DEVELOPMENT CONDITIONS

APPLICANT: **PARK RIDGE 88 PTY LTD**
APPLICATION NUMBER: **MCUI/3/2018**
TYPE & DESCRIPTION: **MATERIAL CHANGE OF USE IMPACT - SERVICE STATION, FOOD AND DRINK OUTLET AND CHILD CARE CENTRE**

OFFICER DETAILS

The Assessment Manager for this application was:

Officer Name: Katie Parsons
Contact Number: (07) 3412 5269
Please Quote: MCUI/3/2018
Document Number: 12263375/parsonk:parsonk

LAND

Development Conditions to apply to the following land:

Street Address: 17-25 Park Ridge Road, PARK RIDGE QLD 4125
Real Property Description: Lot 16 SP 119024

CONDITIONS OF DEVELOPMENT:

1. GENERAL

Approved Documents

1.1. Undertake development generally in accordance with the following approved plan(s) of development and/or document(s); except as altered by other conditions of this development approval including any amendments wherever made in red on the approved plan(s) and/or document(s):

Title	Plan Number	Rev/Amd't	Date	Prepared by
Context Plan	A1.0	4	15/01/2018	Thomson Adsett
Site Plan	A10.0	19	09/08/2018	Thomson Adsett
Retail Building Elevations	A30.0	4	15/01/2018	Thomson Adsett
Child Care Centre Elevations	A30.1	4	15/01/2018	Thomson Adsett
Sections	A40.0	4	15/01/2018	Thomson Adsett
Perspectives	A90.0	4	15/01/2018	Thomson Adsett
Park Ridge Service Centre Landscape DA Package		H	09/08/2018	Cusp

Title	Document Number	Rev/Amd't	Date	Prepared by
Noise Impact Assessment	17-158	1	18.01.2018	MWA Environmental

Compliance Timing

1.2. Comply with all conditions of this development approval at no cost to Council and prior to the Final Inspection Certificate by a Building Certifier or commencement of use, and ensure that compliance is maintained thereafter, unless otherwise stated in a specific condition.

Terms

1.3. Interpret words and terms used in this development approval as having the meaning ascribed to them in the planning scheme under which this development approval has been given unless otherwise stated in a specific condition.

Approval parameters

1.4. Ensure that the number of children attending the Child Care Centre does not exceed 112.

2. PROPERTY

Land Dedication – Park Ridge Road

2.1. Dedicate land to Council along the full frontage of the site to Park Ridge Road generally in accordance with the approved plans of development titled "Park Ridge Service Centre", Rev. 18, prepared by Thomson Adsett, dated 15 May 2018 and in accordance with Logan City Council Planning Scheme Policy 2015 Local Government Infrastructure Plan Mapping and Tables – Table SC 3.2.4 – Movement network schedule of works, Map reference 1.

This condition is imposed under section 128 of the Planning Act 2016.

Further Advice:

Documentation in relation to any land required to be registered to the benefit of Council is required to be prepared and carried out by Council's solicitors at the owner's expense.

Demolish Building(s) and/or Structure(s) – all on site

2.2. Demolish or relocate off site all existing buildings and/or structures on site and disconnect and where required cap all associated services in accordance with a Plumbing and Drainage application/ the Water Infrastructure Branch guidelines prior to demolition commencing.

Display Street Number – Commercial or Industrial Development

2.3. Provide property identification numbers with a minimum height of 300mm on the front façade of the building or on any advertising sign in a location and in a manner able to be clearly identifiable from the primary road frontage.

3. LANDSCAPE AND AMENITY

3.1. Prepare and submit for Council approval, detailed landscape drawings and documentation, in accordance with the approved plans of development, and Planning Scheme Policy 5 – Infrastructure, as part of an Operational Works application for Earthworks, Stormwater Management, Vegetation Clearing, Civil Works (where relevant and whichever occurs first), modified to include the following:

3.1.1. Extend the log rail vehicle barrier to grass seed turf area along the Park Ridge Road boundary.

3.2. The landscaping works are to be provided at no cost to Council.

3.3. Ensure pedestrian paths are designed to Council standards and constructed with clear end to end sightlines without truncations or sudden changes in grade.

3.4. Ensure landscaping does not reduce clear sightlines or casual surveillance or create entrapment of any publicly accessible areas. This can be achieved by ensuring that:

3.4.1. the canopy of a mature tree does not hang below two metres;

3.4.2. understorey landscaping incorporated into or adjacent to publicly accessible areas is of a species that does not grow above a maximum height of 600mm.

3.5. Ensure commercial premises with on-site car park/s incorporate way finding measures including:

3.5.1. directional signage to building entrance is identifiable from outside the building;

3.5.2. pedestrian access provided from a car park into building is direct and directional signage is incorporated into design.

3.6. Install a 1.8 metre high fence at the applicant's expense:

3.6.1. on all shared property boundaries to private land unless an adjoining land owner for the respective part of the property boundary advises the applicant in writing that the existing fence is to be maintained;

3.6.2. using quality materials and that if constructed using soft wood, the timber is CCA treated and 3 rails are used;

3.6.3. that if there is any existing fence on the property boundary, replaces that fence and is not constructed as a second fence abutting the existing fence with a narrow gap between; and

3.6.4. that unless required otherwise by other conditions of this approval or works on site, has a gap between the bottom of the fence and the finished ground level of no more than 100mm.

Advertising generally

3.7. Do not install any advertising on site unless the advertising is:

3.7.1. exempt development under the applicable planning scheme; or

3.7.2. accepted development under the applicable planning scheme and the advertising device complies with any applicable criteria; or

3.7.3. explicitly allowed for in this development approval or any other development approval applicable to the site that has not lapsed where approval for advertising was specifically sought and was not an artistic note, reference or sketch on the approved plan(s) of development.

4. ENVIRONMENT, HEALTH AND OPERATION

Amenity - General

4.1. Undertake the use so that there is no environmental nuisance or detrimental effect on any surrounding land uses and activities by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, waste water, waste products, grit, oil or otherwise.

Hours of Operation

4.2. Ensure bulk fuel deliveries associated with the operation of the use only occur between the hours of 7am to 10pm Monday to Saturday and 9am to 6pm Sunday.

4.3. Ensure loading, unloading and delivery activities associated with the operation of the use only occur between the hours of 7am and 10pm Monday to Saturday and 9am to 10pm Sunday.

4.4. Ensure waste collection activities associated with the operation of the use only occur between the hours of 7am and 10pm Monday to Saturday and 9am to 6pm Sunday.

4.5. All maintenance and service vehicles (grease trap) are to be limited to 7am to 10pm Monday to Saturday and 9am to 10pm Sunday.

4.6. Undertake activities associated with the operation of the Child Care Centre use between the hours of 6am to 7pm Monday to Friday.

Lighting Emissions

4.7. Provide certification to Council from a suitably qualified person that all on site lighting (particularly outdoor lighting) complies with AS4282:1997 (Control of Obtrusive Effects of Outdoor Lighting) and any requirements of the planning scheme.

Refuse Storage Area

4.8. Provide a refuse storage area located as shown on the approved plan(s) of development. This storage area must be:

4.8.1. impervious, drained, and provided with a hose cock;

4.8.2. enclosed so the area is able to be secured after hours;

4.8.3. located in accordance with crime prevention through environmental design principles so as not to create a natural ladder;

4.8.4. illuminated for night time use; screened from view from public land with a maximum transparency of 20%.

Mechanical Plant

4.1. All mechanical plant installed must be capable of meeting the Noise Criteria as detailed in Section 4, Table 3 of the acoustic report in the table of approved plans.

4.2. Provide certification demonstrating that all mechanical plant complies with the noise criteria outlined in planning scheme policy 3 of the Logan Planning Scheme 2015.

Air - General

4.3. Undertake the activity in a manner that does not allow the unreasonable release of a contaminant to the air environment and achieves the air emission standards outlined in Table 3.2.2.1 of Planning Scheme Policy 3 - Environmental Management.

4.1. Following the receipt of a substantiated complaint and request from Council, the operator must conduct air quality monitoring to determine compliance with the Air Quality Objectives. The monitoring must be carried out by a suitably qualified and competent person and be submitted to Council within 30 days of the request.

Acoustics

4.1. Ensure all forklifts and delivery vehicles associated with the use have broadband reverse beepers/alarms installed and operated.

4.2. Construct and maintain acoustic barriers in accordance with section 5 and Figure 4 of the approved Noise Impact Assessment located within the approved plan(s) of development.

4.3. For non-residential development where acoustic fences exceed 2m in height and adjoin residential premises, any portion exceeding 2m must be sloped inward toward the subject site at a 45 degree angle, measured from the vertical fence line, so that the height of the acoustic fence on the shared property boundary does not exceed 2m.

4.4. Ensure all acoustic barriers are constructed and maintained to be gap free and have a minimum surface density of 12.5 kg/m^2.

4.5. Ensure acoustic screens are installed and maintained around roof level plant in accordance with section 5 of the approved Noise Impact Assessment located within the approved plan(s) of development.

4.6. Locate any air-compressors on site within a dedicated enclosure to minimise noise emissions and program tyre inflation station beepers to turn off.

4.7. Conduct the activity in a manner that achieves the noise emission standards outlined in the planning scheme and the acoustic quality objectives outlined in Schedule 1 of the *Environmental Protection (Noise) Policy 2008*, and does not allow the unreasonable emission of noise to the environment.

4.8. In the event of a noise complaint regarding the operation of the activity, conduct an appropriate investigation to determine whether the operation of the activity has exceeded the noise emission standards outlined in the planning scheme and the acoustic quality objectives outlined in Schedule 1 of the *Environmental Protection (Noise) Policy 2008.*

4.9. If the noise emission standards outlined in the planning scheme and the acoustic quality objectives outlined in Schedule 1 of the *Environmental Protection (Noise) Policy 2008* have been exceeded, prepare, submit to Council and obtain a Condition Certificate for a Transitional Environmental Program (TEP) within one month of the noise complaint being received. The TEP must address all relevant sections of the *Environmental Protection Act 1994, particularly sections 331, 334 and 335*. The TEP must include, but is not restricted to:

4.9.1. objectives of the program;

4.9.2. measures to be implemented to achieve the objectives;

4.9.3. appropriate performance indicators at intervals of less than 6 months; and

4.9.4. provisions for monitoring and compliance recording.

4.10. The TEP must demonstrate how compliance with the noise emission criteria outlined above will be achieved, and include a timetabled implementation plan. Once approved, the use must operate in accordance with the approved TEP.

Chemical Storage Installation

4.11. Prior to commencement of the use, submit to Council a copy of the as-constructed drawings of the UPSS. The as-constructed drawings must be in accordance with the requirements of Clause 6.4.3 of AS 4897: 2008.

4.12. Prior to commencement of the use, submit to Council certification from the installation contractor that the installation has been installed to Equipment Level 1 (AS 4897: 2008).

4.13. Prior to commencement of the use, submit to Council certification that the installation has been designed and installed in accordance with AS 1940:2004 The storage and handling of flammable and combustible liquids.

4.14. Retain and make available for inspection the above certification for the life of the UPSS.

Management Systems

4.15. Develop an underground petroleum storage system (UPSS) management system that clearly defines requirements, processes and responsibilities for UPSS operation and management in order to minimise the risk of any adverse effects of a release of contaminant into the environment.

4.16. Ensure the management system contains the following:

4.16.1. A risk assessment identifying all risks;

4.16.2. Objectives and targets to ensure compliance with all relevant legislation;

4.16.3. Detailed information about site classification, UPSS design and installation details;

4.16.4. Measures for leak prevention including maintenance, corrosion protection, testing and record keeping;

4.16.5. Measures for leak detection and monitoring;

4.16.6. Contingency plans including procedures for spill and leak response and loss investigation;

4.16.7. Information on the ownership and occupation of both the site and the UPSS, including specific contractual/franchise arrangements, defined responsibilities and contact details.

4.17. The UPSS management system must be fully documented and made available on site for inspection and audit by Council's authorised officers.

4.18. Develop and submit the UPSS management system to Council within 6 months from the date of commencement of the use.

4.19. Retain all records associated with the UPSS management system for a minimum of seven years after the removal of the UPSS.

4.20. Transfer all records and certifications required under this permit to any new owner/operator if a change of owner/occupier occurs.

Leak Detection and Monitoring

4.21. Take all practicable measures to prevent contamination of groundwater and land.

4.22. Install and operate leak detection/monitoring systems for the tanks and the piping. The system must be in conformance with AS 4897: 2008, Clause 4.5 and Clause 5.5 (for used oil).

4.23. Only leak detection/monitoring systems summarised in Table 1 of this condition are to be used to meet leak detection and monitoring requirements. Alternative leak detection/monitoring methods may be used if they can meet the performance standards of AS 4897: 2008 Clause 4.5.

Table 1 Summary of leak monitoring systems

Leak Monitoring System	Refer to AS 4897: 2008
Automatic Tank Gauging plus Line Leak Detection	Clause 4.5.3 and 4.5.6
Statistical Inventory Analysis	Clause 4.5.4
Interstitial Monitoring (as back-up only)	Clause 4.5.5
Line Leak Detection for pressure piping	Clause 4.5.6

4.24. Wherever pressure piping is present, a line leak detection system must be installed and operated in compliance with Clause 4.5.6 (AS 4897: 2008).

4.25. Interstitial monitoring must only be used as a back-up to a primary leak monitoring system and must comply with Clause 4.5.5 (AS 4897: 2008).

4.26. Tank pit observation wells must be installed in each individual tank excavation with a minimum of two tank pit observation wells for excavations with two or more tanks.

4.27. The tank pit observation wells must comply with the requirements of Clause 4.4.3 of AS 4897: 2008.

4.28. If water is present in the tank pit observation wells, the water must be checked every 6 months for the presence of petroleum product. If product is detected the water must be sampled and analysed.

4.29. If water is not present in the tank pit observation wells, the wells must be monitored every 6 months for the presence of vapour.

4.30. Notify Council immediately if petroleum product or vapour is detected in the tank pit observation wells or ground water monitoring wells.

4.31. Carry out additional sampling and analysis, in addition to that specified in the conditions above, if there is reason to suspect significant contamination, or as requested by the local authority, or as a component of any investigation into the cause or fate of the contamination, or to determine the effectiveness of corrective actions taken in response to the contamination.

4.32. Maintain records of all leak monitoring system checks, inspections and tests. The records must be retained for a period of 2 years and be made available for inspection by Council officers.

4.33. Conduct inventory control and reconciliation in accordance with Appendix D of AS 4897: 2008.

4.34. In the event of a discrepancy in the inventory control reconciliations, conduct a discrepancy or loss investigation procedure in accordance with Appendix E of AS 4897: 2008.

4.35. Records of the dip tests must be kept at the place at which the activities are carried out for a period of 2 years and be made available for examination or copying by an authorised Council officer.

4.36. In the event that evidence of a leak in the UPSS is identified, or product vapour is identified in the tank pit, or product identified in the tank pit or ground water, a transitional environmental program (TEP) must be prepared if requested by an authorised officer. The TEP must be submitted to Council for approval within 30 days of the request. The TEP must address sections 330, 331 and 332 of the Environmental Protection Act 1994. The TEP must include, but is not restricted to:

4.36.1. Objectives of the program;

4.36.2. Measures to be implemented to achieve the objectives;

4.36.3. Appropriate performance indicators at intervals of less than 6 months;

4.36.4. Provisions for monitoring and compliance recording.

4.37. Once the TEP has been approved by Council, the use must operate in accordance with the approved TEP.

Equipment Integrity Testing

4.38. After completion of the installation of the tanks and product piping and all associated site works and prior to commissioning of the tanks and piping, an equipment integrity test (EIT) must be carried out of the entire UPSS in compliance with Clause 8.5 AS 4897: 2008.

4.39. Submit the results of the EIT to Council prior to commencing the use.

4.40. The EIT must be carried out by a qualified and competent person.

4.41. An EIT must be conducted immediately following any upgrade, repair or re-use of tank or piping in accordance with Clause 8.5 of AS 4897: 2008.

4.42. An EIT must be conducted as required or as directed by authorised Council officers to confirm or deny the presence of a leak form the UPSS.

4.43. Notify Council immediately in the event of any EIT failure.

4.44. Records of the EIT results must be made available to Council officers on request and must contain as a minimum the following information:

4.44.1. equipment identification;

4.44.2. location of test;

4.44.3. date of test;

4.44.4. test method; and

4.44.5. certification by the person conducting the test that the test method complies with AS 4897: 2008.

4.45. If the UPSS fails an EIT a transitional environmental program (TEP) must be prepared if requested by a Council authorised officer. The TEP must be submitted to Council for approval within 30 days of the request. The TEP must address sections 330, 331 and 332 of the Environmental Protection Act 1994. The TEP must include, but is not restricted to:

4.45.1. Objectives of the program;

4.45.2. Measures to be implemented to achieve the objectives;

4.45.3. Appropriate performance indicators at intervals of less than 6 months; and

4.45.4. Provisions for monitoring and compliance recording.

4.45.5. Once the TEP has been approved by Council, the use must operate in accordance with the approved TEP.

Leak Response

4.46. The owner and/or occupier must, on confirmation of a leak, take the following actions:

4.46.1. Take all reasonable steps to prevent any further release of contaminant into the environment;

4.46.2. Take all reasonable steps to prevent migration of the contaminant;

4.46.3. Take all reasonable steps to recover or remove the leaked contaminant;

4.46.4. Remove or repair any leaking components of the UPSS in compliance with section 9 of AS 4897: 2008; and

4.46.5. Develop a transitional environmental program as directed by the local authority.

Duty to Notify

4.47. Notify Council immediately of any event where serious or material environmental harm is caused or threatened such as a spill, leak or other unauthorised release of contaminants to the environment. The notification to Council must include the following information: the site address, site manager, telephone and other contact details, the nature of the unauthorised release, incident or emergency including the nature of the contaminants involved, the expected time to the event or since the event, the suspected cause, the possible effects on the environment and the actions taken to address the occurrence.

Vapour Recovery Systems

4.48. Install and maintain Stage 1 vapour recovery system (VRS1) for all tanks used for the storage of petroleum product on the site. The VRS1 must be designed and installed in compliance with Clause 4.3.6 AS4897: 2008.

4.49. Install and maintain Stage 2 vapour recovery systems (VRS2) to all dispensers in compliance with the NSW DECC Standards and Best Practice Guidelines for Vapour Recovery at Petrol Service Stations.

4.50. Ensure the transfer of petroleum products does not occur unless the installed vapour recovery systems are operated.

4.51. Locate fuel storage vents at the greatest distance possible from surrounding sensitive uses.

Service Station Stormwater

4.52. Contaminants must not be released on premises where they could reasonably be expected to move or be washed into a roadside gutter, stormwater drain or waterway.

4.53. Stormwater must be diverted away from storage and contaminated work areas.

4.54. Ensure any fuel spillage anywhere on the forecourt area is not released or allowed to enter into stormwater infrastructure, roadside gutters or other waters outside of the property.

4.55. Conduct the activity in a manner that will prevent the contamination of surface stormwater runoff.

4.56. Ensure all ground surfaces within fuel dispensing areas and tank filling areas are made of impervious material such as concrete or equivalent and be free of gaps or cracks.

4.57. Grade and cover fuel dispensing areas and demarcate the dispensing area clearly from other areas such as air/water supply areas, uncovered forecourt, access roads. Fuelling facilities must be designed so that no vehicle may be refuelled outside designated fuel dispensing areas.

4.58. Grade the fuel dispensing areas to containment infrastructure which drains to a Spel Puraceptor P.050.L.C1.2C.A.300.

4.59. Install and maintain dispenser sumps to all dispensers.

4.60. Install and maintain overfill protection to the tank filling system to reduce the risk of overfilling the tanks while the product is being delivered into the tank by means of mechanical and/or electrical device that is installed in:

4.60.1. the tank fill piping; or

4.60.2. the vent piping and vapour recovery piping.

4.61. Discharging contaminants from the underground storage tank remote fill point to an onsite holding tank; (has a spill activated cut-off valve installed).

4.62. Ensure contaminants are not released on the premises where they could reasonably be expected to move or be washed into a roadside gutter, stormwater drain or waterway.

Waste Disposal

4.63. All regulated waste (including wastewater collected from any holding tank draining the under-canopy dispensing area) must only be removed from the premises by a licensed waste transport contractor and disposed of at a licensed waste treatment facility. Documented evidence of the transport and disposal of the waste must be retained on site and made available to any authorised Council officer upon request.

4.64. The operator must notify Council of any event where a regulated waste associated with the activity has been (or is to be) disposed of in a manner that is unlawful.

Repair and Reuse of Equipment

4.65. Undertake any repair and/or reuse of equipment for the UPSS in accordance with Section 9 of AS4897:2008.

4.66. Certification of repairs and reuse of equipment must be obtained in accordance with Section 9 of AS4897:2008 and retained for the life of the UPSS.

Decommissioning

4.67. All UPSS no longer to be used for petroleum storage or no longer required must be managed by the operator in accordance with Section 5 of AS4976-2008. Written consent must be obtained from Council prior to UPSS no longer to be used for petroleum storage or no longer required being managed in-situ in accordance with AS4976-2008.

4.68. Council must be notified by the operator when underground petroleum storage tanks are permanently or temporarily decommissioned. Notification must be accompanied by certification as per Clause 1.4.9 by a competent and experienced person as per Clause1.4.10 of AS4897:2008.

4.69. The removal, transport, storage, disposal, abandonment or temporary decommissioning of a UPSS must be performed in compliance with AS4976:2008 – 'The removal and disposal of underground petroleum storage tanks' and AS1940 – 'The storage and handling of flammable and combustible liquids' and the following specific requirements:

4.69.1. All work must be performed by a company or person who is competent and experienced in the type of work. The person or company must hold all certificates, licences, accreditations, or other forms of approval that are appropriate for the type of work to be performed.

4.69.2. The company or person performing the work must certify in writing that the work has been performed in conformance with this section.

4.69.3. The owner of the UPSS must certify in writing that the work has been performed in conformance with AS4976:2008.

4.70. Such certificates as required by the above condition must be retained by the operator for a period of 7 years.

Waste Management

4.71. Liquid contaminants (e.g. oil, waste oil, paint tins, acid drums, batteries etc.) must be stored in a covered area on an impervious surface and contained in a manner capable of containing the liquids in case of accidental spillage.

4.72. Solid contaminants (e.g. oil drums, absorbent, etc.) must be stored in a manner to prevent the mobilisation, or the potential for mobilisation, of the contaminant by wind or water.

4.73. Only solid inert waste is to be placed in industrial bins.

4.74. All waste is to be recycled where possible and any residual waste unsuitable for recycling must be removed to a licensed waste disposal facility.

Records and Documentation

4.75. The operator must keep records of all regulated waste removed from the premises and include the following details:

4.75.1. the data, quantity and type of waste removed;

4.75.2. the name of the waste transporter and/or disposal operator that removed the waste; and

4.75.3. the intended treatment/disposal destination of the waste.

4.76. Any record or document required to be kept by a condition of this approval must be retained for the life of the UPSS or as otherwise directed. The record or document must be made available to Council officers on request.

Bushfire - Bushfire Management Plan

4.77. Prior to commencement of use, submit to Council a Bushfire Management Plan in accordance with Planning Scheme Policy 6.

5. ENGINEERING

General - Engineering standard - Obtain Permit

5.1. Obtain an operational works permit for Roadworks (external), stormwater quantity, access and parking, earthworks, sewerage, erosion and sediment control, Stormwater Quality.

5.2. An operational works permit is not required for electrical reticulation.

General - Engineering standard

5.3. Construct all works in accordance with the approved plans of development and in accordance with the Council's adopted standards.

General - RPEQ Certification

5.4. Submit to Council certification from a Registered Professional Engineer of Queensland (RPEQ-Civil) that all engineering works authorised by this development approval have been designed and constructed in accordance with the requirements of the development approvals.

General – Submission of As Constructed drawings

5.5. Submit to Council 'As Constructed' drawings in accordance with Part 5 of Planning Scheme Policy 5 - Infrastructure, including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with the Council's adopted standards.

Stormwater Quality

5.6. Submit to Council for approval a final Detailed Stormwater Quality Management Plan (DSQMP) including all stormwater infrastructure, relevant landscaping and engineering designs as a part of any operational works application. The final detailed stormwater management plan and designs are to be in accordance with Planning Scheme Policy 5 of the Logan Planning Scheme 2015 and must include:

5.6.1. a copy (on CD and also emailed to DaTechServices@logan.qld.gov.au) of MUSIC modelling, undertaken in accordance with the MUSIC User Manual and MUSIC Modelling Guidelines, that demonstrates the proposed treatment train achieves Council's load based reduction water quality objectives;

5.6.2. an Operational Management and Maintenance Plan (OMMP) as a separable section of the DSQMP to provide an outline of the proposed long term operational management and maintenance requirements of the proposed stormwater system on the site. The OMMP must include a plan showing the location of the individual components of the system.

5.7. Implement the approved Detailed Stormwater Quality Management Plan (DSWMP) and Operational Management and Maintenance Plan (OMMP) in perpetuity. Maintain:

5.7.1. copies of the most recent approved amendment of the DSWMP and OMMP on site; and

5.7.2. inspection records at the frequency recommended in Table 1 of Maintaining Vegetated Stormwater Assets (Version 1) Water by Design (2012) that are to be available to Council on written request.

This condition is imposed under section 145 of the Planning Act 2016.

5.8. Make all necessary improvements immediately upon awareness of any deficiencies in the treatment measures detailed in the DSWMP and the OMMP.

Stormwater Quantity - Connection

5.9. Connect the development to the existing stormwater system at no cost to Council.

This condition is imposed under section 145 of the Planning Act 2016.

Stormwater Quantity - Design

5.10. An operational works permit is required to address Stormwater Quantity design.

5.11. Provide stormwater drainage for the development in accordance with the Queensland Urban Drainage Manual (QUDM), Australian Rainfall and Runoff (ARR) and the applicable section 3.6 of the Planning Scheme Policy 5, at no cost to Council. Where there is any inconsistency, the planning scheme takes precedence

This condition is imposed under section 145 of the Planning Act 2016.

5.12. Provide overland flow paths that do not alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties, at no cost to Council.

This condition is imposed under section 145 of the Planning Act 2016.

5.13. Design and construct stormwater drainage, prior to commencement of use, to ensure that the development will achieve 'no worsening' as described in the Queensland Urban Drainage Manual (QUDM) and not:

5.13.1. make material changes to the pre-development overland flows and/or peak flow; or

5.13.2. increase the pre-development, frequency or concentration of overland stormwater flow at the point of discharge to all downstream properties including road reserves and the like. This must be based on design storms of Q2, Q5, Q10, Q20, Q50 and Q100.

5.13.3. At no cost to Council.

This condition is imposed under section 145 of the Planning Act 2016.

5.14. Design and construct stormwater drainage that provides:

5.14.1. a network that commands the whole of the site and provides for external upstream catchments in their fully developed state;

5.14.2. upgrades of the downstream stormwater infrastructure required to convey design flows to the lawful point of discharge;

5.14.3. a culvert cross the proposed western access cross over;

5.14.4. At no cost to Council.

This condition is imposed under section 145 of the Planning Act 2016.

5.15. Submit to Council a stormwater design, checked and certified by a Registered Professional Engineer of Queensland (RPEQ) for a major storm recurrence interval of 100 years. The design must have a minimum freeboard determined in accordance with the requirements of Queensland Urban Drainage Manual (QUDM).

Stormwater Quantity - Lawful Point of Discharge

5.16. Lawful point of discharge for the development is existing stormwater infrastructure at the western road frontage of the site;

5.17. Discharge all storm flows up to Q100 ARI that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).

Stormwater Quantity – Stormwater Management On site (Operational Works approval required)

5.18. An operational works permit is required for Stormwater Quantity Management.

5.19. Submit final detailed stormwater management plan, designed in accordance with QUDM and Council's planning scheme and policies.

Further Advice:

The submitted Site Based Stormwater Management Plan is accepted in principle for the purpose of this development approval, however a final detailed Stormwater Management Plan is to be submitted for Operational Works approval.

Stormwater Quality: Sediment & Erosion Control

5.20. An operational works permit is required to address Erosion and Sediment Control.

5.21. Provide to Council an Erosion and Sediment Control Plan designed in accordance with the International Erosion Control Association (Australasia) Best Practice Erosion and Sediment Control Guidelines (2008) prior to the commencement of any works on site or prior to the submission to Council of any application for operational works, whichever occurs first. Install, monitor and amend where necessary the erosion and sediment control measures during all phases of the development to ensure all reasonable and practicable measures are taken to prevent environmental harm.

Pedestrian Access – general

5.22. Construct a 1.5 metre wide reinforced concrete pedestrian path within the Park Ridge Road and Mount Lindesay Highway Service Road road verge as shown on the approved plan(s) of development, except as altered as follows:

5.22.1. Modify the alignment of the pedestrian path in the Mount Lindesay Highway Service Road road verge, so as to connect into the existing path within the car park fronting Park Ridge Primary and Pre-School (Refer to **Figure 1**).

Figure 1:

5.23. The detail of the alignment of the pedestrian path is to be approved as part of an Operational Works application.

This condition is imposed under section 145 of the Planning Act 2016.

Road – Sight distance

5.24. Ensure sight distances at the entrance(s) and exit(s) to the site at the location(s) shown on the approved plan(s) of development comply with AUSTROADS Guide to Road Design, Part 4 - Intersections and Crossings General and Part 4A – Unsignalised and Signalised Intersections.

Vehicle Access – New Crossovers (Commercial and Industrial)

5.25. Design and construct all new crossovers with minimum width of 7.0 metres in accordance with section 3.4.5 - Design standards for access and driveways of planning scheme policy 5 - Infrastructure.

5.26. Construct a reinforced concrete industrial crossover between the property boundary and the edge of the road pavement, having a minimum width as shown on the approved plans of development, in accordance with IPWEAQ Drawing No. RS-051

5.27. Construct any new crossover in the locations shown on the approved plans and in accordance with the following:

5.27.1. encourages and restricts movements for both the Park Ridge Road and Mount Lindesay Highway service road driveway cross-overs to left in/left out only movements;

5.27.2. the edge of the crossover must be no closer than 0.5 metres to any built infrastructure including any stormwater gully pit, manhole, service infrastructure (eg. power pole, telecommunications pit), road infrastructure (eg. street sign, bus stop, street tree, etc); and

5.27.3. the edge of the crossover is not to be within 12 metres (measured from the cadastral boundary) of an intersection of roads.

Vehicle Access – Redundant Crossovers

5.28. Remove all redundant crossovers and reinstate the kerb and channel, road pavement, services, verge and any footpath to the same standard as existing (or proposed) immediately adjacent along the frontage.

Parking – directional signage

5.29. An operational works permit is required for line marking and signage.

5.30. Line mark the car park aisles and driveways within the development with directional arrows on the pavement consistent with the directions shown on the approved plan of development at a minimum

distance of every 20 metres and in accordance with AS 1742.11 Manual of Uniform Traffic Control Devices - Parking Controls.

5.31. Install at the drive through facility, R2-17A (450mm x 750mm) 'One Way' signage as specified in and in accordance with AS 1742.11 Manual of Uniform Traffic Control Devices – Parking Controls.

5.32. Install at the locations where applicable, R2-11A (450mm x 750mm) 'Two Way' signage as specified in and in accordance with AS 1742.11 Manual of Uniform Traffic Control Devices – Parking Controls.

5.33. Install at the entrance into, and within, the development directional signage to the visitor car park that is clearly visible to visitors when arriving in their vehicle.

Parking and Access - General

5.34. An operational works permit is required for parking and access.

5.35. Provide a minimum of 36 car parking spaces including one (1) car parking space for persons with a disability for the Service Station and Food and Drink Outlet;

5.36. Provide a minimum of 23 car parking spaces including one (1) car parking space for persons with a disability for the Child Care Centre;

5.37. Submit an amended plan with an operational works application demonstrating the provisions of 59 car parking spaces, as per Conditions 5.35 and 5.36.

5.38. Design all access driveways, circulation driveways, parking aisles and car parking spaces in accordance with Australian Standard 2890.1 - *Parking Facilities - Off Street Car Parking* except where stated otherwise in the planning scheme.

5.39. All car parking spaces must be laid out, paved, line marked, signposted, drained and maintained in accordance with the planning scheme and Australian Standard 2890.1 and Australian Standard 2890.2

5.40. Ensure access to car parking spaces, bicycle spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation

Parking and Access - Servicing

5.41. An operational works permit is required for parking and access.

5.42. Provide loading bay facilities for a Small Rigid Vehicle for Childcare Centre, a Heavy Rigid Vehicle for food outlets and an Articulated Vehicle for service station in the location generally shown on the approved plans of development that are designed in accordance with Australian Standard 2890.2 – Off-street commercial vehicle facilities except where stated otherwise in the planning scheme.

5.43. Design along the route to and from all loading bay facilities and the external road network, all access driveways, circulation driveways, parking aisles and the like with a layout that accommodates the turning movements of a Small Rigid Vehicle, a Heavy Rigid Vehicle and an Articulated Vehicle as applicable and ensure that these vehicles are able to enter and exit the site in a forward direction.

5.44. Demonstrate turning movements for relevant design vehicle for each proposed use on any drawings or plans submitted to the Council as a part of an application for operational works.

5.45. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.

Parking and Access - Bicycle

5.46. Provide a minimum of 11 bicycle parking spaces, including rail-type locking facilities for each parked bicycle, on site. The spaces are to be located a maximum of 25 metres from any pedestrian entrance into the development.

5.47. Design all bicycle parking spaces and rail-type locking facilities in accordance with Australian Standard AS 2890.3 – 1993 Bicycle parking facilities, except where stated otherwise in the planning scheme.

Electricity and Telecommunications

5.48. Design and provide underground electricity supply and telecommunications to the development in accordance with the Planning Scheme Policy 5 - Infrastructure and the Energex - Underground

Distribution Construction Manual. Ensure all conduits are located within the 0-750mm corridor measured from the road reserve boundaries.

5.49. Remove all redundant electrical and telecommunications connections and reinstate the land.

5.50. Pay the cost of any alterations to electricity supply and telecommunications mains, services or installations required as a result of the development.

5.51. Prior to commencement of use, submit to Council an Energex certificate of supply and written confirmation from an electricity provider that an agreement has been made for the supply of electricity to the development and where staged, written confirmation is required for each stage of the development.

5.52. Prior to commencement of use, submit to Council written confirmation from a telecommunications carrier that an agreement has been made for the supply of telecommunications to the development and where staged, written confirmation is required for each stage of the development.

5.53. Do not install property poles or flying fox overhead connections.

Electricity and Telecommunications – Road Crossing

5.54. Construct electrical and telecommunications conduits where required under any existing road to service the development by thrust boring.

Earthworks – Carrying out Earthworks

5.55. An operational works permit is required for earthworks.

5.56. Undertake the design and construction of proposed earthworks and retaining walls to interface with the future ultimate Park Ridge Road profile.

5.57. Carry out earthworks in accordance with AS3798-2007 – Guidelines on earthworks for commercial and residential developments.

5.58. Supervise bulk earthworks to Level 1 and have a frequency of field density testing done in accordance with Table 8.1 of AS 3798-2007.

5.59. Dewatering of any existing dams must be done in accordance with Planning Scheme Policy 5 – Infrastructure.

5.60. Do not place earth fill adjacent or in proximity to any site boundary unless:

5.60.1. the fill is retained on the boundary with approval from Council in accordance with the Planning Scheme; and

5.60.2. adjoining properties are not adversely affected with respect to a loss of privacy and safety (caused by the ability for example to look over boundary fences) and changes in the natural drainage pattern as a result of the works.

Earthworks – Retaining structures

5.61. An operational works permit is required for retaining structures.

5.62. Design and construct all retaining walls and associated footings:

5.62.1. in accordance with Australian Standard 4678 - 2002 Earth Retaining Structures;

5.62.2. without encroachment onto adjoining properties or public land;

5.62.3. with the retaining wall wholly located within the allotment being retained;

5.62.4. to not cause any adverse effect on the stability and integrity of the neighbouring buildings, properties, utility services and infrastructures;

5.62.5. to achieve a long term factor of safety greater than 1.5; and

5.62.6. in accordance with Planning Scheme Policy 5 - Infrastructure.

5.63. Ensure the inspection of the retaining structures by a Registered Professional Engineer Queensland (RPEQ) at the following stages:

5.63.1. Footing stage (including excavation and reinforcement); and

5.63.2. At the time of installing drainage behind the wall (including geo-fabric, backfill and perforated pipe connection to drainage system).

5.64. Do not construct retaining walls on existing or proposed road reserve.

Construction Management (Major)

5.65. Undertake development works including demolition, earthworks and construction in accordance with a Construction Management Plan endorsed by Council. The Construction Management Plan must be endorsed by Council prior to works commencing on site and shall include the following:

5.65.1. Details of site security;

5.65.2. Details of how pedestrian movement around the site will be managed including during works and outside normal working hours;

5.65.3. Location of street lights, fire hydrants, sewer and stormwater pipes and manholes, footpaths and any other street furniture around/across the perimeter of the site. Include details of any proposed service protection measures to be installed during the works;

5.65.4. Location of buildings and structures on adjacent properties;

5.65.5. Temporary vehicular access points and frequency of use;

5.65.6. Provision for loading and unloading materials including the location of any remote loading sites;

5.65.7. Location of materials, structures, plant and equipment to be stored or placed on the construction site;

5.65.8. How materials are to be loaded/unloaded and potential impacts on existing Council infrastructure (including but not limited to footpaths and street trees);

5.65.9. Location of any proposed gantries or overhead protective awnings over the road or footpath (with clearances to street furniture and other footpath assets);

5.65.10. Employee and visitor parking areas;

5.65.11. Anticipated staging and duration of works;

5.65.12. Provision for fire exit routes for other uses on the subject or adjoining sites;

5.65.13. Location and details of public information signs showing the Developers Name and address; a contact representative of the Developer and Principal Contractor and phone number;

5.65.14. Establishment of a communication protocol with the general public, adjoining owners, emergency services and local businesses to advise of agreed construction times, any changes in traffic flows during construction, impacts on services and other relevant issues;

5.65.15. identification of complaint management procedures including:

5.65.16. contact details for the on-site manager

5.65.17. dispute resolution procedures

5.65.18. Identify the haul route for the transport of imported or spoil material, gravel pavement material and building materials. Council approval will be required for all roads on the haul route below arterial standard;

5.65.19. Traffic management during all aspects of the construction phase including a Traffic Management Control Plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) detailing all temporary signage and traffic control measures required prior to construction. The plan is to be certified by a suitably qualified RPEQ or a suitably qualified Traffic Management Design professional.

5.65.20. Include details of any traffic controllers required to coordinate traffic flow around surrounding roads and any specific controls for concrete pours or mobile crane lifting movements during building and construction works;

5.65.21. Details for the management of stormwater run-off and the proposed sediment and erosion control measures including the location of any rubble grids or shakers;

5.65.22. Extent of earthworks proposed on the site at any time;

5.65.23. Details of air and dust management;

5.65.24. Details of noise and vibration controls;

5.65.25. Details of measures for the collection and control of rubbish.

5.66. A copy of the endorsed Construction Management Plan must be available on site at all times during construction.

Approval for footpath closures and/or temporary vehicle access will only be considered where it can be demonstrated that no other reasonable alternative can be provided due to site constraints and that safety, capacity and/or operation of public transport, vehicle and pedestrian traffic are not compromised.

Proposed arrangements utilising any part of the road reserve for construction related activities, for example, on-street work zones, overhead gantries, or pedestrian diversions are subject to a separate application and relevant fees.

The approval of the Department of Transport and Main Roads will be required where works are to occur on roads or footpaths which are under their control.

The endorsed Construction Management Plan will not allow the carrying out of specific work activities for any phase of construction outside of normal hours (6:30am to 6:30pm, Monday to Saturday).

Dewatering directly into Council's stormwater system (pipes or overland flow) without appropriate water quality treatment/improvement is not acceptable.

Materials unloading and loading must occur on-site unless prior written approval is given by Council.

All construction office accommodation and associated temporary buildings are to be contained within the site or on a nearby site.

Construction Management - General

5.67. Advise Council in writing of the name of the responsible contractor and that the contractor has received a notice of appointment of principal contractor under the provisions of the *Workplace Health and Safety Act 2011*.

5.68. Ensure that all works required by this approval are completed and the works accepted "On Maintenance".

5.69. Do not permit the use of reticulated water for construction purposes while water restrictions are in place within the city of Logan.

6. LOGAN WATER

General Conditions

6.1. Design and construct all water and sewerage infrastructure to be owned and operated by Council in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ D&C Code), prior to building work stage at no cost to Council

This condition is imposed under section 145 of the Planning Act 2016.

6.2. Ensure that any live works to Council's water supply and/or sewerage infrastructure are performed by Council at no cost to Council, unless otherwise approved by Council in writing.

Water Conditions

6.3. Connect the development to Council's water supply network, prior to the commencement of use of the premises, at no cost to Council.

6.4. Ensure that the water main within Park Ridge Road verge is used as the water supply connection point for the proposed development.

6.5. Ensure the required standard of service to Council's water supply network is On Demand, unless otherwise specified in writing by Council.

6.6. Provide individual sub-meters for each units within the complex including any common property. Full unhindered access to sub-meters must be maintained at all times for the purposes of meter reading

and billing. Onsite fences, landscaping and other structures must not restrict access to any onsite sub-meters.

6.7. Ensure that property service connections and water meters servicing the development are installed by Council at no cost to Council.

Further Advice:

The installation of property service connections and water meters for the development requires the lodgement of a Water Meter Connection application with Council's Water Operations Branch via waterapplications@logan.qld.gov.au.

6.8. Disused and/or redundant water meter connections must be removed by Logan City Council at no cost to Council.

Further Advice:

The removal of property service connections and water meters for the development requires a lodgement of a Water Meter Disconnection application with Council Water Operations Branch via waterapplications@logan.qld.gov.au.

6.9. Ensure that the fire-fighting capacity provided by the Council's water network is limited to 15L/s. Additional fire-fighting capacity required for commercial or industrial uses by the development must be provided by the applicant with an on-site private solution.

6.10. Install a removable slab designed by a Registered Professional Engineer of Queensland (RPEQ) over the existing water main under the proposed driveway in accordance with Section 5.4.13 of the South East Queensland Water Supply and Sewerage Design and Construction Code (South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ D&C Code)).

6.11. Locate the AC water main at the building works stage and check the depth of cover from the bottom of proposed access driveway concrete slab. If that depth is less than 0.6 m then the AC pipe will require replacement with DICL. The length of the DICL pipe is the total width of the proposed access driveway concrete slab and 2 m. (1m either side proposed access driveway concrete slab).

6.12. If the depth is greater than 0.6m suggested protection measure could be the Driveway to include a removable slab which will have contraction/isolation saw cut joints at least 1 meter either side of the water main.

Sewer Conditions

6.13. Connect the development to Council's sewerage infrastructure network, prior to the commencement of the use of premises, at no cost to Council.

6.14. Ensure that the connection point for the proposed development to the Council's sewerage network is maintenance structure SMH 5280720 located at 20-34 Park Ridge Road Property, unless otherwise approved by Council.

6.15. Extend Council's existing sewerage infrastructure from SMH 5280720 located at 20-34 Park Ridge Road Property across the Park Ridge Road to the North Western Corner of the subject property subject to Operational Works approval at no cost to Council.

This condition is imposed under section 145 of the Planning Act 2016.

6.16. Extend Council's sewerage reticulation generally in accordance with Civil Site works Concept Plan/SK.01 Rev D dated 16/5/18 and Sewerage Hydraulic Assessment Report prepared by Arcadis dated 15/5/18 subject to Operational Works approval no cost to Council.

6.17. Provide a 150 mm diameter property service connection, unless otherwise approved by Logan City Council.

6.18. Obtain and submit written consent from any property affected by any external works required to connect the proposed development to Council's sewerage infrastructure.

6.19. Ensure that any sanitary house drainage is wholly contained within the lot being serviced.

6.20. Ensure the protection of Council's sewerage infrastructure during the construction phase of the development. Measures must be put in place to physically protect and restrict access over any existing sewerage infrastructure to ensure protection from excessive crushing loads.

Further Advice:

The applicant is responsible for any damage caused to Council sewerage infrastructure during development works. Any remedial or rectification works must be approved by Council prior to commencement of works and is to be undertaken at no cost to Council.

FURTHER ADVICE TO THE APPLICANT

Infrastructure Charges

Infrastructure charges for the water supply, sewerage, stormwater, movement and park and land for community facilities networks are no longer levied as a condition of development within the development approval. Infrastructure charges for these networks are now levied pursuant to a charges resolution by way of an Infrastructure Charges Notice (ICN), which accompanies this development approval (unless incorporated into an agreed Infrastructure Agreement).
In relation to the application, the applicant is further advised:

1. The currency period for this approval is in accordance with Section 85 of the *Planning Act 2016*.
2. Authorised persons of the Council may enter the premises the subject of this approval at any reasonable time to ascertain whether the above conditions have been complied with (and/or whether the above requirements have been carried out).
3. All site works and earthworks must be carried out in accordance with the Standard Drawings and policies in the assessable Planning Scheme.
4. Commencement of works which will ultimately revert to Council or on adjacent roads or drainage schemes until Council has been advised in writing, of the name of the responsible contractor and that the contractor has received from Council a notice of appointment of principal contractor under the provisions of the *Workplace Health and Safety Act 2011*.
5. If development approval is given, and the applicant intends to make change representations to Council about the development approval, it is recommended that the applicant suspend their appeal period at the same time they make change representations. Suspending the appeal period will ensure that there is sufficient time for the applicant to make representations and for Council to consider them. These provisions are contained within section 75 of the *Planning Act 2016*.

THE APPLICANT AND OWNER BE FURTHER ADVISED:-

It is the owner's and occupants responsibility under the *Environmental Protection Act 1994* to advise the Chief Executive of the Environmental Protection Agency, of any Notifiable Activity conducted on the site or contamination or suspected contamination which may cause a hazard to human health or the environment within 30 days of becoming aware of the operation of a Notifiable Activity on the site or of any contamination or suspected contamination. The Chief Executive, pursuant to the Act, is empowered to require that the development complies with the provisions of the Act, including the preparation of site investigation reports and if necessary the remediation of the site at the owners expense.

Under the *Plumbing and Drainage Act 2002,* regulated work requires a complete 'Compliance assessment application for plumbing, drainage and on-site sewerage work' Form 1, to be lodged and a compliance permit issued by Council's Plumbing Services section prior to commencement of any plumbing and drainage work.

Regulated work can be defined as plumbing and drainage work that will not become a service provider's asset. Examples are where:

- House drainage and/or water service is to be installed along an access driveway/easement to rear lots
- Existing dwellings require house drains and/or water services to be connected to new wastewater (sewer) and/or new water meters

You are also advised that it is the developer's responsibility to ensure that all development should proceed in accordance with the Duty of Care Guidelines under the *Aboriginal Cultural Heritage Act 2003*, Penalties apply where the duty of care is breached.

For further information in regards to the provisions of the *Aboriginal Cultural Heritage Act 2003,* please contact the Cultural Heritage Coordination Unit, Department of Natural Resources and Mines on (07) 3003 6472