



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2015/698

16 September 2015

BluePoint GB Pty Ltd ATFT
C/- Mr Gary Savins
Gassman Development Perspectives
PO Box 392
BEENLEIGH QLD 4207

Dear Gary

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 1 PUB LANE, GREENBANK DESCRIBED AS LOT 1 ON RP52978

On 15 September 2015 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 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 of Infrastructure, Local Government and Planning website: <http://dilgp.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Jennifer Davison on 3452 7127.

Yours sincerely

Beatriz Gomez
Director – EDQ Development Assessment

Executive Building
100 George Street Brisbane
PO Box 15009 City East
Queensland 4002 Australia
Website www.dilgp.qld.gov.au
ABN 25 166 523 889

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone Urban Development Area	
Site address	1 Pub Lane, Greenbank	
Lot on plan description	Lot number	Plan description
	1	RP52978
PDA development application details		
DEV reference number	DEV2015/698	
'Properly made' date	6 August 2015	
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	Material Change of Use for a 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	11 September 2015
Currency period	4 years from the decision date

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.

Approved plans and documents		Number <i>(if applicable)</i>	Date <i>(if applicable)</i>
1.	Locality Plan	A101 Revision C	Dated 07/22/15
2.	Proposed Site Plan	A102 Revision C	Dated 15/07/15
3.	Roof Plan	A201 Revision B	Dated 07/20/15
4.	External Elevations Sheet 1 of 2	A301 Revision A	Dated 07/20/15
5.	External Elevations Sheet 2 of 2	A302 Revision A	Dated 07/20/15
6.	Proposed Sections	A401 Revision A	Dated 07/20/15
7.	Signage Details	A501 Revision A	Dated 07/20/15
8.	Landscape Concept	SLI – 1 Issue A	Dated July 2015

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must 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 the MEDQ's development assessment fee schedule (as amended from time to time).
- b) Compliance assessment and endorsement by EDQ Development Assessment, DILGP is required prior to any work commencing.
- 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. the applicant liaises with EDQ Development Assessment, DILGP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days** – EDQ Development Assessment, DILGP assesses the plans/supporting information and:
 1. if satisfied with the plans/supporting information as submitted - endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DILGP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DILGP assesses the revised plans/supporting information and:
 1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
 - vi. if EDQ Development Assessment, DILGP is not satisfied that compliance has been achieved within **20 business days** - repeat steps

iv. and v. 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 vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DILGP endorses relevant plans/supporting information.

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **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).
3. **Council** means Logan City Council.
4. **DILGP** means The Department of Infrastructure, Local Government and Planning.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions - Material Change of Use		
No	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	Certification of Operational Works All operational works, for contributed assets, 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 plans and documents, and any other approval or endorsement required by these conditions.	As indicated
Vegetation		
4.	Vegetation Clearing Undertake vegetation clearing as required for the proposed service station shown on the following approved plan: a) Proposed Site Plan, drawing no. A102 Rev C, prepared by TRG and dated 15/07/15	Prior to commencement of use
5.	Vegetation Management Unless otherwise agreed by EDQ Development Assessment, DILGP cleared vegetation shall be processed through an on or off-site wood-chipper and disposed of as firewood or landscape mulch.	As indicated
Engineering		
6.	Construction Management Plan a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. 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. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor.	a) Prior to commencement of site works

	b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	b) At all times during construction
7.	Traffic Management Plan a) Submit to EDQ Development Assessment, DILGP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must include the following: - provision for the management of traffic around and through the site during and outside of construction work hours; - provision of parking for workers and materials delivery during and outside of construction hours of work; - planning including risk identification and assessment, staging, etc; - ongoing monitoring, management review and certified updates (as required); - traffic control plans and/or traffic control diagrams, prepared 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). b) Undertake all works generally in accordance with 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
8.	Filling and Excavation a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments.”</i> The certified earthworks plans shall: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP certification by a RPEQ that all earthworks 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

	Compliance Assessment – Industrial Crossover a) Submit to EDQ Development Assessment, DILGP for compliance assessment, detail design plans for the proposed industrial crossover, certified by a RPEQ, in accordance with Council adopted standards. The crossover design shall make provision for the protection/access of the two existing water mains in accordance with <i>PDA Guideline No. 13 Engineering standards – sewer and water</i>. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as constructed' drawings, certified by a RPEQ, in a format acceptable to the Council for the water main protection works.	a) Prior to commencement of building works b) Prior to commencement of use and to be maintained c) Prior to commencement of use
9.	Car Parking a) Provide car parking spaces, delineated and signed generally in accordance with the following approved plans: i. Proposed Site Plan, drawing no. A102 Rev C, prepared by TRG and dated 15/07/15 b) Car parking spaces are to be designed in accordance with <i>AS2890 – Parking Facilities</i>. c) Demonstrate parking facilities have been provided in accordance with parts a) and b) of this condition.	Prior to commencement of use and to be maintained
10.	Water connection Connect the development to the existing water reticulation network in accordance with Council current adopted standards.	Prior to commencement of use
11.	On-Site Domestic Wastewater Management a) Submit to EDQ Development Assessment, DILGP an On-Site Domestic Wastewater Management Plan, certified by a RPEQ, in accordance with AS1547-2012 for the collection and disposal of the wastewater generated within the site. b) Install the wastewater treatment and disposal facility in accordance with the certified On-Site Domestic Wastewater Management Plan. c) Comply with the requirements of the certified On-Site Domestic Wastewater Management Plan.	a) Prior to commencement of site works b) Prior to the commencement of use c) At all times
12.	Stormwater quantity a) Submit to EDQ Development Assessment, DILGP detailed engineering drawings, certified by a RPEQ for the proposed	a) Prior to commencement of

	stormwater detention basin designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the following documents; i. Conceptual Stormwater Management Plan, document no. BC-15053, prepared by BIOME and dated July 2015 b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.	works b) Prior to commencement of use c) Prior to commencement of use
13.	Stormwater quality a) Submit to EDQ Development Assessment, DILGP 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 documents; i. Conceptual Stormwater Management Plan, document no. BC-15053, prepared by BIOME and dated July 2015 b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use c) Prior to commencement of use
14.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed 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
15.	Electricity Submit to EDQ Development Assessment, DILGP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or b) written evidence from Council 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
16.	Telecommunications Submit to EDQ Development Assessment, DILGP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencement of site works

17.	Public Infrastructure - Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use
Landscape and Environment		
18.	Landscape Works a) Submit to EDQ Development Assessment, DILGP detailed landscape plans, certified by a registered landscape architect, for improvement works within the proposed development generally in accordance with the following plans: i. Landscape Concept, drawing no. SLI-1, prepared by Scenetics and dated July 2015 b) Construct the works generally in accordance with the certified 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
19.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DILGP 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 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.	a) Prior to commencement of site works b) At all times during construction
20.	Refuse Collection Submit to EDQ Development Assessment, DILGP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
Surveying, land transfers and easements		
21.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in 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 or endorsement of a Building Format Plan, whichever occurs first

22.	Road Widening – Pub Lane Dedicate as road, land from Lot 1 on RP52978 to achieve a minimum Pub Lane reserve width of 23.5m along the entire frontage.	Prior to commencement of use
Compliance Assessment		
23.	Compliance Assessment – Footpath a) Submit to EDQ Development Assessment, DILGP for compliance assessment, detail design plans certified by a RPEQ for a 2.5m wide footpath along the Pub Lane frontage and connected with the existing footpath on Teviot Road. The footpath design shall be generally in accordance with the following plans/documents: i. <i>PDA Guideline No. 13 Engineering Standards – Minor Roads</i> ; and ii. Locality Plan, drawing no. A101 Rev C, prepared by TRG and dated 15/07/15. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP ‘as constructed’ drawings, certified by a RPEQ, in a format acceptable to the Council for the water main protection works.	a) Prior to commencement of building works b) Prior to commencement of use c) Prior to commencement of use
Infrastructure Charges		
24.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2015 indexed to the date of payment.	In accordance with the IFF

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 ****