

Our ref: DEV2015/724

23 December 2015

Dorrigo Developments Pty Ltd
C/- Ms Sarah Davies
Urbis Pty Ltd
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Sarah

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – FAST FOOD PREMISES, FOOD PREMISES, SHOP, MEDICAL CENTRE, OFFICE AND CHILD CARE CENTRE AT 8 WARRUMBUNGLE PARADE, FITZGIBBON DESCRIBED AS LOT 1006 ON SP251880

On 23 December 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://www.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 Brandon Bouda on 3452 7422.

Yours sincerely



Beatriz Gomez
Director, EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Fitzgibbon	
Site address	8 Warrumbungle Parade, Fitzgibbon	
Lot on plan description	Lot number	Plan description
	1006	SP251880
PDA development application details		
DEV reference number	DEV2015/724	
'Properly made' date	09 November 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	Fast Food Premises, Food Premises, Shop, Medical Centre, Office and Child Care Centre	

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	23 December 2015
Currency period	4 years from 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 (if applicable)	Date (if applicable)
1.	Overall Site Plan and Site Data	DA.02, issue P4	16/10/15 (as amended in red dated 22 Dec 2015)
2.	Site Layout – Childcare	DA.03, issue P2	16/10/15 (as amended in red dated 22 Dec 2015)
3.	Floor Plan Layout – Childcare	DA.04, issue P3	16/10/15
4.	Elevations – Childcare	DA.05, issue P3	16/10/15
5.	Floor Plan/Site Layout – Commercial	DA.07, issue P3	16/10/15
6.	First Floor Plan – Commercial	DA.08, issue P3	16/10/15
7.	Elevations – Commercial	DA.09, issue P3	16/10/15
8.	Site Sections	DA.10, issue P1	16/10/15
9.	Bin Store Details	DA.11, issue P1	16/10/15
10.	Fence Details	DA.12, issue P1	16/10/15
11.	Colour and Material Schedule	DA.13, issue P1	16/10/15

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 Australian Institute Landscape Architect.
2. **Council** means Brisbane City Council.
3. **DEHP** means The Department of Environment & Heritage Protection.
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. **QUU** means Queensland Urban Utilities.
9. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development 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 survey plan endorsement for each stage
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated
Engineering		
3.	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	a) Prior to commencement of site works

	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. 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
4.	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
5.	Filling and Excavation a) Undertake all earthworks generally in accordance with <i>AS3798 – 1996 “Guidelines on Earthworks for Commercial and Residential Developments</i>. b) Submit to EDQ Development Assessment, DILGP certification by a RPEQ that all earthworks have been carried out in generally accordance part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of use b) Prior to commencement of use
6.	Bicycle Parking Provide bicycle parking racks with a minimum of 6 spaces, which are to be located at the retail building frontage.	Prior to commencement of use and to be maintained

7.	Water connection Connect the development to the existing water reticulation network in accordance with QUU's current adopted standards.	Prior to commencement of use
8.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with QUU's current adopted standards.	Prior to commencement of use
9.	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) in accordance with Council current adopted standards.	Prior to commencement of use
10.	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
11.	Electricity Connect the development to the existing electricity reticulation network in accordance with Energex current adopted standards.	Prior to commencement of site works
12.	Telecommunications and Broadband Connect the development to the existing telecommunications and broadband network.	Prior to commencement of use
13.	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
Landscaping and Environment		
14.	Landscape Works a) Submit to EDQ Development Assessment, DILGP detailed landscape plans, certified by an AILA, for improvement works within the proposed development generally in accordance with the following plans: i. Site Layout – Childcare, Plan No. DA.03, issue P2, dated 16/10/15 (as Amended in Red dated 22 Dec 2015	a) Prior to commencement of site works

	b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	b) Prior to commencement of use and to be maintained
15.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DILGP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: i. prepared generally in accordance with the <i>State Planning Policy</i>, July 2014 (as amended from time to time) and relevant guidelines; and ii. certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of or during site works b) Prior to commencement of use
16.	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
17.	Refuse Collection Submit to EDQ Development Assessment, DILGP refuse collection approval from Council or a private waste contractor.	Prior to commencement of site works
Surveying, land transfers and easements		
18.	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

Infrastructure Charges		
19.	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 ****

