



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

Our ref: DEV2014/603

20 November 2014

SP Moranbah JV
C/- Mr Cameron Adams
Adams + Sparkes Town Planning
PO Box 1000
BUDDINA QLD 4574

Dear Mr Adams

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - SERVICE STATION AT MORANBAH ACCESS ROAD (GOONYELLA ROAD), MORANBAH DESCRIBED AS LOT 902 ON SP255609

On 19 November 2014 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website <http://www.dsdip.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Brandon Bouda on 3452 7422.

Yours sincerely

for **Lyndy Rapson**
A/ Director, EDQ Development Assessment

Executive Building
100 George Street Brisbane
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3227 8548
Website www.dsdip.qld.gov.au
ABN 29 230 178 530

PDA Decision Notice - Approval

Site information		
Name of urban development area (PDA)	Moranbah	
Site address	Moranbah Access Road (Goonyella Road)	
Lot on plan description	Lot number	Lot description
	902	SP255609
PDA development application details		
MEDQ reference number	DEV2014/603	
Lodgement date	03 September 2014	
Type of application	☒ New development involving:- ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Service Station	

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	19 November 2014
Currency period	4 years from decision date

Plans and specification

The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Proposed Site Plan	1000, Issue F	20.10.14
2.	Proposed Floor Plan	1001, Issue D	08.10.14
3.	Proposed Canopy Floor Plan	1005, Issue B	08.10.14
4.	Proposed Truck Canopy Floor Plan	1006, Issue D	20.10.14
5.	East and South Elevations – Shop	2000, Issue C	08.10.14
6.	West and North Elevations – Shop	2001, Issue D	08.10.14
7.	East and North Elevations – Canopy	2002, Issue B	08.10.14
8.	West and South Elevations – Canopy	2003, Issue B	08.10.14
9.	Elevations – Truck Canopy	2004, Issue E	20.10.14
10.	Pylon Signage	2005, Issue B	08.10.14
11.	Landscape Planting Plan	3260-02, Issue P2	28.08.2014
12.	Landscape Planting Plan	3260-03, Issue P2	28.08.2014
13.	Landscape Details	3260-04, Issue P1	11.07.2014
14.	Stormwater Management Plan, Proposed Service Station Development at proposed Lot 28, Grosvenor Estate, Moranbah	B14312CR001, Rev C	22.9.2014
15.	Concept Bulk Earthworks Layout Plan	B14312-CSK01, Rev B	27 August 2014
16.	Traffic Engineering Assessment	14091	28 August 2014
17.	CRG Response to the Department's Information Request	14091	8 October 2014

18.	Concept Civil Servicing Layout Plan	B14312-CSK02, Rev C	18.09.14
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ABBREVIATIONS

For the purposes of interpreting this Approval, the following is a list of abbreviations utilised in the conditions:

1. **Administering Authority** means the administration and enforcement of which has been devolved to local government under section 514 of the *Environmental Protection Act 1994*, the local government, or for any other matters, the chief executive.
2. **AILA** means a registered Australian Institute Landscape Architect.
3. **Authorised Person** means a person holding office as an authorised person under an appointment through the *Environmental Protection Act 1994* or through Council.
4. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
5. **Council** means Isaac Regional Council.
6. **DEHP** means the Department of Environment and Heritage Protection.
7. **DSDIP** means The Department of State Development, Infrastructure and Planning.
8. **EDQ** means Economic Development Queensland.
9. **MEDQ** means The Minister of Economic Development Queensland.
10. **PDA** means Priority Development Area.
11. **RPEQ** means Registered Professional Engineer of Queensland.

Material Change of Use Conditions

No	Condition	Timing
General		
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans, drawings and documents.	Prior to the commencement of use
2	Certification of Operational Works All operational works undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i>.	As required by the <i>Certification Procedures Manual</i>
3	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant DSDIP or other approval required by the conditions.	As indicated
Engineering		
4	Construction Management Plan a) Submit to the Principal Engineer EDQ Development Assessment a Site Based Construction Management Plan prepared by the principal site contractor that the following: i. management of noise and dust generated from the site during and outside construction work hours; ii. management of stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. b) Undertake all works generally in accordance	a) Prior to commencement of site works b) At all times during

	with the construction management plan which must be current and available on site at all times during the construction period.	construction
5	Traffic Management Plan a) Submit to the Principal Engineer EDQ Development Assessment DSDIP a Traffic Management Plan (TMP) certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must ensure adverse traffic impacts are minimised during construction. The TMP must include: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision for parking and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. implementation; v. monitoring and measurement; vi. management review; and vii. traffic control plans or traffic control diagrams in accordance with Manual of Uniform Traffic Control Devices (MUTCD) for any temporary part or full road closures of any Council or State road(s). A permit will need to be sought from Council prior to any temporary road closure or road opening works. b) Implement the certified TMP, which must be current and available on site at all times.	a) Prior to commencement of site works b) At all times during construction
6	Retaining Walls a) Submit to the Principal Engineer EDQ Development Assessment DSDIP detailed engineering plans, certified by an RPEQ of all retaining walls 1.0m or greater in height. b) Construct the works generally in accordance with the certified plans required under part a) of this condition; c) Submit to the Principal Engineer EDQ Development Assessment DSDIP certification by a RPEQ that all retaining wall works 1.0m or	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use

	greater in height have been carried out generally in accordance with the certified plans.	
7	Filling and Excavation a) Submit to the Principal Engineer EDQ Development Assessment DSDIP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i> and the following approved plans: i. Concept Bulk Earthworks Layout Plan, Drawing No. B14312-CSK01 Rev B, dated 27 August 2014. The certified earthworks plans shall: 1. include a geotechnical soils assessment of the site; 2. be consistent with the Erosion and Sediment Control plans; 3. where appropriate, provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; 4. provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the filling and excavation generally in accordance with the certified plans required under part a) of this condition. c) Submit to the Principal Engineer EDQ Development Assessment DSDIP certification by a RPEQ that all filling and excavation works have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
8	Vehicle Access – Moranbah Access Road (Goonyella Road) Provide a vehicle crossover between the existing road pavement of Moranbah Access Road (Goonyella Road) and the property boundary, designed and constructed in accordance with Council’s adopted standards and located generally in accordance with the following approved plans: i. Concept Civil Servicing Layout Plan, Drawing No. B14312-CSK02 Rev C, dated 18.09.14.	Prior to commencement of use and to be maintained

9	Vehicle Access – Meninga Crescent Provide a vehicle crossover between Meninga Crescent and the property boundary located, designed and constructed in accordance with Council's adopted standards and generally in accordance with the following approved plans: - Concept Civil Servicing Layout Plan, Drawing No. B14312-CSK02 Rev C, dated 18.09.14; - CRG Response to the Department's Information Request letter, Reference No 14091, dated 8 October 2014.	Prior to commencement of use and to be maintained
10	Car Parking Provide car parking spaces, delineated and signed generally in accordance with approved Traffic Engineering Assessment, Reference No. 14091 dated 28 August 2014 designed in accordance with <i>AS2890 Parking Facilities</i>.	Prior to commencement of use and to be maintained
11	Road – Moranbah Access Road (Goonyella Road) Access - Submit to the Principal Engineer EDQ Development Assessment DSDIP a functional road layout, endorsed by Council, showing a channelised left turn lane on Moranbah Access Road (Goonyella Road) into the proposed service station. - Submit to the Principal Engineer EDQ Development Assessment DSDIP detailed engineering drawings certified by a RPEQ for the proposed work generally in accordance with the endorsed functional layout as required under part a) of this condition. - Construct the works generally in accordance with the certified plans as required under part b) of this condition. - Submit to the Principal Engineer EDQ Development Assessment DSDIP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	- Prior to the commencement of site works - Prior to the commencement of site works - Prior to the commencement of use - Prior to the commencement of use
12	Water connection Connect the development to the existing water reticulation network generally in accordance with	Prior to commencement of use

	Council's current adopted standards and the following approved plans: i. Concept Civil Servicing Layout Plan, Drawing No. B14312-CSK02 Rev C, dated 18.09.14.	
13	Sewer connection Connect the development to the existing sewer reticulation network generally in accordance with Council's current adopted standards and the following approved plans: i. Concept Civil Servicing Layout Plan, Drawing No. B14312-CSK02 Rev C, dated 18.09.14.	Prior to commencement of use
14	Stormwater connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) generally in accordance with Council's current adopted standards and the following approved plans: i. Concept Civil Servicing Layout Plan, Drawing No. B14312-CSK02 Rev C, dated 18.09.14.	Prior to commencement of use
15	Flooding The development must not increase flood levels on private property. All residential, commercial and industrial development lots must have a minimum 300mm freeboard above the Q100 inundation level.	At all times
16	Stormwater Quality a) Submit to the Principal Engineer EDQ Development Assessment DSDIP detailed engineering drawings certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards - Stormwater quality</i> and the following approved documents: i. Stormwater Management Plan, Proposed Service Station Development at proposed Lot 28, Grosvenor Estate, Moranbah, Drawing No. B14312CR001 Rev C, dated 22.09.14. b) Construct the works generally in accordance	a) Prior to commencement of works b) Prior to commencement of use

	with the certified plans required under part a) of this condition. c) Provide verification from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.	c) Prior to commencement of use
17	Outdoor Lighting Outdoor lighting within the development shall be designed and installed to minimise light spill in the adjacent residential properties in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use and to be maintained
18	Electricity Submit to the Principal Engineer EDQ Development Assessment DSDIP either: a) written evidence from Ergon 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 Ergon 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.	Prior to commencement of site works
19	Telecommunications Submit to the Principal Engineer EDQ Development Assessment DSDIP documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to the proposed development.	Prior to commencement of site works
20	Broadband Submit to the Principal Engineer EDQ Development Assessment DSDIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband	Prior to commencement of site works

	Network policy.	
21	Damage and Repairs 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 drainage lines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use
22	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alteration to public utility mains, existing mains, services or installations required in connection with the approved development.	Prior to commencement of use
Landscaping and Environment		
23	Landscape Works a) Submit to the Principal Engineer EDQ Development Assessment DSDIP detailed landscape plans certified by an AILA for improvement works within the proposed development generally in accordance with the following approved plans: i. Landscape Planting Plan, Drawing No. 3260-02 Issue P2, dated 28.08.2014; ii. Landscape Planting Plan, Drawing No. 3260-03 Issue P2, dated 28.08.2014; iii. Landscape Planting Plan, Drawing No. 3260-04 Issue P1, dated 11.07.2014. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Provide verification by an AILA that the works have inspected and completed generally in accordance with the endorsed plans required under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use and to be maintained c) Prior to commencement of use
24	Erosion and Sediment Management a) Submit to the Principal Engineer EDQ Development Assessment DSDIP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning	a) Prior to commencement of site works

	Guidelines 2010 (DEHP) ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	b) At all times during construction
25	Refuse Collection Submit to the Principal Engineer EDQ Development Assessment DSDIP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
Surveying, Land Dedications and Easements		
26	Easements over Infrastructure Public utility easements, if any, must be provided, in favour of and at no cost to the grantee, over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to commencement of use
Monetary Contributions		
27	Infrastructure Contributions Pay to MEDQ a monetary contribution towards the cost of the provision of essential infrastructure in accordance with the Infrastructure Funding Framework (IFF) indexed to the date of payment.	Prior to commencement of use
Environmental Activity (Service Station)		
28	Carry out the Environmental Activity (Service Station) In carrying out the environmental activity, the applicant must take all reasonable and practicable measures to prevent and / or to minimise the likelihood of environmental harm being caused.	At all times
29	Notification a) As soon as practicable after becoming aware of any emergency or incident which results in the release of contaminants not in accordance, or reasonably expected to be in accordance with the conditions of this development approval, the holder of the licence must notify Council by	a) As indicated

	telephone or in person. b) The notification of emergencies or incidents as required under part a) of this condition must include: i. the operator of the activity to which this development approval relates; ii. the location of the emergency or incident; iii. the name and telephone number of the designated contact person; iv. the time of the release; v. the time the holder of the registration certificate became aware of the release; vi. the suspected cause of the release; vii. the environmental harm and or environmental nuisance caused, threatened, or suspected to be caused by the release; viii. actions taken to prevent further any release and mitigate any environmental harm and/or environmental nuisance caused by the release. c) The holder of the registration certificate to which the development approval applies, must provide written advice to Council no later than five (5) days after the initial notification of an emergency or incident. The report must include the information required under part b) of this condition and include the following: i. proposed actions to prevent a recurrence of the emergency or incident; ii. outcomes of actions taken at the time to prevent or minimise environmental harm and or environmental nuisance; and iii. the results of any environmental monitoring performed.	b) As indicated c) As indicated
30	Access to Approval A copy of this approval must be kept in a location readily accessible to personnel carrying out the activity and must be made available to any Authorised Person who requests to see it. This includes a current site plan that meets the following requirements: i. be on paper which is at least A3 size, in full colour; ii. be prepared by an appropriately qualified person; iii. be of scale not less than 1:500; iv. accurately and clearly show the following	At all times

	features: 1. site boundaries; 2. all site improvements including buildings, walls, paving, roads, drains, channels, ponds and dams; 3. existing and proposed site services including stormwater and sewerage.													
31	Maintenance of Measures, Plant and Equipment The holder of the registration certificate to which the development approval applies must: i. install all measures, plant and equipment necessary to ensure compliance with the conditions of this environmental authority; ii. maintain such measures, plant and equipment in a proper and efficient condition; iii. operate such measures, plant and equipment in a proper and efficient manner.	As indicated												
32	Flammable and Combustible Liquid Storage a) All flammable and combustible liquids must be stored in compliance with AS 1940 -2004 <i>"The Storage and Handling of Flammable and Combustible Liquids"</i>. b) All storage and handling of dangerous goods shall comply with the Department of Emergency Services <i>"Guidelines for Industry"</i> handbook and the <i>Dangerous Goods Safety Management Act 2001</i>. c) The flammable and combustible liquids referred in Table 1 below are the maximum volumes of petroleum products permitted to be kept on the site: <i>Table 1 – Maximum Permitted Volumes of Petroleum Products</i> <table border="1"> <thead> <tr> <th>Tank Number</th><th>Fuel Type</th><th>Quantity (Litres)</th></tr> </thead> <tbody> <tr> <td>1</td><td>Motor Spirits</td><td>90,000</td></tr> <tr> <td>2</td><td>Motor Spirits</td><td>90,000</td></tr> <tr> <td>3</td><td>Motor Spirits</td><td>90,000</td></tr> </tbody> </table>	Tank Number	Fuel Type	Quantity (Litres)	1	Motor Spirits	90,000	2	Motor Spirits	90,000	3	Motor Spirits	90,000	a) At all times b) At all times c) At all times
Tank Number	Fuel Type	Quantity (Litres)												
1	Motor Spirits	90,000												
2	Motor Spirits	90,000												
3	Motor Spirits	90,000												
33	Tank Decommissioning a) The decommissioning of any tank is carried out by:	a) As indicated												

	i. removal of the tank(s); ii. remediation of any contaminated soil by removal and filling with inert solid material such as sand, concrete or other approved material; iii. the disconnection and removal of all pipes from the tank. b) Notify the Administering Authority no later than fourteen (14) days following completion of part a).	b) As indicated
34	Site Based Management Plan a) A Site Based Management Plan (SBMP) must be developed and implemented. b) The SBMP shall be reviewed and updated at least once every three (3) years, and an updated copy provided to Council following each revision. c) Submit to Council the SBMP, which must address the following: i. environmental commitments - a commitment by senior management to achieve environmental goals; ii. identification of environmental issues and potential impacts; iii. control measures for routine operations to minimise likelihood of environmental harm; iv. contingency plans and emergency procedures for non-routine situations; v. organisational structure and responsibility; vi. demonstrate how effective communication within the organization will occur in relation to management of Environmental Activity; vii. demonstrate how any contaminant releases will be identified, monitored and reported to the appropriate authorities; viii. environmental impact assessments in relation to the activities on site; ix. staff training; x. record keeping; xi. demonstrate how environmental performance will be reviewed and lead onto continual improvement activities; xii. provide a complete description of each of the environmental activity to be carried	a) Prior to the commencement of the Environmental Activity b) As indicated c) As indicated

	out on the premises including: 1. plans of the site and surrounding area and location of all discharge points; 2. an outline of proposed operations; 3. details of processes to be used; 4. details of the quantities of any bulk materials used and stored on site, including chemicals diluted with water and used on site; 5. material safety data sheets for all chemicals used or manufactured; 6. contingency/emergency response procedures to avoid/minimise discharges resulting from process failure and shutdown.	
35	Records a) Record, compile and keep all monitoring results required by this document and present this information to the Administering Authority when requested, in a specified format. b) Records must be kept for a minimum of five (5) years, and must include the following information: i. date of pickup of waste; ii. description of waste; iii. cross reference to relevant waste transport documentation; iv. quantity of waste; v. origin of the waste; vi. destination of the waste; and vii. intended fate of the waste, for example, type of waste treatment, reprocessing or disposal.	a) As indicated b) As indicated
36	Nuisance The release of noxious or offensive odours or any other noxious or offensive airborne contaminants resulting from the environmental activity must not cause a nuisance at any odour sensitive place.	At all times
37	Dust Nuisance a) The release of dust and/or particulate matter resulting from the environmental activity must not cause an environmental nuisance at any dust sensitive place.	a) At all times

42	Noise monitoring When requested by the Administering Authority, noise monitoring must be undertaken to investigate any complaint of noise nuisance, and the results notified within 14 days to the Administering Authority. Monitoring must include: i. LA 10, adj, 10 mins ii. LA 1, adj, 10 mins iii. the level and frequency of occurrence of impulsive or tonal noise; iv. atmospheric conditions including wind speed and direction; v. effects due to extraneous factors such as traffic noise; vi. location, date and time of recording.	As indicated
43	Waste handling All regulated waste removed from the site must be removed by a person who holds a current authority to transport such waste.	At all times
44	Preventing contaminant release to land a) Spillage of all chemicals and fuels must be contained within an on-site containment system and controlled in a manner that prevents environmental harm, including: i. installation of blind sumps (with a minimum capacity 10,000 litres each) to capture runoff from each covered forecourt area around dispensing fuel pumps. The covered forecourt areas around the dispensing pumps must be paved and graded such that runoff discharges into the blind sumps. The design must ensure all spillages and wash down waters are collected from the forecourt areas and is not discharged into any stormwater systems or sewer; ii. wastewater in the blind sump to be disposed of in the following manner: 1. collection and disposal by a registered waste contractor to a liquid waste treatment facility; or 2. wastewater treated on site to the required standard for subsequent discharge to sewer in accordance with a Trade Waste Permit. b) Any earthen bund shall comply with the	a) At all times b) As indicated

	following requirements: i. it shall be sufficiently impervious to retain spillage and to enable recovery of any such spillage; ii. in a fire situation, the bund shall retain the structural integrity; iii. any earthen wall 1 m or more in height shall have a flat section at the top at least 600 mm wide; iv. the slope of any earthen wall shall be consistent with the angle of repose of the material from which the wall is constructed.	
45	Management of Complaints a) All complaints received which relate to the environmental activity must be documented, including investigations undertaken, conclusions formed and action taken. b) This information must be made available to the Administering Authority i. Upon request; ii. With each annual return.	a) At all times b) As indicated

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****