



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

Our ref: DEV2017/866

30 July 2018

Wild Mint Properties Pty Ltd
C/- Mr Ben Battist
iPlan Town Planning Pty Ltd
PO Box 687
STONES CORNER QLD 4120

Dear Ben

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR BUSINESS, FAST FOOD PREMISES, FOOD PREMISES, HEALTH CARE SERVICES, SERVICE STATION, SHOP AND SHOPPING CENTRE WITH A PLAN OF DEVELOPMENT IN THREE (3) STAGES, AND OPERATIONAL WORKS FOR ADVERTISING DEVICES (SERVICE STATION COMPONENT) AT HOMESTEAD DRIVE AND WILD MINT DRIVE, UNDULLAH DESCRIBED AS LOTS 25003, 25004 AND 25005 ON SP290276

On 27 July 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 Brandon Bouda on (07) 3452 7422 or by email to brandon.bouda@dsdmip.qld.gov.au.

Yours sincerely

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

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Homestead Drive and Wild Mint Drive, Undullah	
Lot on plan description	Lot number	Plan description
	Lots 25003-25005	SP290276
PDA development application details		
DEV reference number	DEV2017/866	
'Properly made' date	24 July 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	Business, Fast Food Premises, Food Premises, Health Care Services, Service Station, Shop and Shopping Centre with a Plan of Development in three (3) Stages Advertising Devices (Service Station Component)	

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 approved change is summarised as follows: • Approval of Staging Plan CD-1.01, Issue A dated 6 April 2018 • Amendments to timing of conditions of approval.
Original Decision date	19 December 2017
1 st Change to approval date	16 January 2018
2 nd Change to approval date	25 July 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 are detailed in the table below.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Staging Plan – Site Plan, prepared by Reddog Architects	2552-246 CD-1.01, Issue A	6 April 2018
2.	Road Staging Plan – Site Plan, prepared by Reddog Architects	2552-246 DA-02, Issue C	23 July 2018
Plans and documents previously approved on 16 January 2018 and still applicable to this approval		Number (if applicable)	Date (if applicable)
1.	Site Plan, prepared by Reddog Architects	2552-246 DA-02 Issue 02	14 December 2017
2.	Plan of Development – Flagstone Convenience Centre, amended in red	17-00606 Revision C	7 December 2017
3.	Ground Floor Plan prepared by Hilton Reid Consulting	2235, A02.01, Revision B	10 August 2017
4.	Elevations, prepared by Hilton Reid Consulting	2235, A03.01, Revision B	10 August 2017
5.	Site Plan, prepared by trg	417149, DA-02 Revision C	23 August 2017
6.	Floor Plan, prepared by trg	417149 DA-03 Revision B	22 August 2017
7.	Roof Plan, prepared by trg	417149 DA-04, DA-05	23 August 2017
8.	Elevations, prepared by trg	417149 DA-06 Revision C	23 August 2017

9.	Landscape Plan prepared by trg	417149, DA-08 Revision C	23 August 2017
10.	Signage Details prepared by trg	417149, DA-09 and	23 August 2017
11.	Signage Details prepared by trg	417149, DA-10 Revision C	23 August 2017
12.	Landscape Plan prepared by Mark Baldock Landscape Architect, amended in red	1707-LP1, LP2 Revision G	26 November 2017
13.	Stormwater Drainage Layout Plan, Sheet 1 of 3, prepared by Hilton Reid	2235, C03.02 – C03.04 Revision A	27 July 2017
14.	Stormwater Drainage Layout Plan, Sheet 2 of 3, prepared by Hilton Reid	2235, C03.03 – Revision A	27 July 2017
15.	Stormwater Drainage Layout Plan, Sheet 3 of 3, prepared by Hilton Reid	2235, C03.04 – Revision A	27 July 2017

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:
 - i. 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).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- 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, DILGP 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 30 business days** – EDQ Development Assessment, DILGP 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, DILGP **within 30 business days** from the date of the notice.
- v. **within 30 business days** – EDQ Development Assessment, DILGP 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, DILGP is not satisfied that compliance has been achieved within **30 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, DILGP endorses relevant plans/supporting information.

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. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Logan City Council.
4. **DEHP** means The Department of Environment & Heritage Protection

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) as amended or replaced from time to time
8. **MEDQ** means The Minister of Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions – Development Permit for Material Change of Use		
No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents. Staging may occur in any order.	Prior to commencement of use for each stage
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval must 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>
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways, advertising devices 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		
4.	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 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	a) Prior to commencement of site works for each stage

	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. iv. construction vehicle assess is not to be from Homestead Drive. 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
5.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 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 of parking for workers and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. ongoing monitoring, management review and certified updates (as required); and v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	a) Prior to commencement of site works for each stage b) At all times during construction
6.	Vehicle Access Construct vehicle crossovers generally in accordance with the approved plans and designed and constructed in accordance with Council adopted standards.	Prior to commencement of use for each stage
7.	Car Parking a) Provide a signage and line marking car parking layout plan, generally in accordance with the following: i. Flagstone Retail Centre, Prepared by Reddog Architects, reference 2552-246, DA-02, Issue 02 ii. AS2890 – Parking Facilities	(a) Prior to commencement of site works for each stage

	iii. Manual of uniform traffic control devices (MUTCD) b) Construct the car park generally in accordance with part (a) of this condition. c) Demonstrate parking facilities have been provided in accordance with parts a) and b) of this condition.	(b) Prior to commencement of use for each stage (c) Prior to commencement of use for each stage
8.	Bicycle Parking a) Provide a plan denoting the location of parking facilities, as outlined in the submitted <i>Amended Traffic Design Statement</i>, prepared by Cardno, dated 30 November 2017. The locations shall be accessible to the Service Station, Medical Centre and Retail Centre and signed generally in accordance with the following document: - Flagstone Retail Centre, Prepared by Reddog Architects, reference 2552-246, DA-02, Issue 02 - AS2890.3 – 1993 Bicycle Parking Facilities b) Construct the bicycle parking facilities generally in accordance with part (a) of this condition c) Demonstrate bicycle parking facilities have been provided in accordance with parts a) and b) of this condition.	(a) Prior to commencement of use for each stage (b) Prior to commencement of use for each stage (c) Prior to commencement of use for each stage
9.	Protection of the 375mm diameter water main under proposed driveway at Wild Mint Drive a) Submit to EDQ Development Assessment, DSDMIP detailed design plans certified by a RPEQ for the measures to protect the 375mm diameter water main under the proposed driveway at Wild Mint Drive, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Water and Sewer</i>. 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 site works for each stage b) Prior to commencement of use for each stage c) Prior to commencement of use for each stage
10.	Water connection Connect the development to the existing water reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use for each stage

11.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use for each stage
12.	Stormwater Quantity a) Submit to EDQ Development Assessment, DSDMIP detailed stormwater design plans certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the following documents i. Stormwater Drainage Layout Plan Sheet 1 of 3, drawing no. 2235 C03.02 rev A, prepared by Hilton Reid Consulting and dated 27/07/17 ii. Stormwater Drainage Layout Plan Sheet 2 of 3, drawing no. 2235 C03.03 rev A, prepared by Hilton Reid Consulting and dated 27/07/17 iii. Stormwater Drainage Layout Plan Sheet 3 of 3, drawing no. 2235 C03.04 rev A, prepared by Hilton Reid Consulting and dated 27/07/17 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 for each stage b) Prior to commencement of use for each stage c) Prior to commencement of use for each stage
13.	Stormwater Quality Manage the gross pollutants within the site through the installation and regular maintenance of litter baskets to all the grated pits.	Prior to commencement of use for each stage
14.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use for each stage
15.	Electricity Submit to EDQ Development Assessment, DSDMIP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or	Prior to commencement of site works for each stage

	b) written evidence from confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.	
16.	Telecommunications Submit to EDQ Development Assessment, DSDMIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencement of site works for each stage
17.	Broadband Submit to EDQ Development Assessment, DSDMIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of site works for each stage
18.	Gas Submit to EDQ Development Assessment, DSDMIP documentation from an authorised gas service provider confirming that an agreement has been entered into for the provision of underground gas services to the proposed development.	Prior to commencement of site works for each stage
19.	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 for each stage
20.	Landscape Works a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans, certified by an AILA, for improvement works within the proposed development generally in accordance with the following plans: i. Landscape Plan, drawing No. 1707-LP1, issue G, prepared by Mark Baldock Landscape Architect and dated 27 July 2017, amended in red;	a) Prior to commencement of site works for each stage

	ii. Landscape Plan, drawing No. 1707-LP2, issue G, prepared by Mark Baldock Landscape Architect and dated 27 July 2017 b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	b) Prior to commencement of use
21.	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 for each stage b) At all times during construction for each stage
22.	Refuse Collection Submit to EDQ Development Assessment, DSDMIP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
23.	Infrastructure Contributions Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the infrastructure charges calculated in accordance with the Economic Development Queensland Infrastructure Funding Framework (IFF) which is in force at the time of payment. All charges are to be indexed to the date of payment in accordance with the IFF.	In accordance with the IFF for each stage
PDA Development Conditions - Plan of Development (POD)		
24.	Carry out the approved development - POD Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to commencement of use for each stage and to be maintained
25.	Plans/supporting information – POD Built Form Outcome a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment plans/supporting information for the retail centre (excludes medical centre and service station) development.	Prior to commencement of building works for each stage

	b) The plans and/supporting information must detail the following: i. site location ii. lot size and configuration iii. building height iv. plot ratio, gross floor area and site cover v. building design including elevations and materials vi. active frontages vii. awnings viii. on-site parking and servicing arrangements ix. . c) The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development.	
26.	Plans/supporting information – POD Advertising Devices Submit to EDQ Development Assessment, DSDMIP for compliance assessment plans/supporting information for the development for advertising devices (excluding service station) in accordance with the approved plan of development.	Prior to commencement of building works for each stage
27.	Infrastructure Contributions Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the infrastructure charges calculated in accordance with the Economic Development Queensland Infrastructure Funding Framework (IFF) which is in force at the time of payment. All charges are to be indexed to the date of payment in accordance with the IFF.	In accordance with the IFF for each stage
PDA Development Conditions – Development Permit for Operational Works – Advertising Device (Service Station Only)		
No	Condition	Timing
General		
28.	Carry out the approved development Carry out the approved development for advertising devices generally in accordance with the approved plans and documents for the service station use only.	Prior to commencement of use
29.	Maintain the Approved Development Maintain the approved advertising devices generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated

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 ****