



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

Our ref: DEV2022/1327/2

12 September 2023

Project Vision for EG Asiapac Ventures No. 1 Pty Ltd
C/- Pacific Approvals Pty Ltd
Attn: Eric Constantino
PO BOX 2374
NERANG DC QLD 4211

Email: admin@pacificapprovals.com.au

Dear Eric

Section 99 Approval - Application to Change PDA Development Approval

PDA Development Permit for a Material Change of Use for Service Station with Shop, Fast Food Premises and Food Premises (Stage 1) and Fast Food Premises (Stage 2), and Operational Work for Advertising Signage (Stages' 1 and 2) at Aura Boulevard and Farmer Crescent, Baringa described as Lot 101 on SP336538 (former part of balance Lot 345 on SP305382)

On 12 September 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 also be viewed in the MEDQ Development Approvals Register via the Department website at www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Andrew McKnight, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7406 or at Andrew.McKnight@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Amanda Dryden
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Caloundra South PDA	
Site address	2 Symonds Way, Baringa QLD 4551	
Lot on plan description	Lot number	Plan description
	Lot 101	SP336538
PDA development application details		
DEV reference number	DEV2022/1327/2	
'Properly made' date	7 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	
Proposed development	Service Station (with Shop, Fast Food Premises and Food Premises) – Stage 1 Fast Food Premises – Stage 2 Operational Work for Advertising Devices – Stages' 1 & 2	
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. The approval is for: • Development Permit for Service Station (with Shop, Fast Food Premises and Food Premises), • Development Permit for Fast Food Premises, and • Development Permit for Operational Work – Advertising Devices.	
Decision date	10 November 2022	
Change to approval date	12 September 2023	
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.

Service Station (with Shop, Fast Food Premises and Food Premises) & Fast Food Premises

Approved plans and documents 12 September 2023		Number	Date
1.	Site Plan – Project Vision	AD-A02 Revision BA04	08/09/2023
2.	EG Shop – Builder Fitout Plan – Project Vision	AD-A10 Revision BA03	18/08/2023
3.	EG Shop – Roof Plan – Project Vision	AD-A11 Revision BA03	18/08/2023
4.	EG Shop – Elevations Sheet 1 – Project Vision	AD-A20 Revision BA03	18/08/2023
5.	EG Shop – Elevations Sheet 2 – Project Vision	AD-A21 Revision BA03	18/08/2023
6.	EG Shop – Elevations Sheet 3 – Project Vision	AD-A22 Revision BA03	18/08/2023
7.	EG Shop – Elevations Sheet 4 – Project Vision	AD-A23 Revision BA03	18/08/2023
7.	Dispenser Canopy Plan – Project Vision	AD-A30 Revision BA02	18/08/2023
8.	Dispenser Canopy Plan – Project Vision	AD-A30 Revision BA02	18/08/2023
9.	Dispenser Canopy Roof Plan – Project Vision	AD-A31 Revision BA02	18/08/2023
10.	Canopy Elevations 1 & 2 – Project Vision	AD-A33 Revision BA01	20/07/2023
11.	Canopy Elevations 3 & 4 – Project Vision	AD-A34 Revision BA01	20/07/2023
12.	Site Detail Plan – Henry & Hymas	22U91_CC_C100 Revision 02	28/07/2023
13.	Sign Type: P4.8-N Pylon Application - Diadem	DA08 Issue 07	04/09/2023
Approved plans and documents 10 November 2022		Number	Date
1.	Context Plan – i2C	2021-081 DA01 Issue C	16/08/2022
2.	Site Plan – i2C	2021-081 DA02 Issue D	22/09/2022
3.	Vehicle Sweep Path Plan - i2C	2021-081 DA03 issue B	16/08/2022
4.	Fast Food Plan, Roof Plan – i2C	2021-081 DA07 issue D	22/09/2022
5.	Fast Food Elevations – i2C	2021-081 DA08 issue D	22/09/2022
6.	3D Views – Fast Food – i2C	2021-081 DA11 issue B	22/09/2022
7.	Aura / EG Fuel Site - Site Plan – AECOM	Revision B	27/09/2022 (Amended in red 18 October 2022)
8.	Aura / EG Fuel Site – Elevations – AECOM	Revision B	27/09/2022
9.	Aura / EG Fuel Site - Perspective View 01 – AECOM	Revision B	27/09/2022

10.	Aura / EG Fuel Site - Perspective View 02 – AECOM	Revision B	27/09/2022
11.	Aura / EG Fuel Site - Perspective View 03 – AECOM	Revision B	27/09/2022
12.	Aura / EG Fuel Site – Concept Planting Palette – AECOM	Revision B	27/09/2022
13.	Aura / EG Fuel Site – Perimeter planting (1) – AECOM	Revision B	27/09/2022
14.	Aura / EG Fuel Site – Perimeter planting (2) – AECOM	Revision B	27/09/2022 (Amended in red 18 October 2022)
15.	EG Baringa Site Documentation / Cover Sheet - Diadem	Issue 01	19/08/2022
16.	EG Baringa Change Register - Diadem	Issue 01	19/08/2022
17.	EG Baringa Finishes Schedule - Diadem	Issue 01	19/08/2022
18.	EG Baringa Site Plan - Signage Locations - Diadem	D01, Issue 01	19/08/2022

19.	EG Baringa Site Plan - Painting and cladding treatment - Diadem	D02, Issue 01	19/08/2022
20.	EG Baringa Elevation A - Diadem	D04, Issue 01	19/08/2022
21.	EG Baringa Building Entrance Sign - Diadem	D04, Issue 01	19/08/2022
22.	EG Baringa Elevation B - Diadem	D05, Issue 01	19/08/2022
23.	EG Baringa Elevation C - Diadem	D06, Issue 01	19/08/2022
24.	EG Baringa Elevation D - Diadem	D07, Issue 01	19/08/2022
25.	EG Baringa Elevation – AMPOL Branded Fuel Canopy - Diadem	D07, Issue 01	19/08/2022
26.	EG Baringa Elevation – Pylon 11m Application - Diadem	D08, Issue 01	19/08/2022
27.	EG Baringa Totem – Entry & Exit - Diadem	D09, Issue 01	19/08/2022
28.	EG Baringa Totem – Air & Water T2 - Diadem	D11, Issue 01	19/08/2022
29.	EG Baringa Totem – Air & Water T3 - Diadem	D11, Issue 01	19/08/2022
30.	EG Baringa Car Park – Pole Mounted Sign - Diadem	D12, Issue 01	19/08/2022
31.	EG Baringa Leader Board - Diadem	D13, Issue 01	19/08/2022
32.	EG Baringa Partner Totem - Diadem	D14, Issue 01	19/08/2022
33.	EG Baringa Bollards - Diadem	D16, Issue 01	19/08/2022
34.	EG Baringa Road Marking - Diadem	D17, Issue 01	19/08/2022
35.	EG QSR Drive Thru Elements cover sheet – Diadem	D02, Issue 01	19/08/2022
36.	EG QSR Drive Thru Elements - Totem Locations 1 & 2 – Diadem	D02, Issue 01	19/08/2022
37.	EG QSR Drive Thru Elements - Totem Location 3 – Diadem	D02, Issue 01	19/08/2022
38.	EG QSR Drive Thru Elements - Gantry – Diadem	D02, Issue 01	19/08/2022
39.	EG QSR Drive Thru Elements – Ordering Canopy – Diadem	D02, Issue 01	19/08/2022
40.	EG Hose Dispenser – Ampol graphics application cover sheet – Diadem	D18, Issue 01	19/08/2022
41.	EG Hose Dispenser Graphics – Diadem	D18, Issue 01	19/08/2022

42.	EG Spreader Graphics – Diadem	D18, Issue 01	19/08/2022
43.	EG Under Canopy Decals – Diadem	D18, Issue 01	19/08/2022
44.	Oporto Baringa – Title Page – Zone Design	Drawing 000 Revision B	05/09/2022
45.	Oporto Baringa – Notes - Zone Design	Drawing 001 Revision A	05/09/2022
46.	Oporto Baringa – Signage Schedule - Zone Design	Drawing 011 Revision A	05/09/2022
47.	Oporto Baringa – External Signage Schedule - Zone Design	Drawing 012 Revision A	05/09/2022 (Amended in red 16/09/2022)
48.	Oporto Baringa – External 3D Images (West) - Zone Design	Drawing 014 Revision A	05/09/2022
49.	Oporto Baringa – External 3D Images (East) - Zone Design	Drawing 015 Revision A	05/09/2022
50.	Oporto Baringa – External 3D Images (South-east) - Zone Design	Drawing 016 Revision A	05/09/2022
51.	Oporto Baringa – External 3D Images (South-west) - Zone Design	Drawing 017 Revision A	05/09/2022
52.	Oporto Baringa – Site Signage Plan - Zone Design	Drawing 101 Revision B	05/09/2022 (Amended in red 16/09/2022)
53.	Oporto Baringa – Proposed Floor Plan - Zone Design	Drawing 201 Revision B	05/09/2022
54.	Oporto Baringa – External Elevations (A & B) - Zone Design	Drawing 301 Revision A	05/09/2022
55.	Oporto Baringa – External Elevations (C & D) - Zone Design	Drawing 302 Revision A	05/09/2022
56.	Roadworks Layout Plan – SMEC	30031846-23Aii-200 Revision 04	09/08/2022 (Amended in red 14/09/2022)
57.	Combined Services Layout Plan – SMEC	30031846-23Aii-601 Revision 04	09/08/2022 (Amended in red 14/09/2022)
58.	Lot 101 Fast Food Premises Turn Path Assessment 10.2m WCV	30031846-23Aii-SK019 Revision 01	24/10/2022
59.	Lot 101 Fuel Station Turn Path Assessment 10.2m WCV	30031846-23Aii-SK020 Revision 01	24/10/2022

PDA development conditions

PREAMBLE AND ABBREVIATIONS

For the purpose of interpreting this approval, including the conditions, the following applies:
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 IS** means Economic Development Queensland's – Infrastructure Solutions team.
8. **MEDQ** means the Minister for Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **RPEQ** means Registered Professional Engineer of Queensland.
11. **WWIA** means the Caloundra South Infrastructure Agreement (Water and Wastewater Infrastructure Agreement) in effect 20 March 2017 (as amended from time to time).

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 IS, submit the documentation to:

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

No.	Condition	Timing
Material Change of Use		
1.	Carry Out and Maintain the Approved Development Carry out and maintain the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
1.a	Carry Out the Approved Development in accordance with Staging Plan. Carry out the development generally in accordance with approved staging plan being: - <i>Site Plan Drawing No: A02 Revision BA04 dated 08/09/2023 by Project Vision</i>	Prior to commencement of use for each stage.
2.	Hours of operation The premises, being Service Station (with Shop, Fast Food Premises and Food Premises) and Fast Food Premises, can operate 24 hours a day, 7 days a week	At all times
Construction Management		
3.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
4.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times

6.	Construction Management Plan a) Submit to EDQ IS 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) 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.	a) Prior to commencing work for each stage. b) During construction c) During construction
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³ The out of hours work request form is available at EDQ's website.

7.	Erosion and sediment management a) Submit to EDQ IS 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 State Planning Policy 2017 (Appendix 2 Table A); ii) Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work for each stage. b) During construction
8.	Traffic management plan a) Submit to EDQ IS 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. vii) <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 work for each stage. b) During construction

9.	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; and <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 for each stage. b) Prior to commencement of use for each stage.
10.	Earthworks a) Submit to EDQ IS 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> ii) <i>Site Detail Plan Drawing No: 22U91_CC_C100 Revision 02 dated 28/07/2023 by Henry & Hymas</i> 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 7 – 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 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.	a) Prior to commencing earthworks for each stage. b) Prior to commencement of use for each stage.

	c) Submit to EDQ IS 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 any unsuitable material encountered has been treated or replaced with suitable material.	c) Prior to commencement of use for each stage.
11.	Acid Sulfate Soils a) Where on-site ASS are encountered, submit to EDQ IS 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 IS 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 or during earthworks for each stage. b) Prior to commencement of use for each stage. c) Prior to commencement of use for each stage.
12.	Retaining Walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition c) Submit to EDQ IS 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 commencing earthworks for each stage. b) Prior to commencement of use for each stage. c) Prior to commencement of use for each stage
13.	Vehicle Access Construct vehicle access: a) located generally in accordance with the approved plans: i) <i>Lot 101 Fast Food Premises Turn Path Assessment 10.2m WCV Drawing No: 30031846-23Aii-SK019 Revision 01 dated 24/10/2022</i> by SMEC; and ii) <i>Lot 101 Fuel Station Turn Path Assessment 10.2m WCV Drawing No: 30031846-23Aii-SK020 Revision 01 dated 24/10/2022</i> by SMEC	a) Prior to commencement of use for Stage 1

	b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	b) Prior to commencement of use for Stage 1
14.	Car Parking Construct, sign and delineate car parking spaces for each stage generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	Prior to commencement of use each stage.
15.	Bicycle Parking Construct, sign and delineate bicycle parking facilities for each stage generally in accordance with <i>Australian Standard AS2890.3 Bicycle parking facilities</i> and the approved plans.	Prior to commencement of use each stage.
16.	Electric Vehicle Readiness a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity for Destination (regular) EVSE chargers to a minimum 10% of short-term parking bays for each of the approved uses, including provision of conduits, cable trays and/or wiring from distribution board/s to individual parking spaces; b) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by part a) of this condition has been provided. <i>Advice note: The ratio and type of EV chargers may be varied to suit the use, location and user profile. For example, DC (fast) chargers might be more appropriate than Destination (regular) chargers where adjacent to highways or where there is a community need for DC (fast) charging. One DC (fast) charger would equal multiple Destination (regular) chargers, based on the ratio of kilowatt capacity outputs.</i>	a) Prior to commencement of use for Stage 1 b) Prior to commencement of use for Stage 1
17.	Screening All refuse and plant areas will be suitably screened to all boundaries. All air conditioning, ventilation plant and other equipment located on the roof or externally around the building will be treated as an integral part of the building and either screened from view or painted to match the surrounding building.	Prior to commencement of use for each stage.
18.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Unitywater current adopted standards.	Prior to commencement of use for each stage.

	The design must ensure: 1. All inlets to bulk fuel storage tanks must be located to ensure that fuel delivery trucks can stand wholly within the site while discharging fuel. 2. Stage 1 Vapour Recovery Systems (VR1) must be installed for all tanks used for the storage of motor spirit/petrol on the site to return displaced vapour to the delivery vehicle during filling of the underground petroleum storage system. The Vapour Recovery System shall include the following: a. mixing of product must be prevented in pipework common to more than one tank; b. spring-loaded vapour return adaptor, which closes when the hose is disconnected, must be installed in the top of the riser; and c. the vapour recovery point must be located within 2 metres of the respective fill point 3. An approved leak detection system is included that: a. can detect a leak from any portion of the underground storage system; b. uses equipment that has been installed, calibrated and commissioned in accordance with the manufacturer's instructions; c. an automatic tank gauging (ATG) that includes an automatic system using an arrangement of sensor probes and other devices that monitor the underground petroleum storage system and provide inventory information and leak testing is included; and d. a tank pit observation well at the lowest point of each tank excavation pit is included; e. includes electronic line leak detection (ELLD) for pressure piping or safe suction for suction piping for the underground pipework. 4. All underground pipework is to be made of approved, non-corrodible materials. Approved materials include either: a. fibre-reinforced thermosetting resin composite (fibreglass) compatible with the product to be transferred; or b. flexible plastic meeting the requirements of UL971 Standard for non-metallic underground piping for flammable liquids. 5. All pressurised piping is to have secondary containment consisting of double-walled piping with an interstitial space. 6. Each tank fill point is to be: a. clearly labelled and identified in compliance with AS 4977-2008 Petroleum products - Pipeline, road tanker compartment and underground tank identification; b. fitted with a camlock type or other liquid-tight connection; c. provided with spill containment of at least 15L capacity per spill point. 7. All fill and vapour recovery points are to be earthed in compliance with AS/NZS 1020- The control of undesirable static electricity and AS/NZS 3000- Electrical installations.	
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	(b) Construct underground petroleum storage system generally in accordance with the certified plans submitted under part a) of this condition. (c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ that the underground petroleum storage system has been constructed in accordance with the certified plans submitted under part a) of this condition	b) Prior to commencement of use c) Prior to commencement of use
23.	Service Station – Fuel Dispensing Areas The fuel dispensing areas must be designed and constructed to ensure: a) All ground surfaces within the Fuel Dispensing Area (FDA) are to be constructed of impermeable materials free of gaps and/or cracks. Suitable materials include waterproofed, reinforced concrete or an approved equivalent. b) The FDA is to be clearly demarcated from the outer forecourt area, access roads, general parking bays and all other areas to clearly delineate the higher contamination risk area from lower risk areas. Acceptable demarcation methods include roll-over bunds, drainage lines or different coloured impermeable materials. c) Run off from the under-canopy fuel dispensing area and the tanker unloading area shall be directed to a Class 1 Oil Water Separator which can hold a minimum 8,000L. The Water Discharge from the Class 1 Oil Water Separator is to be connected to the stormwater system. At completion and prior to commencement of operating the site, a commissioning report on the Class 1 Oil Water Separator shall be provided to EDQ IS. d) A liquid-tight dispenser sump is to be installed under each dispensing unit to collect and contain any leak or runoff from the dispensing area from contaminating the surrounding soil/groundwater. e) Drainage inlets located in the vicinity of the general forecourt area must be provided with signage indicating the fate of flow such as "flows to treatment system" or "flows to Class 1 Oil Water Separator".	Prior to commencement of use and to be maintained
24.	Service Station – Environmental Performance a) The site management entity must at all times maintain plant and equipment in proper working order. b) Materials and equipment must be available on site to adequately contain and clean up spills of potentially polluting materials. An inventory of all clean up and containment materials and equipment, and documented emergency response and clean up procedures, must be kept on site.	At all times following commencement of use

	c) Contaminants or contaminated water must not be directly or indirectly released to surface water or groundwater at or outside the site except for: i. uncontaminated overland stormwater flow, or uncontaminated stormwater to the stormwater system.	
25.	Electricity a) Submit to EDQ IS 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 of this condition.	a) Prior to commencement of use for each stage. Prior to commencement of use for each stage.
26.	Telecommunications a) Submit to EDQ IS 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. Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use for each stage. Prior to commencement of use for each stage.
27.	Broadband a) Submit to EDQ IS 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>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use for each stage. b) Prior to commencement of use for each stage.
28.	Landscape Works a) Submit to EDQ IS detailed landscape plan certified by an AILA generally in accordance with the following approved landscape concept plan set: i) <i>Aura EG Fuel Site prepared by AECOM dated 27 September 2022 (as amended in red 18 October 2022); and</i> ii) The detailed landscape plan should include total landscape planting area schedule with detailed planting design showing plant density / m²; species numbers; pot sizes; setbacks to pathways / infrastructures; and materials schedule for edging and hardscapes (if applicable). Any landscaping on the boundary with proposed Lot 102 is to integrate with the approved planting on Lot 101.	a) Prior to commencement of use for each stage.

	b) Construct the landscape works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS “as constructed” plans, certified by an AILA that the landscape works have been undertaken generally in accordance with part (a) of this condition.	b) Prior to commencement of use for each stage. c) Prior to commencement of use for each stage.
29.	Refuse Collection a) Submit to EDQ IS 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 for each stage. b) At all times following commencement of use for each stage.
30.	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
31.	Easements over Infrastructure 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. 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.	Prior to commencement of use for each stage.
Infrastructure charges		
32.	Sub-Regional (Water and Sewer) Charge In lieu of paying the sub-regional (water and sewer) infrastructure charges, provide the MEDQ a copy of the Payment Certificate in accordance with clause W25.8 of the WWIA.	Prior to commencement of use

PDA Development Conditions – Operational Work – Advertising Devices		
No.	Condition	Timing
General		
33.	Advertising Devices Advertising devices are to be designed, located and installed generally in accordance with the approved plans: • EG Baringa Aura Boulevard, Drawing set EGA24317 Issue 01 19/08/2022 by Diadem; and • Oporto Baringa – Project No: 22257 Revision B 05/09/2022 by Zone Design (Amended in red 16/09/2022)	Ongoing
34.	Structural Design a) Submit to EDQ IS detailed structural plans, certified by an RPEQ, for all proposed free standing advertising devices. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of construction of the relevant advertising device b) As indicated

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 ****