



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2020/1153/2

25 May 2021

Ampol Australia Petroleum Pty Ltd
C/- TFA Project Group
Att: Mr Damien Mackay
PO Box 2339
FORTITUDE VALLEY QLD 4006

Email: damien.mackay@tfa.com.au

Dear Damien

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - SERVICE STATION AND FAST FOOD PREMISES WITH DRIVE THROUGH AT THE INTERSECTION OF YARRABILBA DRIVE AND MILL STREET DESCRIBED AS LOT 12 ON SP304357

On 25 May 2021 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.dsdilgp.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Leila Torrens on 3452 7466 or at Leila.Torrens@dsdilgp.qld.gov.au

Yours sincerely

Jeanine Stone
Director
Development Assessment Branch
Economic Development Queensland

Minister for Economic Development
Queensland
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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)	Yarrabilba	
Site address	Corner Yarrabilba Drive and Mill Street, Yarrabilba	
Lot on plan description	Lot number	Plan description
	12	SP304357
PDA development application details		
DEV reference number	DEV2020/1153/2	
'Properly made' date	28 April 2021	
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	S99 Change to a Material change of use for a service station and fast food outlet	

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: ▪ Delivery of the development in two stages; ▪ Consequential amendments to landscaping; and ▪ Consequential amendments to stormwater management.
Original Decision date	4 February 2021
Change to approval date	25 May 2021
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.	Proposed Site plan and Staging Plan	19221-D03 Rev D	13.04.21
2.	Proposed Site Plan Stage 1	19221-D03-1 Rev A	13.04.21
3.	Proposed Site Plan Stage2	19221-D03-2 Rev A	13.04.21
4.	Proposed Building Floor Plan	19221-D04 Rev D	19.04.21
5.	Conceptual Site Grading and Drainage Plan Stage 1 sheet 1 of 2	19221-D24, Rev C	12.05.21
6.	Conceptual Site Grading and Drainage Plan Stage 1 sheet 2 of 2	19221-D25, Rev B	12.05.21
7.	Conceptual Site Grading and Drainage Plan Stage 2 sheet 2 of 2	19221-D26, Rev B	12.05.21
8.	Conceptual Site Grading and Drainage Plan Stage 2 sheet 2 of 2	19221-D27 Rev B	12.05.21
9.	Site Based Stormwater Management Plan	19221 Rev B	15.04.21
10.	Addendum Traffic Letter	Prepared by PTT Traffic and Transport Engineering	16.04.21
11.	Stormwater Pit Schedule	19221-D28 Rev A	12.05.21
12.	Stormwater Construction Details	19221-D29 Rev A	12.05.21
13.	Landscape Specification	L130 LP-01 Issue C	31.03.21
14.	Landscape Detail Plan	L130 LP-02 Issue C	31.03.21

15.	Landscape Details, Plant Schedule and Images	L130 LP-03 Issue C	31.03.21
16.	Site Signage Plan	11272-S100 Rev 00	31.03.21
17.	Site Signage Details Sheet 1 of 2 (amended in red)	11272-S110 Rev 00	31.03.21
18.	Site Signage Details Sheet 2 of 2 (amended in red)	11272-S111 Rev 01	07.05.21
19.	Site Signage Details Sheet 3 of 3 (amended in red)	19221-D19, Rev A	28.09.20
Plans and documents previously approved on 4th February 2021		Number (if applicable)	Date (if applicable)
1.	Site & Building Elevations Sheet 1	19221-D05, Rev C	15.10.20
2.	Site & Building Elevations Sheet 2	19221-D06, Rev C	15.10.20 amended in red on 29.01.21
3.	Building Elevations Sheet 1	19221-D07, Rev B	25.09.20
4.	Building Elevations Sheet 2	19221-D08, Rev B	25.09.20
5.	Building Elevations Sheet 3	19221-D09, Rev B	25.09.20
6.	Canopy Floor Plan	19221-D10, Rev A	25.09.20
7.	Canopy Elevations and Finishes Schedule	19221-D11, Rev A	25.09.20
8.	Canopy Elevations	19221-D12, Rev A	25.09.20
9.	Landscape Concept Site Plan	19221-D13, Rev D	13.11.20 amended in red on 29.01.21
10.	Erosion & Sediment Control Plan	19221-D23, Rev A	25.09.20
11.	Traffic Engineering Assessment	21-155	13 November 2020

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS:

The following is a list of abbreviations utilised in this approval:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **BFP** means Building Format Plan.
3. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
4. **Council** means the relevant local government for the land the subject of this approval.
5. **DSDTI** means the Department of State Development, Tourism and Innovation.
6. **EDQ** means Economic Development Queensland.
7. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
8. **EDQ TS** means Economic Development Queensland's – Technical Services team.
9. **EP Act** means the *Environmental Protection Act 1994*.
10. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).
11. **MEDQ** means the Minister for Economic Development Queensland.
12. **PDA** means Priority Development Area.
13. **RPEQ** means Registered Professional Engineer of Queensland.

COMPLIANCE ASSESSMENT:

Where a condition of this 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 EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).

- ii) submit to EDQ DA a duly completed Compliance Assessment form².
- iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- 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) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. 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 v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

SUBMITTING DOCUMENTATION TO EDQ:

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, submit the documentation to:

- a) EDQ DA at: pdadevelopmentassessment@dsdmip.qld.gov.au.
- b) EDQ TS at: EDQ_PrePostConstruction@dsdmip.qld.gov.au.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

PDA Development Conditions

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³ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No	Condition	Timing
	qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) At all times during construction c) At all times during construction
8.	Erosion and Sediment Management a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>; iii) Erosion & Sediment Control Plan, document no. 19221-D23, Rev A, dated 25.09.20 b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing works for each stage b) During construction
9.	Traffic Management Plan a) Submit to EDQ TS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around	a) Prior to commencement of works for each stage

PDA Development Conditions		
No	Condition	Timing
	and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures; vii) approved Traffic Engineering Assessment Report, document number 21-155 Rev A, prepared by TFA Project Group and dated 13/11/2020. And the Addendum Traffic Letter prepared by PTT Traffic and Transport Engineering dated 16 April 2021. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.	b) At all times during construction
10.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.	a) Prior to commencement of use for each stage b) Prior to commencement of use for each state
11.	Earthworks a) Submit to EDQ TS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 8 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks	a) Prior to commencing earthworks for each stage

PDA Development Conditions		
No	Condition	Timing
	associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use for each stage c) Prior to commencement of use for each stage
12.	Acid Sulfate Soils (ASSMP) a) Where on-site ASS are encountered, submit to EDQ TS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition. c) Submit to EDQ TS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	a) Prior to commencement of works for the first stage b) Prior to commencement of use for each stage c) Prior to commencement of use for each stage
13.	Retaining Walls a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls and/or retention walls shall be: i) designed for a design life of not less than 50 years; ii) designed in accordance with <i>AS4678 – Earth Retaining Structures</i> and the relevant material standards (eg <i>AS3600 – Concrete Structures</i>); and iii) be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ TS. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ TS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to commencement of use for the relevant stage c) Prior to commencement of use for the relevant stage
14.	Vehicle access a) Construct two vehicle crossovers: i) located generally in accordance with the approved Traffic Engineering Assessment report, document number 21-155 Rev A,	a) Prior to commencement of use of the first stage

PDA Development Conditions		
No	Condition	Timing
	prepared by PTT Traffic and Transport Group and dated 13/11/2020 and the . the Addendum Traffic Letter prepared by PTT Traffic and Transport Engineering dated 16 April 2021; and ii) designed generally in accordance with Council's adopted standards for access and driveways. The removal of any street trees to facilitate any of the vehicle accesses must be replanted on a frontage of the site utilising the same species removed. b) Submit to EDQ TS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition. c) Submit to EDQ TS AILA certification that the replacement street trees have been planted in accordance with part a) of this condition.	b) Prior to commencement of use of the first stage c) Prior to commencement of use for the first stage
15.	Car parking a) Construct, sign and delineate car parking spaces generally in accordance with Australian Standard AS2890 – <i>Parking Facilities</i> and the approved Traffic Engineering Assessment Report, document number 21-155 Rev A, prepared by TFA Project Group and dated 13/11/2020 and the Addendum Traffic Letter prepared by PTT Traffic and Transport Engineering dated 16 April 2021. b) Submit to EDQ TS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use for each first stage b) Prior to commencement of use for each stage
16.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with Logan Water current adopted standards.	Prior to commencement of use for each stage
17.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with Logan Water current adopted standards.	Prior to commencement of use or for each stage
18.	Stormwater Management (Quality) a) Submit to EDQ TS detailed engineering design and construction drawings, certified by a RPEQ, for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents: i) <i>Site Based Stormwater Management Revision A</i>, document No. 19221, Revision B prepared by TFA Project Group and dated 15 April 2021 ii) Inlet pond for bioretention basins shall be designed in accordance with the <i>WaterByDesign - Bioretention Technical Design Guideline: Version 1.1.</i> b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of works for the first stage b) Prior to commencement of use of the first stage

PDA Development Conditions		
No	Condition	Timing
	c) Submit to EDQ TS 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council, of all stormwater management (quality) works constructed in accordance with this condition.	c) Prior to commencement of use of the first stage
19.	Stormwater Management (Quantity) a) Submit to EDQ TS detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the approved Site Based Stormwater Management, document no. 19221 Revision B , prepared by TFA Project Group and dated 15 April 2021 b) Construct the works in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencement of works for the first stage b) During construction c) Prior to commencement of use of the first stage
20.	Electricity a) Submit to EDQ TS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of works of each stage b) Prior to commencement of use for each stage
21.	Telecommunication a) Submit to EDQ TS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of works of each stage b) Prior to commencement of use if each stage
22.	Landscape works a) Submit to EDQ TS detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the following approved plans: i) Landscape Concept Site Plan, drawing No. 19221-D13 Revision D, prepared by TFA Project Group and dated 13/11/2020; ii) Landscape Specification, drawing No. L130 LP-01 Issue C dated 31.03.21 iii) Landscape Detail Plan, L130 LP-02 Issue C dated 31.03.21 iv) Landscape Plant Schedule & Details, L130 LP-03 Issue C dated 31.03.21 b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of works for each stage b) Prior to commencement of use for each stage
23.	Refuse collection a) Submit to EDQ TS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.	a) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No	Condition	Timing
	b) Implement the refuse collection arrangements submitted under part a) of this condition.	b) At all times following commencement of use
24.	Outdoor lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use for each stage
25.	Signage a) All signage is to be located in accordance with the following approved plan: - Site signage Plan prepared by TFA Project Group ,drawing no.11272-S100, Rev 00 dated 31.03.21. b) Stage 1 signage is to be generally in accordance with the following plans: - Site Signage Details Sheet 1 prepared by TFA Project Group, drawing no. 11272-S110, Rev 00 dated 31.03.21 (amended in red); and - Site Signage Details Sheet 2 prepared by TFA Project Group, drawing no. 11272-S111, Rev 01 (amended in red) dated 07.05.21. c) Stage 2 signage is to be generally in accordance with the following approved plan: - Site signage Details Sheet 3 prepared by TFA Project Group, drawing no 19221-D19, Rev A dated 28.09.20	a) At all times. b) Prior to commencement of use of first stage c) Prior to commencement of use of second stage
Infrastructure Contributions		
26.	Infrastructure Charges 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 ****