



Our ref: DEV2010/057/4

3 August 2023

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

Fitzgibbon Community Centre Ltd
C/- Wolter Consulting Group
Att: Mr Toby Heap
PO Box 436
NEW FARM QLD 4005

Email: theap@wolterconsulting.com.au

Dear Mr Heap

Section 99 Approval - Application to Change PDA Development Approval
Reconfiguring a Lot (1 lot into 2 lots and new road) and Material Change of Use (community facility, shop, office and food premises) at 545 Roghan Road (formerly part of 253 Telegraph Road), Fitzgibbon described as Lot 999 on SP242271 (formerly part of Lot 11 on SP223412)

On 3 August 2023 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.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Leila Torrens, Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7466 or email Leila.Torrens@dsdlgp.qld.gov.au

Yours sincerely

Brandon Bouda
A/Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Fitzgibbon	
Site address	253 Telegraph Road, Fitzgibbon	
Lot on plan description	Lot number	Plan description
	Lot 999	SP242271
PDA development application details		
DEV reference number	DEV2010/057/4	
'Properly made' date	2 August 2023	
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	
Description of proposal applied for	- Reconfiguring a Lot (1 lot into 2 lots and new road) - Material Change of Use (community facility, shop, office and food premises)	
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.	
Original Decision date	17 November 2010	
1 st Change to approval date	3 August 2023	
Currency period	6 years from the original decision date	

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.	Site Plan prepared by Richard Kirk Architect	CD_101 Rev P3	July 2010
Plans and documents previously approved on 17 November 2010		Number	Date
1.	Proposed Reconfiguration of Lot 11 on SP223412	BR005464.000-078 Rev C	26/07/2010
2.	Fitzgibbon Community Centre Site Landscape Plan	SK_04_C	7/10/2010
3.	Fitzgibbon Community Centre Landscape Sections	DD_05_B	7/10/2010
4.	Fitzgibbon Community Centre Landscape Materials Palette	DD_06_B	7/10/2010
5.	Fitzgibbon Community Centre Landscape Planting Palette	DD_07_B	7/10/2010
6.	Fitzgibbon Community Centre Elevations	DA_300 Issue B	28/07/2010
7.	Fitzgibbon Community Centre Sections	DA_350 Issue B	28/07/2010
8.	ETS Group drawing of Preliminary Stormwater Layout	SK03 Rev A	March 2010

Preamble, Abbreviations, and Definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

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

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

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:

- External Authority** means a public-sector entity other than the MEDQ;
- Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- 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;
- Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- 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.

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

RPEQ means Registered Professional Engineer of Queensland.

4.	Sewer & Water Connection a) Seek and obtain approval from Queensland Urban Utilities (QUU) to connect into the existing water and sewerage infrastructure. Submit for approval to the QUU Engineering plans showing the design of any sewer property connections to serve the development. A Registered Professional Engineer of QLD (RPEQ) is to verify the plan and ensure the design is in accordance with Brisbane City Council's current Sewerage Standards. b) Construct the sewer and water connection in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the ULDA DA Team as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans c) Provide to the ULDA all approval correspondence from UQQ relating to part (a) of this condition.	Prior to commencement of use
5.	Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of proposed Lot 999 in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Brisbane City Council's <i>Supplementary Manual</i>.	Prior to commencement of use
6.	Stormwater system Connect the internal stormwater lines to the proposed roof water connection points as shown on approved ETS Group drawing of Preliminary Stormwater Layout SKo3 Rev A dated March 2010.	Prior to commencement of use and to be maintained
7.	Filling and Excavation a) Submit to the ULDA DA Team an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. The plan is to demonstrate that the finished level of all allotments is at least the ARI 100 flood level plus 300mm. b) Submit to the ULDA DA Team certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to the commencement of works b) Prior to survey plan endorsement
8.	Road works a) Submit to the ULDA DA Team engineering drawings of all proposed road works, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008 Chapter 1</i>. b) Submit to the ULDA DA Team the proposed construction plans for Roghan Road, adjoining the development shall be certified by a Registered Professional Engineer Queensland (RPEQ-Civil) as being appropriate to provide a safe environment for pedestrians c) Construct the road works in accordance with part (a) of this condition. Upon completion of the works submit to the ULDA DA Team "As Constructed" plans including an asset register in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>, certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to the commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

9.	Footpaths a) Submit to the ULDA DA Team engineering plans checked by a RPEQ showing the design of the 1.2m footpaths along all road frontages including any signs and traffic safety signs, markings and devices. b) Construct the footpath in accordance with part a) of this condition. c) Submit to the ULDA DA Team "As Constructed" plans including an asset register in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines 2008</i>, certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to the commencement of works b) Prior to survey plan endorsement c) Upon completion of the footpath works
10.	Lighting a) Install a street lighting system (including connections and energising) to all roads within and bounding the subdivision and to all footpaths/bikeways within road reserves associated with the subdivision. The design and construction of the street lighting system must: • be in accordance with Chapter 7 of Brisbane City Council's <i>Subdivision and Development Guidelines</i> • meet the relevant requirements of the electricity supplier (where the supplier is Energex, this includes <i>Energex's Public Lighting Construction Manual</i>) • be acceptable to the electricity supplier as 'Rate 2 Public Lighting' (refer Energex's Rate 2 Public Lighting Design Parameters). b) So to not cause a nuisance to adjacent native fauna. Submit to the ULDA DA Team written confirmation that the outdoor lighting of the community centre and carpark is in accordance with • AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> and • AS11583.1:2005 <i>Pedestrian area (Category P) lighting</i>	a) Prior to survey plan endorsement b) Prior to commencement of use
11.	Electricity Submit to the ULDA DA Team either written evidence: a) demonstrating that existing underground low-voltage electricity supply is available to the newly created lots or b) that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services.	Prior to survey plan endorsement
12.	Telecommunications Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to survey plan endorsement
13.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to survey plan endorsement
14.	Repair damage to Kerb, Footpath or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use

15.	Vegetation Clearing a) Survey and stake the boundary of the site works as shown as proposed Lot 999 and new road on Proposed Reconfiguration of Lot 11 on plan no. SP223412 BR005464.000-078 Rev C dated 26/07/2010. b) Significant vegetation identified within the proposed Lot 999 and new road can be cleared within the surveyed boundary of part a) of this condition and all vegetation outside the identified boundary is to be protected (proposed lot 1000). c) Tree clearing shall be in accordance with the requirements of the approved <i>Flora and Fauna Management Plan – Fitzgibbon Urban Development Area Precinct 4 Revision 4</i> dated 30/11/2009.	a) Prior to commencement of significant vegetation clearing b) On completion of part a. of this condition c) As indicated
16.	Landscaping a) Construct landscaping in accordance with approved - Site Landscape Plan SK_04_C dated 7 October 2010 - Landscape Sections DD_05_B dated 7 October 2010 - Landscape Materials Palette DD_06_B dated 7 October 2010 and - Landscape Planting Palette DD_07_B dated 7 October 2010 b) On completion of the landscape work provide written certification to the ULDA DA Team from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the part a. of this condition and submit a copy of the as-constructed detailed landscape plans.	a) As indicated b) Prior to commencement of use
17.	Infrastructure Contributions <i>Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure.</i> <i>The contribution shall be calculated in accordance with the ULDA's Interim Infrastructure Charging Framework and at the rate applicable at the time of payment.</i>	Prior to survey plan endorsement

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 ****