



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

Our ref: DEV2017/900/2

6 March 2018

Caltex Australia Petroleum Pty Ltd
C/- Mr Damien Mackay
TFA Project Group
PO Box 2339
FORTITUDE VALLEY QLD 4006

Dear Damien

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR A SERVICE STATION AT 647 KINGSFORD SMITH DRIVE, EAGLE FARM DESCRIBED AS LOT 1030 ON SL6844

On 6 March 2018 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.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 Matthew Brown on (07) 3452 7098

Yours sincerely

Beatriz Gomez
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	647 Kingsford Smith Drive, Eagle Farm	
Lot on plan description	Lot number	Plan description
	1030	SL6844
PDA development application details		
DEV reference number	DEV2017/900/2	
'Properly made' date	1 March 2018	
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 – Service Station	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice. The approved changes are summarised as follows: ▪ Change to condition 8a) – stormwater quality
Original Decision date	26 February 2018
Change to approval date	6 March 2018
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 concerning the PDA development approval are detailed below.

Plans and documents previously approved on 26 February 2018		Number (if applicable)	Date (if applicable)
1.	Contour & Detail Plan	D5481D0101	19/10/2015
2.	Existing Site Views	11298-DA01	01/12/2017
3.	Proposed Site Layout	11298-DA02	01/12/2017
4.	Proposed Floor Plan Internal Layout	11298-DA03	01/12/2017
5.	Building Elevations – SHT. 1 of 2	11298-DA04	01/12/2017
6.	Building Elevations – SHT. 2 of 2	11298-DA05	01/12/2017
7.	Canopy Elevations – SHT. 1 of 2	11298-DA06	01/12/2017
8.	Canopy Elevations – SHT. 2 of 2	11298-DA07	01/12/2017
9.	Tanker Turning Path	11298-DA11	01/12/2017
10.	HRV Refuse Truck Turning Path	11298-DA12	01/12/2017
11.	Erosion and Sediment Control Plan	11298-DA13	01/12/2017
12.	Concept Landscape Plan	11298-DA14	01/12/2017
13.	Concept Stormwater Management Plan	11298-DA15	03/08/2017
14.	Stormwater & Oily Water Management Statement	16377	05/12/2017

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 by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Manufacturing Infrastructure and Planning, October 2017 (as amended from time to time).
3. **Council** means Brisbane City Council.
4. **DES** means The Department of Environment and Science.
5. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
6. **EDQ** means Economic Development Queensland.
7. **IFF** means the Economic Development Queensland Infrastructure Funding Framework (July 2017).
8. **MEDQ** means The Minister of Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **RPEQ** means Registered Professional Engineer of Queensland.
11. **QUU** means Queensland Urban Utilities

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 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.	As indicated
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	a) Prior to commencement of site works

	the following: i. noise and 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 land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. 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.	Traffic Management Plan a) Submit to the EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP) prepared and certified by a person holding a current Traffic Management Design qualification or higher. The TMP must ensure adverse traffic impacts are minimised during construction. The TMP must include but is not be limited to: 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. provision for on-site parking for staff v. on street car parking for staff is prohibited vi. implementation vii. monitoring and measurement viii. management review and ix. traffic control plans or traffic control diagrams in accordance with Manual of Uniform Traffic Control Devices (MUTCD) for any temporary part or full road closures of any Council road(s) A permit will need to be sought from Brisbane City Council prior to any temporary road closure or road opening works. Note: During the construction period all work shall be undertaken in accordance with the TMP which must be current and available on site at all times.	a) Prior to commencement of site works

5.	Car Parking a) Provide car parking spaces, delineated and signed generally in accordance with the following approved plans: i. Proposed Site Layout, 11298-DA02-Revision A, dated 01.12.17 prepared by TFA Project Group b) Car parking spaces are to be designed in accordance with <i>AS2890 – Parking Facilities</i> . c) Demonstrate parking facilities have been provided in accordance with parts a) and b) of this condition.	Prior to commencement of use and to be maintained
6.	Water connection Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
7.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
8.	Stormwater Quality a) Submit to EDQ Development Assessment, DSDMIP detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with the following documents; i. Stormwater & Oily Water Management Statement prepared by TFA Project Group reference 16377 dated 05 December 2017 ii. Conceptual Stormwater Management Plan prepared by TFA Project Group reference 11298-DA15 Revision A dated 01.12.17 b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Provide evidence from a RPEQ that the works have been constructed 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
9.	Stormwater connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use
10.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained

11.	Damage and Repairs Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that occurred any works carried out in association with the approved development.	Prior to commencement of use
Landscape and Environment		
12.	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: i. prepared generally in accordance with the <i>State Planning Policy</i>, July 2014 (as amended from time to time) and relevant guidelines; and ii. 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.	a) Prior to commencement of or during site works b) Prior to commencement of use
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 2010 (DEHP) ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
Infrastructure Charges		
14.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2017 indexed to the date of payment.	In accordance with the IFF

STANDARD ADVICE

1. 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.
2. MEDQ can confirm that upgrades to Theodore Street, as illustrated in the Northshore Hamilton Development Scheme, will result in a road dedication of up to 60m from the current eastern verge of the road, tapering down to approximately 40 metres on the south-eastern side of your site, depending on the final design and alignment of the intersection. The applicant is advised that this resumption would be enacted in approximately 10 years' time due to contractual arrangements on other sites within Theodore Street.

**** End of Package ****