



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

Our ref: DEV2016/776

17 August 2018

Coles Group Property Developments
C/- Ms Sophie Williams
RPS Australia East Pty Ltd
PO Box 1559
FORTITUDE VALEY QLD 4006

Dear Sophie

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE (FOOD PREMISES, SHOP AND SHOPPING CENTRE), AND OPERATIONAL WORKS (ADVERTISING DEVICES) AND PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE (BUSINESS, FOOD PREMISES, HEALTH CARE SERVICES, INDOOR ENTERTAINMENT (HOTEL/TAVERN), INDOOR SPORT AND RECREATION (GYM), SHOP AND SHOPPING CENTRE) IN ACCORDANCE WITH A PLAN OF DEVELOPMENT AT HOMESTEAD DRIVE AND NEW BEITH ROAD, UNDULLAH FORMERLY DESCRIBED AS PART OF LOT 873 ON SP166448

On 17 August 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 Sarah Hampstead on 3452 7097.

Yours sincerely

Jeanine Stone
**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)	Greater Flagstone	
Site address	New Beith Road and Homestead Drive, Undullah	
Lot on plan description (former lot description)	Lot number	Plan description
	Part of Lot 873	SP166448
PDA development application details		
DEV reference number	DEV2016/776	
'Properly made' date	13/06/2018	
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	Change to Approval: MCU (food premises, shop and shopping Centre), and OPW (advertising devices) and Preliminary Approval for a MCU for a MCU (business, food premises, health care services, indoor entertainment (hotel/ tavern), indoor sport and recreation (gym), service station, shop and shopping centre in accordance with a PoD	

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: <u>Stage 1</u> ▪ Removal of service station use ▪ Addition of 18 car parking bays in lieu of service station ▪ Increase in supermarket GFA from 3,200m² to 3,542m² <u>Stage 2:</u> ▪ Inclusion of 300m² commercial tenancy <u>Stage 3</u> ▪ Decrease in supermarket expansion from 800m² to 368m² ▪ Specialty retail tenancies previously approved to be delivered in Stage 3 will be delivered in Stage 1
Original Decision date	6 October 2018
1 st Change to approval date	17 August 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.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Plan of Development Lot 25000 & 25010	126512-01, Rev J	09/05/2018
2.	Coles Flagstone Masterplan	DA-1-001, Rev H	17/07/2018 (as amended in red 13 August 2018)
3.	Coles Flagstone Masterplan Roof Plan	DA-1-002, Rev E	20/04/2018
4.	Coles Flagstone Stage One Site Plan	DA-1-101, Rev F	27/04/2018
5.	Coles Flagstone Elevations	DA-3-001, Rev F	18/05/2018
6.	Coles Flagstone Commercial Building Elevations	DA-3-003, Rev A	18/05/2018
7.	Coles Flagstone Artist Impressions	DA-7-001, Rev G	07/05/2018
8.	Landscape Concept Master Plan	LA-01-01, Rev 4	26/04/2018
9.	Landscape Concept Plan Stage 1	LA-01-02, Rev 4	26/04/2018
10.	Coles Flagstone Site Based Stormwater Management Plan	15-003394.SMP01C, Issue C	09/05/2018

11.	Environmental Noise Impact Level Assessment for proposed Supermarket, Liquor Store, Fuel Outlet and Retail, Homestead Drive, Flagstone	R16030/D3114, Rev 2	16/05/2018
12.	Technical Memorandum prepared by Cardno	CEB06761	20/07/2018 (as amended in red 13 August 2018)
Plans and Documents previously approved on 6 October 2016 and still applicable to this approval		Number (if applicable)	Date (if applicable)
13.	Flagstone City – Stage 7 Stormwater Management Report	7217/43/R11V1, Version 2	14 January 2015
14.	Bushfire Hazard Management Plan Flagstone West Structure Plan Area (Stage 7) New Beith Road and Homestead Drive, Undullah	150105 BHM Report, Issue B	13.01.2015 (as amended in red dated 19 September 2016)

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 Economic Development Queensland Certification Procedures Manual, Version 4, 16 October 2017 (as amended from time to time).
2. **Council** means Logan City Council.
3. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
4. **EDQ** means Economic Development Queensland
5. **IFF** means Infrastructure Funding Framework (July 2017) as amended or replaced from time to time.
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 – Development Permit for Material Change of Use		
No	Condition	Timing
General		
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
4.	Compliance Assessment – Lot 25010 a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed design plans / documents for development on lot 25010 generally in accordance with the approved Plan of Development, Lot 25000 & 25010, Drawing No. 126512-01, Rev J, dated 09/05/18. The detailed design plans / documents are to include: i. site plan, floor plans, elevations, sections, and roof plans; ii. details of proposed building materials; iii. access, servicing and car parking arrangements; and iv. conceptual plans for the stormwater management on the site. b) Construct and maintain the buildings and works generally in accordance with the stamped endorsed plans/documents required under part a) of this condition	a) Prior to commencement of works on Lot 25010 b) Prior to commencement of use on Lot 25010
Engineering		
5.	Construction Management Plan a) Submit to EDQ Development Assessment, DILGP 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	a) Prior to commencement of site works

	<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. 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
6.	Traffic Management Plan a) Submit to EDQ Development Assessment, DILGP 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 b) At all times during construction
7.	Retaining Walls a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.	a) Prior to commencement of site works of the first stage b) Prior to commencement of use of the first stage c) Prior to commencement of use of the first stage

8.	Filling and Excavation a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i>. The certified earthworks plans shall: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; 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 required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works of the first stage b) Prior to commencement of use of the first stage c) Prior to commencement of use of the first stage
9.	Roads a) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings certified by a RPEQ for Road 6 and Road 7, including parking bays, traffic devices and pedestrian footpaths generally in accordance with the following plans/documents: i. Coles Flagstone Masterplan, Drawing No. DA-1-001, Rev H dated 17/07/2018 (as amended in red 13/08/18) ii. Coles Flagstone Stage One Site Plan, Drawing No. DA-1-101, Rev F dated 27/04/18 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, DILGP ‘as-constructed’ drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition.	a) Prior to commencement of site works of the first stage b) Prior to the commencement of use of the first stage c) Prior to commencement of use of the first stage
10.	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 of the first stage and to be

		maintained
11.	Car Parking a) Provide car parking spaces, delineated and signed generally in accordance with the following approved plans: i. Coles Flagstone Masterplan, Drawing No. DA-1-001, Rev H dated 17/07/18 (as amended in red 13/08/18); and ii. Coles Flagstone Stage One Site Plan, Drawing No. DA-1-101, Rev F dated 27/04/2018. 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 for each stage and to be maintained
12.	Bicycle Parking a) Provide bicycle parking facilities delineated and signed generally in accordance with the following approved plans: i. Coles Flagstone Masterplan, Drawing No. DA-1-001, Rev H dated 17/07/18 (as amended in red 13/08/18); and ii. Coles Flagstone Stage One Site Plan, Drawing No. DA-1-101, Rev F dated 27/04/18. b) Bicycle parking spaces are to be designed in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i>. c) Demonstrate bicycle parking facilities have been provided in accordance with parts a) and b) of this condition.	Prior to commencement of use of the first stage and to be maintained
13.	Compliance Assessment – Water a) Submit to EDQ Development Assessment, DILGP for compliance assessment plans for the extension of the existing water network up to the site certified by a RPEQ and endorsed by Council. b) Submit to EDQ Development Assessment, DILGP detailed water reticulation design plans certified by a RPEQ generally in accordance with the endorsed network plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DILGP ‘as-constructed’ plans, asset register, pressure and bacterial test results in accordance with the registered service provider’s current adopted standards.	a) Prior to commencement of site works of the first stage b) Prior to commencement of site works of the first stage c) Prior to commencement of use of the first stage d) Prior to commencement of use of the first stage

14.	Compliance Assessment – Sewer a) Submit to EDQ Development Assessment, DILGP for compliance assessment plans for the extension of the existing sewerage network up to the site certified by a RPEQ and endorsed by Council. b) Submit to EDQ Development Assessment, DILGP detailed sewer reticulation design plans certified by a RPEQ generally in accordance the endorsed network plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DILGP ‘as-constructed’ plans, asset register, pressure and CCTV results in accordance with the registered service provider’s current adopted standards.	a) Prior to commencement of site works of the first stage b) Prior to commencement of site works of the first stage c) Prior to commencement of use of the first stage d) Prior to commencement of use of the first stage
15.	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
16.	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
17.	Stormwater connection Connect the development to a lawful point of discharge generally in accordance with the Flagstone City – Stage 7 Stormwater Management Report, Document No. 7217/43/R11V1, Version 2, dated 14 January 2015 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 for each stage
18.	Stormwater quality a) Submit to EDQ Development Assessment, DILGP detailed stormwater quality design plans certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents; i. Flagstone City – Stage 7 Stormwater Management Report, Document No. 7217/43/R11V1, Version 2, dated 14 January 2015. ii. Coles Flagstone Site Based Stormwater Management Plan, Document No. 15-003394.SMP01C, Issue C, dated	a) Prior to commencement of works of the first stage

	09/05/18. 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.	b) Prior to commencement of use of the first stage c) Prior to commencement of use of the first stage
19.	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 of each stage and to be maintained
20.	Electricity Submit to EDQ Development Assessment, DILGP 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 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.	Prior to commencement of site works of the first stage
21.	Telecommunications Submit to EDQ Development Assessment, DILGP 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 of the first stage
22.	Broadband Submit to EDQ Development Assessment, DILGP 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 of the first stage
23.	Gas Submit to EDQ Development Assessment, DILGP 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 of the first stage

24.	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 of the first stage
Landscaping and Environment		
25.	Bushfire Management and Mitigation Submit to EDQ Development Assessment, DILGP verification from a suitably qualified professional that the works required for Bushfire Management and Mitigation as it relates to Lot 25000 and the surrounding road network have been carried out generally in accordance with the Bushfire Hazard Management Plan, Flagstone West Structure Plan (Stage 7), Document No. 150105 BHM report, Issue B dated 13.01.2015 (as amended in red dated 19 September 2016).	Prior to commencement of use of the first stage
26.	Landscape Works a) Submit to EDQ Development Assessment, DILGP detailed landscape plans, certified by an AILA, for improvement works within the proposed development generally in accordance with the following plans. i. Landscape Concept Master Plan, Drawing No. LA-01-01 Rev 4, dated 26/04/18; and ii. Landscape Concept Plan Stage 1, Drawing No. LA-01-02 Rev 4, dated 26/04/18. b) Construct the works 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 and to be maintained
27.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DILGP 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

28.	Dam De-watering Fauna Management Plan a) Submit to EDQ Development Assessment, DILGP a Dam De-Watering Fauna Management Plan generally documenting the following: i. sequence of de-watering works; ii. sediment and erosion control measures; iii. wildlife capture, wildlife management and wildlife relocation procedures; and iv. roles and responsibilities of personnel, including de-watering personnel and wildlife spotter/catcher b) Implement the Dam De-Watering Fauna Management Plan as required under part a) of this condition.	a) Prior to the commencement of dam dewatering works b) At all times during the dam de-watering process
29.	Refuse Collection Submit to EDQ Development Assessment, DILGP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use for each stage
30.	Acoustic treatments Undertake acoustic treatments to the development generally in accordance with the recommendations in the following approved document Environmental Noise Impact Level Assessment for proposed Supermarket, Liquor Store, Fuel Outlet and Retail, Homestead Drive, Flagstone, Document No. R16030/D3114, Revision 2 dated 16/05/18.	Prior to commencement of use for each stage
Surveying, land dedications and easements		
31.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets. The 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 or endorsement of a Building Format Plan, whichever occurs first
Infrastructure Charges		
32.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2016 indexed to the date of payment.	In accordance with the IFF for each stage

PDA Development Conditions – Development Permit for Operational Works – Advertising Device

No	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development for advertising devices generally in accordance with the approved plans and documents.	Prior to commencement of use for each stage
2.	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 ****