3. These design changes provide practical layout that accommodates truck access and unloading.

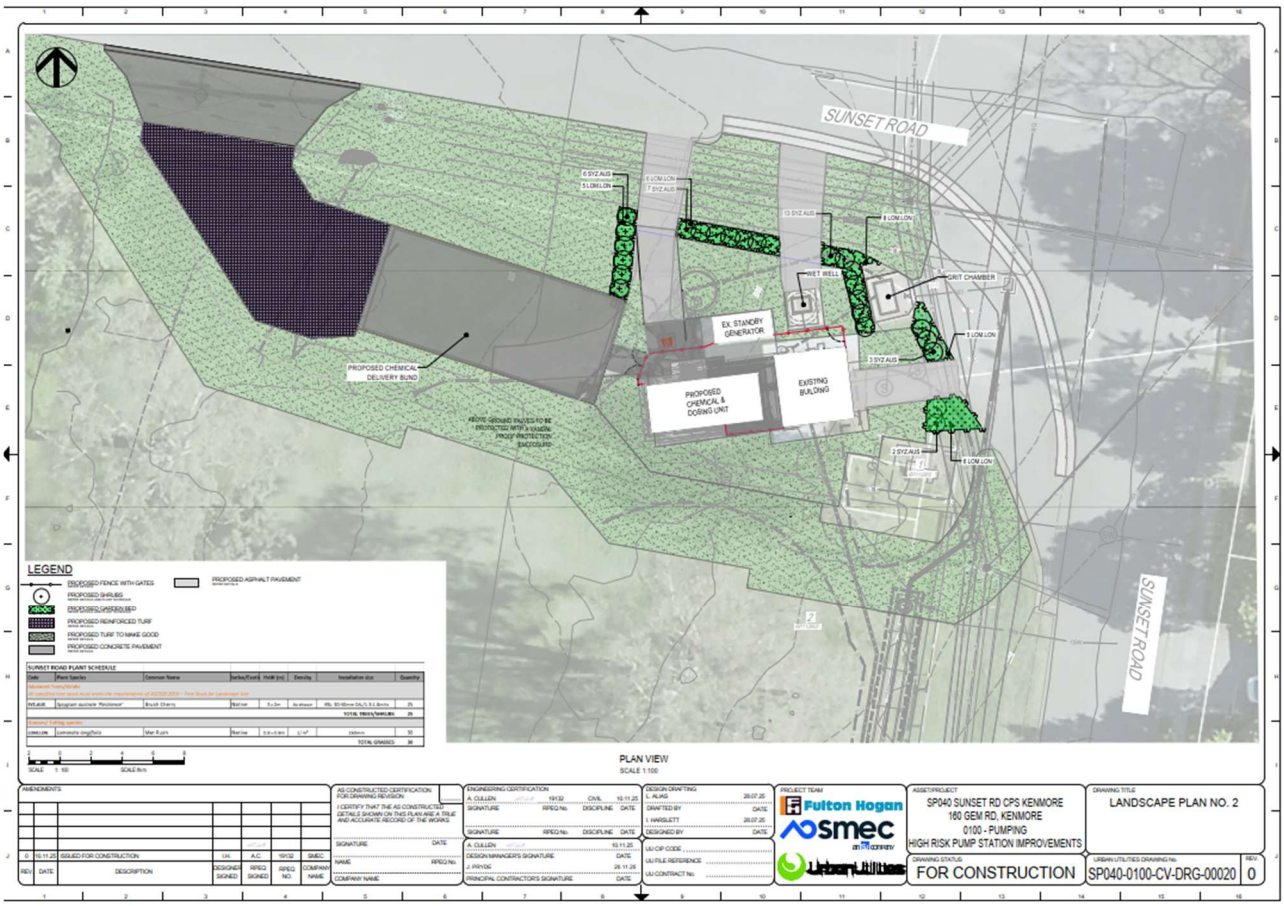

Figure 3: Amended Landscape Plan No. 2

2.4 Odour control

During inspection of the existing vent pole at the pump station, it was determined that the pole functions solely as an air intake and provides no odour control. Consequently, it cannot be repurposed for odour management. To address this issue, the installation of a McBerns charcoal-based odour control unit has been proposed. The GM375 unit employs activated charcoal to capture and neutralise odours, with filters requiring periodic replacement to ensure ongoing effectiveness. The project design, identified by a red box in Figure 2-4, includes the addition of a GM375 McBerns Odour Control Unit mounted on a 1 m by 1 m concrete slab, 125 mm thick and reinforced with SL72 mesh. By neutralising hydrogen sulphide (H_2S) emissions from the SPS, the GM375 is expected to significantly improve amenity, enhance local air quality, and reduce odour impacts on nearby communities.

To support the project development, odour modelling was conducted to confirm the potential impact on residents to the east of the site. Specifically, the modelling demonstrated that no detectable odour is present at a distance of 5 metres from the unit. This confirmation ensures that the installation achieves its intended environmental outcomes and complies with amenity expectations for the surrounding community. Please find attached the updated Odour Assessment Report in Appendix C

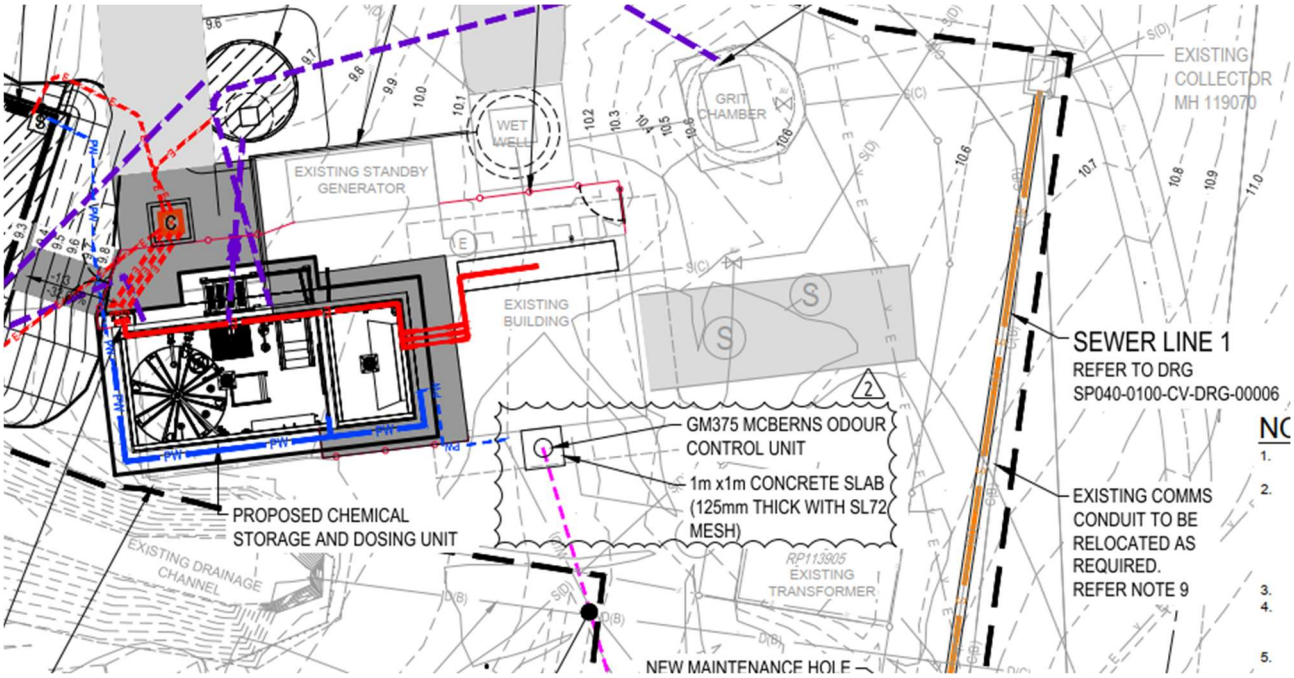

Figure 4: Amended Civil General Arrangement design for odour control.

2.5 Security fencing

The fencing will enclose the pump station and be constructed in accordance with UU standards. In response to council requirements, barbed wire will not be used. Instead, the fencing will consist of black steel powder-coated spike panels, providing a secure and visually acceptable solution. Figure 2-5 identifies these changes outlined in the red box.

The location of the fencing has been modified to avoid interference with operational activities. Rather than fully surrounding the facility, the fencing will attach directly to the building at selected points, ensuring both protection and functionality. In addition, barbed wire will be installed above the generator to provide enhanced protection. The fencing will require custom fabrication by the manufacturer, with the sliding section facing the generator designed to be removable. This feature maintains flexibility and facilitates the future relocation of the generator if required, while aligning with council expectations and operational needs.

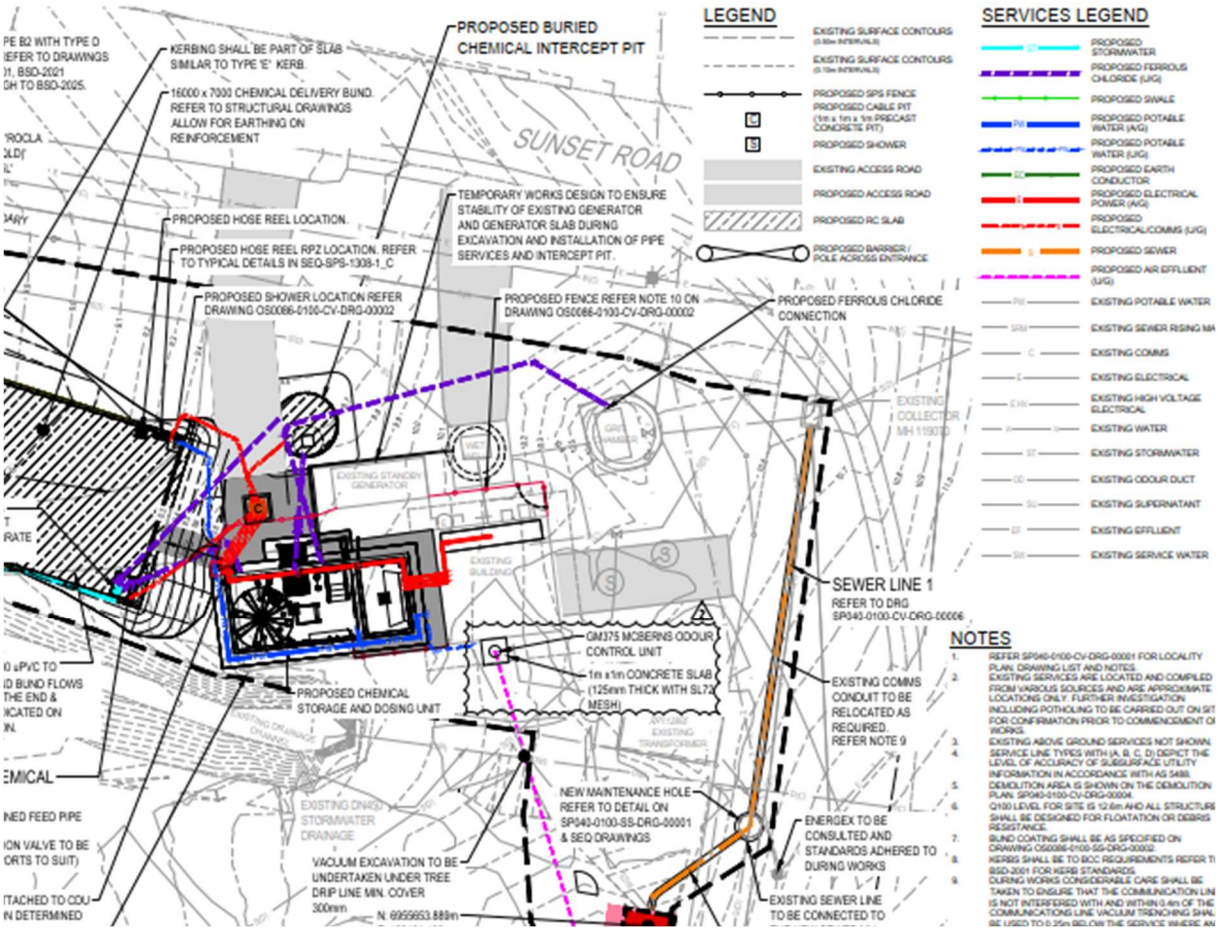

Figure 5: Amended Civil General Arrangement design for security fencing

2.6 Stormwater drainage

The proposal includes the installation of a chemical dosing unloading pit measuring 900 × 900 × 500 mm. This pit will be fitted with a lockable FRP grate (Class B), providing a secure facility for chemical transfer. Its design assists with stormwater management by containing and directing potential runoff within the bund boundary, thereby improving both safety and environmental protection. To further safeguard against contamination, a valve will be installed to allow operators to turn flows on and off, preventing any chemical runoff from the pump station, and entering the stormwater system. In addition to the pit, SW1 Ø100 uPVC pipework will be installed to transport overland bund flows. This pipework will terminate in a rock drain fitted with a reflux valve, as shown on the longitudinal section. The configuration ensures controlled discharge, prevents backflow, and enhances environmental outcomes by safely dispersing stormwater away from critical infrastructure. A new maintenance hole will also be constructed for sewer lines 1 and 2. This addition will facilitate easier access for inspection and servicing, supporting long-term operational reliability of the drainage network and ensuring compliance with ongoing maintenance requirements. These changes are identified in red boxes in Figure 2-6.

Additionally, the proposal maintains two stormwater release points, with no change to the existing amount. These release points are integrated with the existing road drainage system, and their improvement will enhance flow efficiency and environmental protection without altering the overall discharge volume.

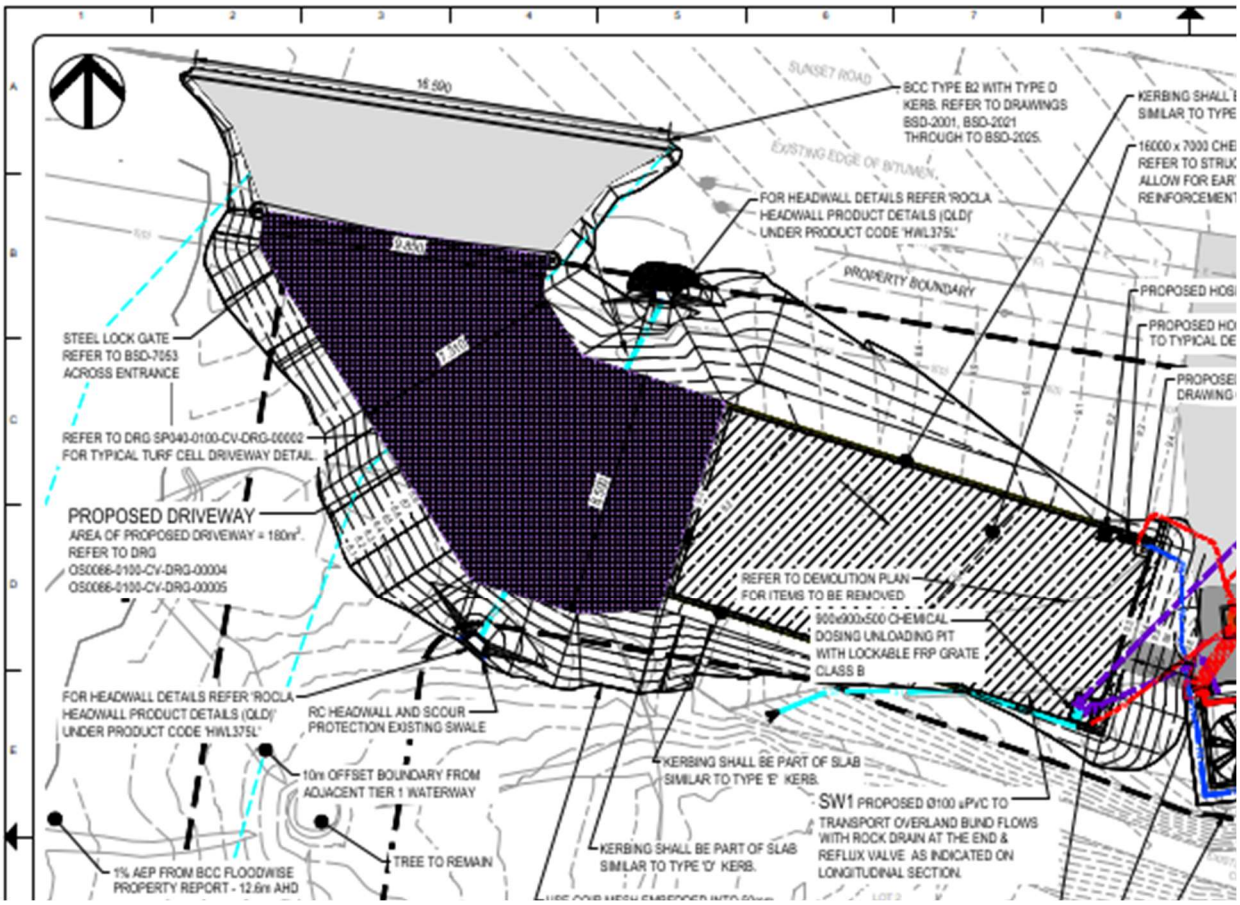

Figure 6: Amended Civil General Arrangement design for stormwater drainage.

2.7 Washdown Reel

An additional design refinement to incorporate into the Chemical Delivery bund which is required for operational purposes, hydraulic compliance, and site functionality. As part of these updates, the washdown reel is being located to the western fence of the CDU building, ensuring improve accessibility and alignment with operational workflows.

To meet hydraulic and safety requirements, two separate pipelines will be provided:

- A dedicated line for safety showers to ensure reliable emergency flow capacity
- A separate line for washdown reels and flushing water to maintain appropriate pressure and avoid interference with emergency systems.

On the chemical delivery bund, the hose reel will be installed adjacent to the existing safety shower, consolidating emergency and washdown facilities in a single accessible location. An additional RPZ backflow prevention device will be installed at the bund, positioned between both assets. This RPZ will be similar in configuration and appearance to the referenced second attachment, ensuring consistency with existing site standards and backflow protection requirements. These refinements maintain the approved development intent while enhancing safety, operational efficiency, and compliance with hydraulic and chemical-handling standards.

Figure 7: Hose reel, safety shower, RPZ devices.

3. Planning framework – minor change

3.1 Planning Act Minor Change Rules

The process for assessing a minor change to a development approval is established under the Planning Act 2016 and the Development Assessment Rules (DA Rules). Section 78 of the *Planning Act 2016* allows an applicant to make a change application to an existing development approval. Where the proposed change meets the definition of a minor change under Schedule 2 of the *Planning Act 2016*, the application is assessed under Section 81 of the Act and Part 5 of the DA Rules.

Under Schedule 2 of the *Planning Act 2016*, means a change that -

(b) for a development approval—

(i) would not result in substantially different development; and

(ii) if a development application for the development, including the change, were made when the change application is made would not cause—

(A) the inclusion of prohibited development in the application; or

(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or

(C) referral to extra referral agencies, other than to the chief executive; or

(D) a referral agency, in assessing the application under section 55(2), to assess the application against, or have regard to, a matter, other than a matter the referral agency must have assessed the application against, or had regard to, when the application was made; or

(E) public notification if public notification was not required for the development application.

The DA Rules outline the following for a Minor Change.

A change may be considered to result in a substantially different development if any of the following apply to the proposed change—

(a) involves a new use; or

(b) results in the application applying to a new parcel of land; or

(c) dramatically changes the built form in terms of scale, bulk and appearance; or

(d) changes the ability of the proposed development to operate as intended; or

(e) removes a component that is integral to the operation of the development; or

(f) significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or

(g) introduces new impacts or increase the severity of known impacts; or

(h) For a development prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act –

- *Introduces new social impacts or increase the severity of known social impacts; or*

(i) removes an incentive or offset component that would have balanced a negative impact of the development; or

(j) impacts on infrastructure provisions.

A review of the proposed amendments has been undertaken against the definition of a minor change under Schedule 2 of the *Planning Act 2016* and the minor change provisions contained in Part 5 of the *Development Assessment Rules* (version 3). This review confirms that the proposed changes satisfy the requirements of both instruments and therefore qualify as a minor change to the existing development approval. The proposal does not result in substantially different development, introduce new referral triggers, or increase the extent of

environmental or amenity impacts. Further detail is provided in the table below, which outlines the assessment against the relevant legislative criteria for a minor change.

Table 2: Minor change code assessment

Minor Change – Schedule 2 Planning Act 2016	Compliance Justification
A change may be considered to result in a substantially different development it any of the follow apply to the proposed change -	
Would not result in substantially different development	Complies and the proposal is still for the necessary upgrades for an existing Sewage Pump Station
If a development application for the development, including the change, were made when the change application is made would not cause— *(A) the inclusion of prohibited development in the application; or* *(B) referral to a referral agency, other than to the chief executive, if there were no referral agencies for the development application; or* *(C) referral to extra referral agencies, other than to the chief executive*	Complies the proposal does not introduce prohibited development, referrals to SARA or any referrals outside of SARA.

Minor Change – Development Assessment Rules	Compliance Justification
A change my be considered to result in a substantially different development if any of the following apply to the proposed change –	
Involves a new use; or	Complies, no new land uses are proposed.
Results in the application applying to a new parcel of land; or	Complies, no new land parcels are included with the application.
Dramatically changes the built form in terms of scale, bulk and appearance; or	Complies, the changes to not result in a change to the bulk, scale and appearance of the pump station. Minor modifications are required to support a revised odour control unit, parking bollards and stormwater infrastructure.
Changes the ability of the proposed development to operate as intended; or	Complies, the changes do not change how the site will operate.
Removes a component that is integral to the operation of the development; or	Complies, no components that are integral to the operation of the site are changing.
Significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or	Complies, no change to traffic generation.
Introduces new impacts or increase the severity of known impacts; or	Complies, no new impacts or increase in the severity of known impacts will occur because of the changes. While changes to Stormwater and odour control are proposed the changes will not result an increase to approved requirements.
For a development prescribed by the Planning Regulation as requiring social impact assessment as identified under section 106T of the Act –	Not applicable

Minor Change – Development Assessment Rules	Compliance Justification
Introduces new social impacts or increase the severity of known social impacts; or	
Removes an incentive or offset component that would have balanced a negative impact of the development; or	Not Applicable
Impacts on infrastructure provisions	Not applicable

3.2 Brisbane City Council Planning Scheme codes

An assessment of the proposed minor change against the Brisbane City Council Planning Scheme was undertaken to confirm the ongoing compliance with the original approval package. The updated design reflects minor refinements made during detailed design to improve efficiency and reliability of the pump station, as well as enhance environmental management. These refinements do not alter the approved intent, function or scale of works. The revised design continues to achieve the overall outcomes of the local planning scheme through innovative design aimed to respond to local concerns. The refines appropriately respond to concerns regarding odour control, landscaping, security, and stormwater drainage.

On this basis, the proposed minor change is considered to continue to comply with the purpose and overall outcomes of the codes outlined in the Brisbane City Council Planning Scheme. A detailed high-level assessment against each code associated with the Project from the initial approval package is provided in Appendix A. Table 3 outlines the continue compliance with the approved package, demonstrating the revised design maintains full compliance and intent of the codes.

Table 3: BCC codes compliance response

Code Compliance	Compliance Justification
Airport environs overlay	No change to assessment
Bicycle network overlay	No change to assessment
Biodiversity areas overlay	No change to assessment
Bushfire overlay	No change to assessment
Community purpose network overlay	No change to assessment
Critical infrastructure and moment network overlay	No change to assessment
Filling and excavation	No change to assessment
Infrastructure design	No change to assessment
Landscape work	No change to assessment
Outdoor lighting	No change to assessment
Potential and actual Acid sulphate overlay	No change to assessment
Road hierarchy overlay	No change to assessment
Special purpose	No change to assessment
Stormwater	No change to assessment
Strategic framework	No change to assessment
Streetscape hierarchy overlay	No change to assessment
Wastewater	No change to assessment
Waterway corridors overlay	No change to assessment

4. Changes to Condition 1 – Approvals

As part of this minor change application, a detailed review of the existing conditions of approval outlined in the approval package, dated 29 February 2024, has been undertaken to ensure that ongoing applicability to the revised resign. This review identified condition 1 that is impacted from these design changes and require amendments for compliance.

> **Condition 1: Maintain the Approved Development**
>
> Maintain the approved development in accordance with the approved DRAWINGS AND DOCUMENTS, and any other relevant Council approval required by the conditions.
>
> *Timing:* At all times.

The proposed refinements of the design plans do not alter the intent, function, or scale of works, as the changes are made to ensure the project outcome remains contemporary, achievable and appropriately reflect the current challenges associated with the ongoing operations of the pump station.

The table below sets the proposed amended plans that is required to be included in the maintained approval documents, ensuring continued compliance with relevant statutory requirements, and uphold the environmental and operational outcomes originally intended by the approval.

Table 4: Project approved document changes

Approved document Name	Refined Name	Reasons for Change
Site Plan 160-1 Rev. A	Landscape Plan NO. 2 SP040-0100-CV-DRG-00020 Rev. 0	Updates to landscaping and surface treatments, including the replacement of reinforced turf with concrete pavement as conditioned during the design phase. These changes provide durable, low-maintenance access surfaces and ensure alignment with operational requirements for Urban Utilities staff and contractors without impacting existing vegetation within the park.
Civil General Arrangement SP040-0800-CV-DRG-003 Rev. B	Civil General Arrangement SP040-0100-CV-DRG-00003 Rev. 3	Incorporates minor design adjustments to improve safety, operation, amenity, and compliance. These include the addition of bollards, relocation of the chemical deep sump, installation of odour control infrastructure, revised security fencing, enhancements to stormwater management, and inclusion of washdown facility and safety shower. All changes are considered minor and do not alter the approved development intent or assessment benchmarks.

5. Conclusion

The proposed minor change represents a practical refinement to the existing approval that supports the safe and environmentally responsible use of the sewerage pump station at 160 Gem Road, Kenmore. The change maintains compliance with the relevant work health and safety requirements and environmental performance outcomes while providing greater safety features to Urban Utilities staff and contractors during operation. In summary, the minor change should be approved on the following basis:

- The change remains consistent with the definition of a Minor Change under the *Planning Act 2016* and satisfies the relevant provisions of the Development Assessment Rules.
- The revised changes to the approval documents ensure compliance with the Brisbane city planning scheme codes and the conditions outlined in the approval package (29/02/2024)
- The amendment supports Sunset Pump Station (SP40) in delivering an environmentally sensitive, efficient, and reliable operation.

Accordingly, the proposed amendment is considered reasonable, relevant and consistent with the intent of the original development approval and should therefore be supported.

Appendix A

Owners Consent

Appendix B

Civil General Arrangement and Landscape drawing

Appendix C

Odour Control Report

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