



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

Our ref: DEV2020/1109

10 June 2020

TF EastPerth Pty Ltd
C/- Adams + Sparkes Town Planning
Att: Mr Cameron Adams
PO Box 1000
BUDDINA QLD 4575

Email: admin@astpd.com.au, cameron@astpd.com.au

Dear Cameron

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE – LOW IMPACT INDUSTRY AND SERVICE STATION AT 4-14 COMMERCIAL CIRCUIT AND 5-11 GATES ROAD, FLAGSTONE DESCRIBED AS LOTS 25012, 25013, 25014, 25015 AND 25016 ON SP303119

On 10 June 2020 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 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 Gabrielle Shepherd on 3452 7914 or by email at gabrielle.shepherd@dsdmip.qld.gov.au.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
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ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	4-14 Commercial Circuit and 5-11 Gates Road, Flagstone	
Lot on plan description	Lot number	Plan description
	Lots 25012, 25013, 25014, 25015 and 25016	SP303119
PDA development application details		
DEV reference number	DEV2020/1109	
'Properly made' date	27/03/2020	
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	Low impact industry and service station	

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		10 June 2020	
Currency period		6 years from 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	Date
1.	Proposed site plan stage 1 and stage 2, prepared by Verve Building Design Co	19042-DA01 Rev B	20/05/2020
2.	Proposed floor plan, prepared by Verve Building Design Co	19042-DA02 Rev A	15/03/2020
3.	Building elevations and perspectives, prepared by Verve Building Design Co	19042-DA03 Rev B	16/03/2020
4.	Building elevations and perspectives, prepared by Verve Building Design Co	19042-DA04 Rev C	11/05/2020
5.	Building elevations and perspectives, prepared by Verve Building Design Co	19042-DA05 Rev A	16/03/2020
6.	Development staging plan, prepared by Verve Building Design Co	19042-DA06 Rev B	20/05/2020
7.	Landscape Concept Plan, prepared by Element Design	ED19252 MCU-01 Issue A	March 2020
8.	Landscape Concept Plan, prepared by Element Design	ED19252 MCU-02 Issue A	March 2020
9.	Landscape Concept Plan, prepared by Element Design	ED19252 MCU-03 Issue A	March 2020
10.	Photo Montage Plan, prepared by Element Design	ED19252 MCU-04 Issue A	May 2019
11.	Stormwater Engineering Report and Site Based Stormwater Management Plan Multi Commercial Development, Gates Road, Flagstone, prepared by Infintec	Project No. 19539	January 2020
12.	Preliminary erosion and sediment control layout plan, prepared by Infintec,	19539-P001 Rev B	12/03/20
13.	Preliminary erosion and sediment control notes and details, prepared by Infintec	19539-P002 Rev A	20/02/20
14.	Preliminary civil details, prepared by Infintec	19539-P003 Rev A	20/02/20
15.	Preliminary stormwater layout plan, prepared by Infintec	19539-P004 Rev B	12/03/20
16.	Preliminary sewer and water connection layout plan, prepared by Infintec	19539-P005 Rev B	12/03/20

17.	Vehicle access and on-site manoeuvring report, prepared by TPS Group	6 February 2020
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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. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
3. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Parkland** means carrying out operational works related to the provision of parkland infrastructure
 - c. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - d. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - e. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
 - f. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
4. **Council** means Logan City Council.
5. **DSDTI** means the Department of State Development, Tourism, and Innovation.
6. **EDQ** means Economic Development Queensland.
7. **IFF** means the Infrastructure Funding Framework, prepared by the Department of Infrastructure, Local Government and Planning, dated July 2017.
8. **MEDQ** means the Minister for Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions – 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.	Prior to commencement of use
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval are to 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 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		
4.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDTI 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 for the first stage b) Prior to commencement of site works c) At all times during construction
5.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDTI a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP is to 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; 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	a) Prior to commencement of site works for the first stage

	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
6.	Retaining Walls a) Submit to EDQ Development Assessment, DSSTI detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height. Retaining walls are to be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSSTI. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSSTI 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 submitted under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
7.	Filling and Excavation a) Submit to EDQ Development Assessment, DSSTI 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: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans as required by condition 23 – Erosion and Sediment Management; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and - 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 submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSSTI 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 for the first stage b) Prior to commencement of use for each stage c) Prior to commencement of use for each stage
8.	Vehicle Access a) Construct three vehicle crossovers generally in accordance with the approved plans and designed and constructed in accordance with the relevant Council standards for Industrial/Commercial Crossovers. b) Submit to EDQ Development Assessment, DSSTI certification by an RPEQ written evidence demonstrating that the crossovers have been provided in accordance with part a) of this condition.	a) Prior to commencement of use for each stage and to be maintained b) Prior to commencement of use for each stage

9.	Car Parking a) Provide car parking spaces, delineated and signed generally in accordance with AS2890 – <i>Parking Facilities</i> and the following approved plans: i. Proposed site plan stage 1 and stage 2, prepared by Verve Building Design Co, drawing no. 19042-DA01 Rev B, dated 20/05/2020; ii. All PWD spaces are required to be available at all times to bona fide visitors to the approved development. iii. Provide a total of 29 car parking spaces in accordance with <i>Council's Servicing, Access and Parking Code</i>. b) Submit to EDQ Development Assessment, DSDTI 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 for each stage and to be maintained b) Prior to commencement of use for each stage
10.	Bicycle Parking a) Provide bicycle parking facilities delineated and signed generally in accordance with AS2890.3 – <i>1993 Bicycle parking facilities</i> and the following approved plans: i. Proposed floor plan, prepared by Verve Building Design Co, drawing no. 19042-DA02 Rev A, dated 15/03/2020; ii. Provide a total of 4 bicycle spaces (2 for the Low Impact Industry and 2 for the Service Station use) in accordance with <i>Council's Servicing, Access and Parking Code</i>. b) Submit to EDQ Development Assessment, DSDTI written evidence demonstrating bicycle parking facilities have been provided in accordance with part a) of this condition.	a) Prior to commencement of use for each stage and to be maintained b) Prior to commencement of use for each stage
11.	Water Connection Connect the development to the existing water reticulation network in accordance with current <i>the SEQ Water and Wastewater Design and Construction Code and Logan Water specifications</i>.	Prior to commencement of use for each stage
12.	Sewer Connection Connect the development to the existing sewer reticulation network in accordance with current <i>the SEQ Water and Wastewater Design and Construction Code and Logan Water specifications</i>.	Prior to commencement of use for each stage
13.	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's current adopted standards.	Prior to commencement of use for each stage
14.	Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DSDTI 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: i. Stormwater Engineering Report and Site Based Stormwater Management Plan Multi Commercial Development, Project No. 19539, Gates Road, Flagstone, prepared by Infinitec, dated January 2020. ii. Preliminary stormwater layout plan, prepared by Infinitec, Drawing No. 19539-P004 Rev B, dated 12/03/20. iii. The service station shall be designed to prevent the discharge of contaminants to the reticulated stormwater system and has a spill activated cut-off valve installed.	a) Prior to commencement of stormwater works within each stage of the development

	b) Construct the works generally in accordance with the certified plans submitted 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 submitted under part a) of this condition.	b) Prior to commencement of use for each stage c) Prior to commencement of use for each stage
15.	Outdoor Lighting Outdoor lighting within the development is to 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 and to be maintained
16.	Electricity Submit to EDQ Development Assessment, DSDTI 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 for each stage
17.	Telecommunications Submit to EDQ Development Assessment, DSDTI 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
18.	Broadband Submit to EDQ Development Assessment, DSDTI 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 for each stage
19.	Service Station Submit to EDQ Development Assessment, DSDTI detailed engineering design plans, certified by a RPEQ, generally in accordance with the following requirements: i. AS1940 -2004 – the storage of handling of flammable and combustible liquids; ii. AS/NZS 1596:2008 – the storage and handling of LP gas; iii. Equipment Level 1 of AS4897-2008 – the design, installation and operation of underground tank identification; iv. AS4977-200 – Petroleum products; v. Install, maintain and operates Stage 1 and 2 Vapour Recovery systems in compliance with NSW DECC standards and best practice guidelines for vapour recovery at petrol service stations.	Prior to commencement of site works for Stage 2
20.	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

Landscape and Environment		
21.	Landscape Works a) Submit to EDQ Development Assessment, DSDTI detailed landscape plans, certified by an AILA, for landscape works within the proposed development generally in accordance with the following plans: i. Landscape Concept Plan, prepared by Element Design, Drawing No. ED19252 MCU-01 Issue A, dated March 2020; ii. Landscape Concept Plan, prepared by Element Design, Drawing No. ED19252 MCU-02 Issue A, dated March 2020; iii. Landscape Concept Plan, prepared by Element Design, Drawing No. ED19252 MCU-03 Issue A, dated March 2020; iv. Photo Montage Plan, prepared by Element Design, Drawing No. ED19252 MCU-04 Issue A, dated May 2019. 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 for each stage b) Prior to commencement of use for each stage and to be maintained
22.	Acid Sulfate Soils (ASSMP) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDTI an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be prepared 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 submitted under part a) of this condition.	a) Prior to commencement of use or during site works for each stage b) Prior to commencement of use for each stage
23.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDTI 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, dated 2010, prepared by the former Department of Environment and Heritage Protection; and ii. 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 for each stage b) At all times during construction for each stage
24.	Refuse Collection Submit to EDQ Development Assessment, DSDTI refuse collection approval from Council or a private waste contractor.	Prior to commencement of use for each stage
25.	Screening All refuse and plant areas will be suitably screened to all boundaries. All air conditioning, lift rooms, ventilation plant and other equipment located on the roof or externally around the building will be treated as an integral part of the building and either screened from view or painted to match the surrounding building.	Prior to commencement of use for each stage

26.	Advertising devices Any advertising devices are to be in accordance with Council's Planning Scheme - Advertising Device Code.	As indicated
Infrastructure Charges		
27.	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 6 years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or • where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than 6 years from the original decision date – in accordance with the IFF in force at the time of the payment. • Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the IFF for each stage

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 ****