



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

Our ref: DEV2019/1017

28 June 2019

McDonald's Australia Limited
C/- Urbis Pty Ltd
Att: Mr Andrew McKnight and Ms Lauren Mudd
Level 7, 123 Albert Street
BRISBANE QLD 4000

Via e-mail: amcknight@urbis.com.au / lmudd@urbis.com.au

Dear Andrew and Lauren

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE – FAST FOOD PREMISES AT CORNER GATES ROAD AND HOMESTEAD DRIVE, FLAGSTONE DESCRIBED AS LOT 25023 ON SP311389 (FORMERLY LOT 50003 ON SP303119)

On 28 June 2019 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department website <https://dsdmip.qld.gov.au/edq/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Marissa Bais on 3452 7406, or by email at marissa.bais@dsd.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	Corner Gates Road and Homestead Drive, Flagstone	
Lot on plan description	Lot number	Plan description
	Lot 25023	SP311389
	Formerly Lot 50003 SP303119	
PDA development application details		
DEV reference number	DEV2019/1017	
'Properly made' date	18 March 2019	
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 - Fast Food Premises (McDonald's Restaurant)	

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.	
Decision date		28 June 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 are detailed in the table below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Cover sheet prepared by PA Architects	DA000 Issue E	29/05/19
2.	Master Legends prepared by PA Architects	DA021 Issue C	06/03/19
3.	3D views prepared by PA Architects	DA001 Issue D	29/05/19
4.	Overall Site plan prepared by PA Architects	DA041 Issue D	29/05/19
5.	Site Plan prepared by PA Architects	DA062, issue D	29/05/19
6.	Vehicle access entry plan prepared by PA Architects	DA065 Issue D	29/05/19
7.	Vehicle access exit plan prepared by PA Architects	DA066 Issue D	29/05/19
8.	COD unit details prepared by PA Architects	DA082 Issue C	06/03/19
9.	Floor plan prepared by PA Architects	DA101 Issue D	29/05/19
10.	Front and side building elevations prepared by PA Architects	DA201 Issue D	29/05/19
11.	Drivethru and rear building elevations prepared by PA Architects	DA202 Issue D	29/05/19
12.	Active street front elevations prepared by PA Architects	DA203 Issue A	29/05/19
13.	Active street front elevations prepared by PA Architects	DA204 Issue A	29/05/19
14.	External finishes schedule prepared by PA Architects	DA205 Issue C	06/03/19
15.	Legend and notes prepared by Richmond+Ross	C001 Issue A	15/02/19
16.	Concept drainage plan prepared by Richmond+Ross	C101 Issue C	31/05/19
17.	Drainage notes prepared by Richmond+Ross	C110 Issue C	31/05/19
18.	Concept E & S Control Plan prepared by Richmond+Ross	C301 Issue C	31/05/19
19.	Sedimentation & Erosion Control Details prepared by Richmond+Ross	C310 Issue A	15/02/19

20.	Landscape concept – Plan prepared by Urbis	LP-01 Rev E	05/06/19
21.	Landscape concept – Sections prepared by Urbis	LP-02 & LP-03 Rev E	05/06/19
22.	Landscape concept – Elevation prepared by Urbis	LP-04 Rev E	05/06/19
23.	Landscape concept – Planting Palette prepared by Urbis	LP-05 Rev E	05/06/*19

ABBREVIATIONS AND DEFINITIONS

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. **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 the Economic Development Queensland Infrastructure Funding Framework as amended or replaced from time to time.
6. **MEDQ** means the Minister for Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland.

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.	At all times
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 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; and iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Prior to submitting the CMP under part a), the CMP shall be reviewed and approved by a suitably qualified person responsible for overseeing the construction works. c) Undertake all works generally in accordance with the CMP submitted under part a) of this condition, which is to be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) Prior to commencement of site works c) At all times during construction
4.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification or higher. The TMP is to include the following: i. provision for the management of traffic around and	a) Prior to commencement of site works

	through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery; iii. risk identification, assessment and identification of mitigation measures; 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 submitted under part a) of this condition, which is to be current and available on site at all times.	b) At all times during construction
5.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments.”</i> The certified earthworks plans are to: i. include a geotechnical soils assessment of the site; ii. be consistent with Erosion and Sediment Control plans required under this development approval; 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; v. where temporary rock or ground anchors are required under adjoining road, provide evidence of consultation with the Council and the relevant service authorities; and vi. where temporary rock or ground anchors are required under adjoining private property, provide an approval from the relevant private land owner. b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans submitted 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 b) Prior to commencement of use c) Prior to commencement of use
6.	Retaining Walls a) Submit to EDQ Development Assessment, DSDMIP, detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height.	a) Prior to commencement of site works

	b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP, 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.	b) Prior to commencement of use c) Prior to commencement of use
7.	Vehicle Access a) Construct vehicle crossovers generally in accordance with the approved plans and designed and constructed in accordance with the relevant Council standards b) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ written evidence Demonstrating that the crossover{s} have been provided in accordance with part a) of this condition	a) Prior to commencement of use and to be maintained b) Prior to commencement of use
8.	Car Parking a) Provide car parking spaces, delineated and signed generally in accordance with <i>AS2890 – Parking Facilities</i> and the approved plans and documents. All PWD spaces not associated with a residential use are required to be available at all times to bona fide visitors to the approved development. b) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ demonstrating that the parking facilities have been provided in accordance with part a) of this condition.	a) Prior to commencement of use and to be maintained b) Prior to commencement of use
9.	Bicycle Parking a) Provide bicycle parking facilities delineated and signed generally in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans and documents. b) Submit to EDQ Development Assessment, DSDMIP written evidence demonstrating bicycle parking facilities have been provided in accordance with part a) of this condition.	a) Prior to commencement of use and to be maintained b) Prior to commencement of use
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
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

12.	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
13.	Outdoor Lighting Outdoor lighting within the development is to 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
14.	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 b) written evidence from Energex 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
15.	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
16.	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 Legislation Amendment (Fibre Deployment) Act 2011</i> can be provided in accordance with the Communications Alliance G645:2017 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of site works
17.	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

Landscape and Environment		
18.	Landscape Works a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans, certified by an AILA, for landscape works within the proposed development generally in accordance with the approved plans: b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of building works above ground level b) Prior to commencement of use and to be maintained
19.	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. The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii. Healthy Land and Water Technical Note: <i>Complying with the SPP – Sediment Management on Construction Sites</i>; iii. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and iv. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). b) Implement the certified ESCP as submitted under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
20.	Refuse Collection Submit to EDQ Development Assessment, DSDMIP a refuse collection management plan approved by Council or a private waste contractor.	Prior to commencement of use
Infrastructure Charges		
21.	Infrastructure Contributions Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: - where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before 4 years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or	In accordance with the IFF

	- where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before 4 years from the original decision date – in accordance with the IFF in force at the time payment. - where the application is an MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	
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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 ****