



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

Our ref: DEV2017/900/3

24 January 2019

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 24 January 2019 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 <http://www.dsdmip.qld.gov.au/edq/development-decisions.html>

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Marissa Bais on 3752 7406 or by email at marissa.bais@dsdmip.qld.gov.au.

Yours sincerely

Anne Edmonds
**Acting 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	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	DEV2017/900/3	
'Properly made' date	25 September 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: ▪ Update the approved plans and documents to include: ○ Conceptual Stormwater Management Plan Stage 1 – Interim Works, prepared by TFA Project Group, 11298-DA16 Revision A dated 24/07/2018; ○ Conceptual Stormwater Management Plan Stage 2 – Redevelopment Works, prepared by TFA Project Group, 11298-DA16 Revision B, dated 24/07/2018; and ○ Stormwater and Oily Water Management statement letter, prepared by TFA Project Group, 16377, dated 20/07/2018; ▪ Change to condition 8(a) to reflect updated plans ▪ Changed timing of conditions 3, 4, 8 and 13
Original Decision date	26 February 2018
1 st Change to approval date	6 March 2018
2 nd Change to approval date	24 January 2019
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	Date
1.	Conceptual Stormwater Management Plan Stage 1 – Interim Works, prepared by TFA Project Group	11298-DA16, Revision A	24/07/2018
2.	Conceptual Stormwater Management Plan Stage 2 – Redevelopment Works, prepared by TFA Project Group,	11298-DA15, Revision B	24/07/2018
3.	Stormwater and Oily Water Management statement letter, prepared by TFA Project Group	16377	20/07/2018
Approved plans and documents—previously approved on 26 February 2018		Number	Date
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

ABBREVIATIONS AND DEFINITIONS

For the purposes of interpreting the PDA development conditions, the following is a list of abbreviations utilised:

1. **Council** means Brisbane City Council.
2. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
3. **EDQ** means Economic Development Queensland.
4. **IFF** means the Infrastructure Funding Framework, dated 1 July 2018, prepared by the Department of State Development, Manufacturing, Infrastructure and Planning as amended or replaced from time to time.
5. **MEDQ** means the Minister for Economic Development Queensland.
6. **PDA** means Priority Development Area.
7. **RPEQ** means Registered Professional Engineer of Queensland.
8. **Stage 1 (Interim) works** means the works:
 - a. described in the approved document *Stormwater and Oily Water Management statement letter*, dated 20 July 2018 and prepared by TFA Project Group (reference: 16377), and
 - b. illustrated in the approved plan *Conceptual Stormwater Management Plan Stage 1 – Interim Works*, dated 24 July 2018 and prepared by TFA Project Group (reference 11298-DA16, Revision A).
9. **Stage 2 (Redevelopment) works** means
 - a. described in the approved document *Stormwater and Oily Water Management statement letter*, dated 20 July 2018 and prepared by TFA Project Group (reference: 16377), and
 - b. illustrated in the approved plan *Conceptual Stormwater Management Plan Stage 2 – Redevelopment Works*, prepared by TFA Project Group (reference: 11298-DA15, Revision B).
10. **QUU** means Queensland Urban Utilities

PDA development conditions

[illegible]

No.	Condition	Timing
	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 Council prior to any temporary road closure or road opening works. <i>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.</i>	
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 AS2890 – <i>Parking Facilities</i>. c) Demonstrate parking facilities have been provided in accordance with parts a) and b) of this condition.	a) Prior to commencement of use and to be maintained b) Prior to commencement of use and to be maintained c) 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 <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents:	a) Prior to commencement of Stage 1 (Interim) works and Stage 2 (Redevelopment) works for the relevant stage

No.	Condition	Timing
	i. Stormwater and Oily Water Management statement letter, prepared by TFA Project Group reference 16377, dated 20/07/2018; ii. Conceptual Stormwater Management Plan Stage 1 – Interim Works, prepared by TFA Project Group, drawing number 11298-DA16 Revision A, dated 24/07/2018; and iii. Conceptual Stormwater Management Plan Stage 2 – Redevelopment Works, prepared by TFA Project Group, drawing number 11298-DA15 Revision B, dated 24/07/18. 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 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

No.	Condition	Timing
13.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP) certified by an RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines, prepared by the former Department of Environment and Heritage Protection, dated 2010; and ii. Best Practice Erosion and Sediment Control, prepared by the International Erosion Control Association Australasia, dated November 2008 (as amended from time to time). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of Stage 1 (Interim) works and Stage 2 (Redevelopment) works for the relevant stage b) At all times during construction
Infrastructure Charges		
14.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment.	In accordance with the IFF

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 ****