



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2012/235

5 November 2015

Economic Development Queensland
C/- Mr Mitchell Hendricks
Wolter Consulting Group
PO Box 436
NEW FARM QLD 4005

Dear Mitchell

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT AND MATERIAL CHANGE OF USE AT 20 MERIMBULA CRESCENT, FITZGIBBON DESCRIBED AS LOT 1006 ON SP251880 (FORMERLY DESCRIBED AS LOT 4003 ON SP249426)

On 5 November 2015 the Minister for Economic Development Queensland (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*.

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/development-assessment-of-priority-development-areas.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Karina McGill on 3452 7437.

Yours sincerely

Jeanine Stone
Director – EDQ Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Fitzgibbon	
Site address	20 Merimbula Crescent, Fitzgibbon	
Lot on plan description	Lot number	Plan description
	1006	SP251880 (formerly described as Lot 4003 on SP249426)
PDA development application details		
DEV reference number	DEV2012/235	
'Properly made' date	11 September 2015	
Type of application	☒ Changing a PDA development approval	
Description of proposal applied for	Reconfiguring 1 lot into 25 lots and new road Material Change of Use for Convenience retail centre of 800m ² (Shop, Food premises, Market, Office and Medical centre) and Houses (22 Dwellings)	

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	19 April 2013
Change to approval date	5 November 2015
Currency period	4 years from original decision date

Plans and documents

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

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Plan of Reconfiguration Lots 1-25 & 501	SB2689_02_E Sheet 1 of 2	12-07-2012
2.	Plan of Reconfiguration Lots 1-25 & 501	SB2689_02_E Sheet 2 of 2	13-07-2012
3.	Plan of Development 'Area C' Neighbourhood Centre	ULDA035 DA 02.02 Issue J	21/10/15 (Amended in Red 29 October 2015)
4.	Car Parking Layout Plan	B13179-SK100	27.07.15
5.	Roadworks and Drainage Layout Plan	B13179-SK101	27.07.15
6.	Sewer Reticulation Layout Plan	B13179-203	27.07.15
7.	Water Reticulation Layout Plan	B13179-SK103	27.07.15
8.	Site Plan/ Concept	LA3276 Issue B	6 Aug 2015
9.	Planting Palette	LA3276 Issue B	6 Aug 2015
Plans and documents previously approved on 19 April 2013		Number (if applicable)	Date (if applicable)
1.	Concept I 7.5m Echo Corner 2 (A1+2)	Issue B	06/09/12 (Amended in Red 9 APR 2013)
2.	Concept I 7.5m Echo Corner 2 (A3)	Issue B	06/09/12 (Amended in Red 9 APR 2013)
3.	Concept I 5.0m Echo Laneway Entry (B)	Issue B	06/09/12 (Amended in Red 9 APR 2013)
4.	Concept I 5.0m Echo Street Entry (B)	Issue B	06/09/12 (Amended in Red 9 APR 2013)
5.	Concept I 9.0m Echo Edge 2 (C1)	Issue B	06/09/12 (Amended in Red 9 APR 2013)
6.	Concept I 7.5m Echo Edge 1	Issue B	06/09/12 (Amended in Red

	(C2-4)		9 APR 2013)
7.	Concept I 7.5m Echo (C5)	Issue B	06/09/12 (Amended in Red 9 APR 2013)
8.	Concept I 7.5m Echo 3 (C5)	Issue B	06/09/12 (Amended in Red 9 APR 2013)
9.	Concept I Convenience Centre	Issue A	12/07/12 (Amended in Red 14.3.13)

RECONFIGURING A LOT (RECONFIGURING 1 LOT INTO 25 LOTS AND NEW ROAD)

PDA Development Conditions		
No.	Condition	Timing
1.	Carry out the approved development Carry out the development generally in accordance with the approved plan/s. drawing/s and document/s.	Prior to survey plan endorsement for each stage
2.	Complete all Operational Works Complete all building and operational work associated with this development approval, including work required by any of the following conditions. Such work is to be carried out generally in accordance with the approved plans.	Prior to commencement of use for the relevant stage
3.	Construction Management Plan Submit to Economic Development Queensland (EDQ) a site based construction management plan that will include but not be limited to: • provision for the management of traffic around and through the site during and outside of construction work hours; • provision for parking and materials delivery during and outside of construction hours of work; • Management of sedimentation, erosion and dust generated from the site during and outside construction work hours; • Management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; • Management of contaminated soils, including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed. The construction management plan shall be prepared in	Prior to commencement of works for each stage

	consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	
4.	Roads & Car Parking a) Submit to Economic Development Queensland (EDQ) detailed engineering drawings of roads including carparking certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) generally in accordance with <i>Brisbane City Council's Subdivision & Development Guidelines**</i>, the relevant AS2890 Car Parking standards and the approved: • Plan of Development 'Area C' Neighbourhood Centre, ULD035 DA 02.02 Issue J dated 21/10/15 (as amended in red 29/10/15); and • Roadworks and Drainage Layout Plan, B13179-SK101 dated 27/07/15; and • Carpark Layout Plan, B13179-SK100 dated 27/07/15. b) Construct the works in accordance with the certified plans required in part a) of this condition c) Submit to EDQ 'As-Constructed' plans including an asset register in a format acceptable to Brisbane City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ).	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
5.	Street Lighting Design and install a street lighting system (including connections and energising) to all roads and park within the subdivision. The design and construction of the street lighting system must: • be in accordance where relevant with Chapter 7 of Brisbane City Council's <i>Subdivision and Development Guidelines</i> and Drawings**; • meet the relevant requirements of the electricity supplier (where the supplier is Energex, this includes the <i>Public Lighting Construction Manual</i>); • be acceptable to the electricity supplier as 'Rate 2 Public Lighting' (refer Energex Rate 2 Public Lighting Design	Prior to survey plan endorsement for each stage

	Parameters); and be designed and positioned to comply 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> to minimise the impact upon the fauna in the adjacent bushland areas. .	
6.	Park Landscape Works a) Submit to Economic Development Queensland (EDQ) for compliance endorsement detailed landscape plans certified by a qualified landscape architect for the designated park on proposed Lot 34 generally in accordance with the Brisbane City Council's <i>Subdivision & Development Guidelines**</i> and <i>Centres Detail Design Manual (CDDM)</i> and the approved: - Site Plan/ Concept, LA3276 Issue B dated 6 Aug 2015; and - Planting Palette, LA3276 Issue B dated 6 Aug 2015. The plan(s) is to be prepared at a scale of 1:100 and include but not limited to the following: - the extent of soft and hard landscape works - location and description of fencing or walls - description/details of critical design elements where applicable (e.g. proposed surface treatments, stabilisation of batters, podium planters) - basic specification notes on plan for all proposed landscape works. - a planting schedule listing proposed plants by botanical names, quantities, pot size, height, spread and calliper at time of planting and - proposed artwork. b) Submit to EDQ certification from a suitably qualified landscape architect that all streetscape works have been inspected and constructed in accordance with part a) of this condition c) On Maintenance Provide 12 months maintenance to the landscaping commencing on receipt of written confirmation from EDQ that planting is satisfactory. d) Off Maintenance Inspection On completion of the 12 months maintenance period, contact EDQ to arrange an Off Maintenance inspection.	a) Prior to commencement of work b) Prior to survey plan endorsement c) As indicated d) As indicated

7.	Dedicate Park Transfer and surrender to the Crown as Park for Public Use the land indicated as proposed Lot 25 on the approved drawings and documents.	Prior to survey plan endorsement
8.	Streetscape Works a) Submit to Economic Development Queensland (EDQ) a 'Streetscape Works Plan' for required works to be undertaken within all footpath reserves generally in accordance with the approved: • Site Plan/ Concept, LA3276 Issue B dated 6 Aug 2015; and • Planting Palette, LA3276 Issue B dated 6 Aug 2015. The plan is to be prepared at a scale of 1:100 by a suitably qualified and experienced Landscape Architect and the works are to be constructed to a standard and of materials consistent with the requirements of Council's <i>Centres Detail Design Manual (CDDM)</i> and <i>Subdivision and Development Guidelines**</i>. The plans are to include the following: • Full width pavement treatment in the required materials and pattern. • Street trees in tree grates with tree guards, integrated in the proposed pavement pattern • Shade trees in car park areas • Conceptual location of pedestrian lights. • Location of underground and above-ground services • Location of service pits (specified with infillable pit lids). • Location and description of street furniture. • Finished surface levels including cross-falls and longitudinal grades. • Tactile pavers in at driveways and kerb ramps in accordance with AS1428.4 and detail UMS-213 Rev B. • Proposed road use adjacent to the kerbing (eg. public transport stops, parking bays, No Standing zones). The plan is also to describe and illustrate how the north-south pedestrian linkage from the Community Centre to the north will be reinforced through the middle of the site. b) Submit to EDQ certification from a suitably qualified landscape architect that all streetscape works have been inspected and constructed in accordance with part a) of this condition c) On Maintenance Provide 12 months maintenance to the landscaping and	a) Prior to commencement of work b) Prior to survey plan endorsement c) As indicated

	street trees commencing on receipt of written confirmation from the ULDA that planting is satisfactory. d) Off Maintenance Inspection On completion of the 12 months maintenance period, contact the ULDA to arrange an Off Maintenance inspection.	d) As indicated
9.	Water a) Submit to Economic Development Queensland (EDQ) Principal Engineer detailed water reticulation plans certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the approved Water Reticulation Layout Plan, B13179-SK103 dated 27/07/15 and Queensland Urban Utilities (QUU) current standards. b) Construct the works in accordance with the certified plans required by part a) of this condition c) Submit to EDQ 'As-Constructed' plans including an asset register in a format acceptable to QUU checked and certified by a Registered Professional Engineer Queensland (RPEQ).	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
10.	Sewer a) Submit to Economic Development Queensland (EDQ) Principal Engineer detailed sewer reticulation plans certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the approved Sewer Reticulation Layout Plan, B13179-SK203 dated 27/07/15 and Queensland Urban Utilities (QUU) current standards. b) Construct the works in accordance with the certified plans required by part a) of this condition c) Submit to EDQ 'As-Constructed' plans including an asset register in a format acceptable to QUU checked and certified by a Registered Professional Engineer Queensland (RPEQ).	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
11.	Stormwater a) Submit to Economic Development Queensland (EDQ) Principal Engineer detailed stormwater reticulation plans certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the	a) Prior to commencement of works for each stage

	approved Roadworks and Drainage Layout Plan, B13179-SK101 dated 27/07/15 and the <i>Brisbane City Council's Subdivision & Development Guidelines</i>**. b) Construct the works in accordance with the certified plans required by part a) of this condition. c) Submit to EDQ 'As-Constructed' plans including an asset register in a format acceptable to Brisbane City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ).	b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
12.	Soil Erosion and Sediment Control a) Submit to Economic Development Queensland (EDQ) an Erosion and Sediment Control (E&SC) Program certified by a Registered Professional Engineer of Queensland (RPEQ) or suitably qualified professional that complies with the Brisbane City Council's <i>Erosion and Sediment Control Standard (Version 9 or later)</i>**. b) The E&SC program shall be monitored by a Registered Professional Engineer Queensland (RPEQ).	a) Prior to commencement of work for each stage b) At all times during construction works
13.	Easements over Infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour of Economic Development Queensland (EDQ). The terms of the easements must be to the satisfaction of EDQ.	Prior to survey plan endorsement for the relevant stage.
14.	Electricity Submit to Economic Development Queensland (EDQ) written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services to each use/dwelling.	Prior to commencement of works for each stage
15.	Telecommunications Submit to Economic Development Queensland (EDQ) documentation from an authorised telecommunications service provider to confirm that satisfactory agreements have been made for the provision of underground telecommunications to each use/dwelling within the proposed development.	Prior to commencement of works for each stage

16.	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011. Or Submit to MEDQ 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 <i>Communications Alliance G645:2011 guideline</i>, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement for each stage
17.	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 connection in accordance with the approved development the <i>Brisbane City Council's Subdivision & Development Guidelines**</i>.	Prior to survey plan endorsement for the relevant stage.
18.	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 drainage lines) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement for each stage
19.	Pre-Construction Certification No work shall commence until Economic Development Queensland (EDQ) acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with EDQ Certification Procedures Manual.	Prior to commencement of works
20.	Post-Construction Certification Submit Post-Construction (Practical Completion) Certification in accordance with Economic Development Queensland (EDQ) Certification Procedures Manual, approved forms and "as Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" generally in accordance with the approved plans.	Prior to survey plan endorsement
21.	Small lot development easements for lots $\leq 300m^2$	

	For standard format lot sub-divisions where a lot is 300m² or less and the lot adjoins another lot 300m² or less and the proposed construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i> (LTA) to permit the application and registration of high density development easements, provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights for 1 or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage*; or provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist). *High-density development easements created under Part 6 Division 4AA of the <i>Land Title Act 1994</i> are not required to be identified on a plan of survey.	At or prior to survey plan endorsement for the relevant stage						
22.	Infrastructure Contributions Pay to the Minister for Economic Development Queensland (MEDQ) a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with the Interim Infrastructure Framework (The Framework - 2012/2013). The applicable charge at the 2012/2013 rate is: <table border="1"> <tr> <td>Detached dwelling charge is \$17,992</td><td>\$17,992 x 22</td><td>\$395,824</td></tr> <tr> <td>Total Infrastructure Charge</td><td></td><td>\$395,824</td></tr> </table> <i>Notes:</i> - Credits are available where the applicant can prove previous payments have been made. - Charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index	Detached dwelling charge is \$17,992	\$17,992 x 22	\$395,824	Total Infrastructure Charge		\$395,824	Prior to commencement of use
Detached dwelling charge is \$17,992	\$17,992 x 22	\$395,824						
Total Infrastructure Charge		\$395,824						

**MATERIAL CHANGE OF USE FOR CONVENIENCE RETAIL CENTRE OF 800M²
GFA (SHOP, FOOD PREMISES, MARKET, OFFICE AND MEDICAL CENTRE) AND
HOUSES (22 DWELLINGS)**

PDA Development Conditions		
No.	Condition	Timing
23.	Carry out the approved development Carry out the development generally in accordance with the approved plan/s. drawing/s and document/s.	Prior to commencement of use and to be maintained
24.	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 Economic Development Queensland (EDQ) or other approval required by the conditions.	To be maintained
25.	Outdoor Lighting Outdoor lighting must be designed and installed in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>	Prior to commencement of use
26.	End of trip facilities at Convenience retail centre of 800m² Install end of trip facilities for pedestrians and cyclists as part of the development. Including secure undercover bicycle storage facilities showers and lockers in accordance with <i>Austrroads part 14</i> and AS2890.0 standards.	Prior to commencement of use
27.	Hours of Operation – Heavy Vehicle Movements at Convenience retail centre of 800m² Operation of heavy vehicles and/or waste collection vehicles must only occur between 5:30am - 7pm Monday to Saturday.	At all times
28.	Waste Collection at Convenience retail centre of 800m² a) Enter into an agreement with Brisbane City Council to provide a waste collection service to the development. b) Provide a screened bin corral which are all required to be shared between all tenants.	Prior to commencement of use
29.	Construction Management Plan a) Submit to Economic Development Queensland (EDQ) a site based construction management plan that will include but	a) Prior to commencement of

	not be limited to the: - provision for the management of traffic around and through the site during and outside of construction work hours - provision for parking and materials delivery during and outside of construction hours of work - management of dust generated from the site during and outside construction work hours - management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later) - management of groundwater and surface water collection, treatment and disposal - management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed. The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	site works b) At all times during site works
30.	Soil Erosion and Sediment Control Prior to plans being endorsed the applicant shall submit to Economic Development Queensland (EDQ) an Erosion and Sediment Control (ESC) Program which complies with <i>Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later)</i>** and implement it accordingly.	While site works are occurring and then to be maintained
31.	Water Reticulation Connect each premises/dwelling to the water reticulation network in accordance with <i>Queensland Urban Utilities</i> standards.	Prior to commencement of use
32.	Sewer Reticulation Connect each premise/dwelling to the sewer reticulation network in accordance with <i>Queensland Urban Utilities</i> standards.	Prior to commencement of use

3 Stormwater Connections	Connect each premise/dwelling to the existing stormwater network in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i> *.	Prior to commencement of use						
3 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 connection with the approved development in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i> **.	Prior to commencement of use for each stage						
3 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 drainage lines) that may occur during any works carried out in association with the approved development.	Prior to the commencement of the use for each stage						
3 Electricity	Submit to Economic Development Queensland (EDQ) either: - written evidence demonstrating that existing underground low-voltage electricity supply is available to each dwelling/premise; or - written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services.	Prior to commencement of site works for each stage						
3 Telecommunications	Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new dwelling/premise within the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> **.	Prior to commencement of site works for each stage						
3 Infrastructure Contributions	Pay to the Minister for Economic Development Queensland (MEDQ) a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with Brisbane City Council's <i>Adopted Infrastructure Charges Resolution (No.2) 2011</i>. Convenience retail centre Lot 1 <table border="1"> <tr> <td>Sewer network charge \$24</td><td>x 800m² GFA</td><td>\$19,200</td></tr> <tr> <td>Water network charge \$12</td><td>x 800m² GFA</td><td>\$9,600</td></tr> </table>	Sewer network charge \$24	x 800m ² GFA	\$19,200	Water network charge \$12	x 800m ² GFA	\$9,600	Prior to commencement of use.
Sewer network charge \$24	x 800m ² GFA	\$19,200						
Water network charge \$12	x 800m ² GFA	\$9,600						

Transport and community purpose network charge \$144	x 800m ² GFA	\$115,200	Total = \$152,980 Note: <i>Charges will be adjusted by the Consumer Price Index (CPI) for the period starting on the day the adopted charge is levied (22 April 2013) and ending on the day the charge is paid.</i>	
Stormwater network (impervious area) \$10	x 898m ² Impervious area of Lot 34	\$8,980		
Total		\$152,980		

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.

*For the purposes of this Change to Approval, this is taken to be a reference to Brisbane City Council's SC6.16 *Infrastructure design planning scheme policy* as contained within *Brisbane City Plan 2014*

**** End of Package ****