



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

Our ref: DEV2022/1259

29 April 2022

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 Mr Mackay

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

**Development Permit for reconfiguring a lot – 1 lot into 2 lots and 1 access easement at Cnr Yarrabilba Drive and Mill Street, Yarrabilba described as Lot 12 on SP304357**

On 29 April 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](http://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](mailto:gabrielle.shepherd@dsdlgp.qld.gov.au), who will be pleased to assist.

Yours sincerely

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

# PDA Decision Notice

| Site information                        |                                                  |                  |
|-----------------------------------------|--------------------------------------------------|------------------|
| Name of priority development area (PDA) | Yarrabilba                                       |                  |
| Site address                            | Cnr Yarrabilba Drive and Mill Street, Yarrabilba |                  |
| Lot on plan description                 | Lot number                                       | Plan description |
|                                         | Lot 12                                           | SP304357         |

| PDA development application details |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DEV reference number                | DEV2022/1259                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 'Properly made' date                | 8 February 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Type of application                 | <input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Application to change PDA development approval<br><input type="checkbox"/> Application to extend currency period |
| Proposed development                | Subdivision to create two non-residential lots                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

| PDA development approval details |                                                                                                                                                                          |
|----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision of the MEDQ             | The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice. |
| Decision date                    | 29 April 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.                                                                                                                                                  | Plan of proposed subdivision, prepared by Queensland Planning & Survey Pty Ltd | 6255/B 6255S0101 Rev A | 14/12/2021 |

## Preamble, abbreviations, and definitions

### 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:

**CERTIFICATION PROCEDURES MANUAL** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

**CONTRIBUTED ASSET** 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 definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

**COUNCIL** means the relevant local government for the land the subject of this approval.

**EDQ** means Economic Development Queensland.

**EDQ TS** means Economic Development Queensland's – Technical Services team.

**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).

**MEDQ** means the Minister for Economic Development Queensland.

**PDA** means Priority Development Area.

**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, use the following email addresses:

- a) EDQ DA: [pdadevelopmentassessment@dsdmip.qld.gov.au](mailto:pdadevelopmentassessment@dsdmip.qld.gov.au).
- b) EDQ TS: [EDQ\\_PrePostConstruction@dsdmip.qld.gov.au](mailto:EDQ_PrePostConstruction@dsdmip.qld.gov.au).

| PDA Development Conditions – Reconfiguring a Lot            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                |
|-------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|
| No                                                          | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Timing                                                                         |
| <b>General</b>                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                |
| 1.                                                          | <b>Carry out the approved development</b><br><br>Carry out the approved development generally in accordance with the approved plans and documents.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Prior to survey plan endorsement                                               |
| <b>Construction</b>                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                |
| 2.                                                          | <b>Certification of Operational Work for Contributed Assets</b><br><br>Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | At all times                                                                   |
| 3.                                                          | <b>Public infrastructure (damage, repairs and relocation)</b><br><br>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.<br><br>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 adopted design standards.<br><br><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 survey plan endorsement<br><br>b) Prior to survey plan endorsement |
| <b>Roadworks, urban servicing and stormwater management</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                |
| 4.                                                          | <b>Water connection</b><br><br>Connect the approved development to the existing water reticulation network generally in accordance with Council's current adopted standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Prior to survey plan endorsement                                               |
| 5.                                                          | <b>Sewer connection</b><br><br>Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Prior to survey plan endorsement                                               |
| 6.                                                          | <b>Stormwater connection</b><br><br>Connect the approved development to a lawful point of discharge generally in accordance with Council's current adopted standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Prior to survey plan endorsement                                               |
| 7.                                                          | <b>Electricity</b><br><br>a) Submit to EDQ TS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development.<br><br>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.                                                                                                                                                                                                                                                                                                                                                                                                                                                          | a) Prior to survey plan endorsement<br><br>b) Prior to survey plan endorsement |
| 8.                                                          | <b>Telecommunications</b><br><br>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.<br><br>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.                                                                                                                                                                                                                                                                                                                                                                             | a) Prior to survey plan endorsement<br><br>b) Prior to survey plan endorsement |

| PDA Development Conditions – Reconfiguring a Lot |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                        |
|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| No                                               | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Timing                                                                                                 |
| 9.                                               | <b>Broadband</b><br><br>a) Submit to EDQ TS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> .<br><br>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.                                                                                                                                                                                                                                                                                                                                                                                 | a) Prior to survey plan endorsement<br><br><br><br><br><br><br><br>b) Prior to survey plan endorsement |
| <b>Surveying, land transfers and easements</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                        |
| 10.                                              | <b>Easements over infrastructure</b><br><br>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.<br><br>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | At registration of survey plan                                                                         |
| 11.                                              | <b>Access Easement</b><br><br>An access easement over Lot 1 providing access to Lot 2 is to be created at the registration of the survey plan creating Lot 1.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | As indicated                                                                                           |
| <b>Infrastructure</b>                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                        |
| 12.                                              | Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: <ul style="list-style-type: none"> <li>• 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</li> <li>• 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.</li> <li>• 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.</li> </ul> | In accordance with the IFF                                                                             |

### 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 \*\***