



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

Our ref: DEV2021/1233

13 January 2022

A & M No 1 Pty Ltd as trustee and A & M No 2 Pty Ltd as trustee
C/- Adams + Sparkes Town Planning
Att: Mr Cameron Adams
PO Box 1000
BUDDINA QLD 4575

Email: admin@astpd.com.au

Dear Mr Adams

S89(1)(a) Approval of PDA development application

PDA Development Permit for material change of use for Low Impact Industry (Car Wash with ancillary Laundromat and Dog Wash) at 16 Commercial Circuit, Flagstone described as Lot 3 on SP325840

On 13 January 2022, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Gabrielle Shepherd, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7914 or at gabrielle.shepherd@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Kari Stephens
**A/Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	16 Commercial Circuit, Flagstone	
Lot on plan description	Lot number	Plan description
	Lot 3	SP325840

PDA development application details	
DEV reference number	DEV2021/1233
'Properly made' date	25 October 2021
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period
Proposed development	Low impact industry – car wash, dog wash and laundromat

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	13 January 2022
Currency period	6 years from the date of the decision

Approved plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved plans and documents		Number	Date
1.	Detail Site Plan, prepared by Quantum Drafting Solutions	210924 A103 Rev B	02/12/21
2.	Site RL Plan, prepared by Quantum Drafting Solutions	210924 A108 Rev B	02/12/21
3.	GR Bldg 1 Plan, prepared by Quantum Drafting Solutions	210924 A200 Rev B	02/12/21 amended in red on 11/01/2022
4.	First Level, prepared by Quantum Drafting Solutions	210924 A201 Rev B	02/12/21 amended in red on 11/01/2022
5.	GR Bldg 2 Plan, prepared by Quantum Drafting Solutions	210924 A202 Rev B	02/12/21
6.	Elevations, prepared by Quantum Drafting Solutions	210924 A300 Rev B	02/12/21
7.	Sections, prepared by Quantum Drafting Solutions	210924 A400 Rev B	02/12/21

8.	Car Wash Bay Details, prepared by Quantum Drafting Solutions	210924 A500 Rev B	02/12/21
9.	Sign Details, prepared by Quantum Drafting Solutions	210924 A504 Rev B	02/12/21
10.	General Notes, prepared by Infinitec	21564-C001 Rev A	21/10/21
11.	Erosion and Sediment Control Layout Plan, prepared by Infinitec	21564-C100 Rev B	12/11/21
12.	Erosion and Sediment Control Notes and Details, prepared by Infinitec	21564-C110 Rev A	21/10/21
13.	Earthworks Layout Plan, prepared by Infinitec	21564-C200 Rev B	12/11/21
14.	Stormwater Drainage Layout Plan, prepared by Infinitec	21564-C300 Rev B	12/11/21
15.	Civil Details, prepared by Infinitec	21564-C400 Rev B	12/11/21
16.	Signs and Lines Layout Plan, prepared by Infinitec	21564-C500 Rev B	12/11/21
17.	Landscape Plan and Operational Works, prepared by Element Design	ED21197 OPW-01 Rev B	02/12/21
18.	Landscape Plan and Operational Works, prepared by Element Design	ED21197 OPW-02 Rev B	02/12/21
19.	Plant Schedule and Specification, prepared by Element Design	ED21197 OPW-03 Rev B	02/12/21
20.	Landscape Plan Details Sheet, prepared by Element Design	ED21197 OPW-04 Rev B	02/12/21

PDA development conditions

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. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
3. **Council** means the relevant local government for the land the subject of this approval.
4. **DSDILGP** means the Department of State Development, Infrastructure Local Government and Planning.
5. **EDQ** means Economic Development Queensland.
6. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
7. **EDQ TS** means Economic Development Queensland's – Technical Services team.
8. **EP Act** means the *Environmental Protection Act 1994*.
9. **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).
10. **LTA** means *Land Title Act 1994*.
11. **MEDQ** means the Minister for Economic Development Queensland.

12. **PDA** means Priority Development Area.

13. **RPEQ** means Registered Professional Engineer of Queensland.

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.

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.	Maintain the approved development Maintain the approved development generally in accordance with the approved plans and documents	At all times following commencement of use
Construction management		
3.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
4.	Construction management plan a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably 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) complaints procedures; iv) 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.	a) Prior to commencing of site works

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
	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) During construction c) During construction
5.	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>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing of site works b) During construction
6.	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 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. 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. <i>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.</i>	a) Prior to commencing of site works b) During construction
7.	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. <i>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.</i>	a) Prior to commencement of use b) Prior to commencement of use

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
8.	Earthworks a) Submit to EDQ TS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>. The certified earthworks plans are to: - accord with the Erosion and Sediment Control Plans, as required by condition 5 – Erosion and sediment management; - include the location and finished surface levels of any cut and/or fill; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and 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: - all earthworks have been carried out generally in 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 commencing of site works b) Prior to commencement of use c) Prior to commencement of use
9.	Vehicle access Utilise existing vehicle crossovers on Gates Road and Commercial Circuit via existing access easement generally in accordance with the approved plans.	At all times
10.	Car parking Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	Prior to commencement of use
11.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with the <i>SEQ Water Supply and Sewerage Design and Construction Code – Logan Water</i> current adopted standards.	Prior to commencement of use
12.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with <i>SEQ Water Supply and Sewerage Design and Construction Code – Logan Water</i> current adopted standards.	Prior to commencement of use
13.	Stormwater connection Connect the approved development to a lawful point of discharge: - with ‘no-worsening’ to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability and - generally in accordance with Council’s current adopted standards.	Prior to commencement of use

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
14.	Stormwater management (quality) a) Submit to EDQ TS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) The approved Storm Water plan drawing No. A502 revision A, prepared by Quantum Drafting Solution and dated 30/09/2021. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS RPEQ certification confirming stormwater treatment devices have been constructed 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
15.	Electricity Submit to EDQ TS 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.	a) Prior to commencement of use b) Prior to commencement of use
16.	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 Plan and Operational Works, prepared by Element Design, ED21197 OPW-01 Rev B dated 02/12/21 ii) Landscape Plan and Operational Works, prepared by Element Design ED, 21197 OPW-02 Rev B, dated 02/12/21 iii) Plant Schedule and Specification, prepared by Element Design, ED21197 OPW-03 Rev B, dated 02/12/21 iv) Landscape Plan Details Sheet, prepared by Element Design, ED21197 OPW-04 Rev B, dated 02/12/21. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS AILA certification confirming that the landscape works have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use c) Prior to commencement of use
17.	Refuse collection a) Submit to EDQ TS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following commencement of use
18.	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

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
19.	Advertising devices Any advertising devices are to be in accordance with Council's Planning Scheme - Advertising Device Code.	As indicated
20.	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 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.	In accordance with the IFF for each stage

STANDARD ADVICE

Please note that 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 ****