



Deputy Premier  
Minister for Transport and  
Minister for Infrastructure and Planning

Our ref: MC17/3860

25 OCT 2017

Attention: Mr Angus Halligan  
Costco Wholesale Australia Pty Ltd  
c/- Ethos Urban  
Level 1, 356 St Pauls Terrace  
FORTITUDE VALLEY QLD 4006  
Email: ahalligan@ethosurban.com

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PO Box 15009 City East  
Queensland 4002 Australia  
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Email deputy.premier@ministerial.qld.gov.au

ABN 90 856 020 239

Dear Mr Halligan

**Notice of Decision**  
**Application to change a development approval (minor change)**  
**under section 83 of the *Planning Act 2016* (Planning Act)**

Thank you for your letter of 22 August 2017 for an application to change a development approval (minor change), dated 24 April 2013, for the Costco development, located at Cook Court, North Lakes.

Following your agreement, the time period to assess and decide the application was extended to 25 October 2017 in accordance with section 81(7) of the Planning Act.

I am pleased to advise that I have approved this application. The approved changes are shown in bold and italics in the enclosed decision notice for the original application, as amended.

**Decision for change application**

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Date of decision: 25 October 2017

Details of decision: Approved

Description of agreed changes: To replace the following conditions, included In Schedule K at Schedule 4 of the decision notice, with a condition relating to the proposed use of an alternative technology (i.e. SPEL purceptor):

(Dispensing areas & forecourts)

- condition 5 - Forecourt – containment vessel
- condition 6 - Forecourt – blind sump only-maintenance of capacity
- condition 7 – Forecourt - regulated waste removal and disposal
- condition 9 – Forecourt – fuel delivery outside of canopy only (option b)

If you require further information, I encourage you to contact Mr Patrick Atkinson, Director, Development Assessment in the Department of Infrastructure, Local Government and Planning, on 3452 7449 or by email at [patrick.atkinson@dilgp.qld.gov.au](mailto:patrick.atkinson@dilgp.qld.gov.au).

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Jackie Trad', with a large circular flourish on the left side.

**JACKIE TRAD MP**  
**DEPUTY PREMIER**  
**Minister for Transport and**  
**Minister for Infrastructure and Planning**

Enc (4)

## Decision Notice

### APPROVAL

*Sustainable Planning Act 2009*

#### **Applicant details**

Name of applicant Stockland North Lakes Pty Ltd c/- Environmental Resources Management Australia Pty Ltd

Address of applicant PO Box 1400  
Spring Hill QLD 4004

#### **Application details**

Original assessment manager Moreton Bay Regional Council (Council)

Date application properly made 19 March 2012

Approvals sought Development Permit for a Material Change of Use (Warehouse, Office, Retail Showroom, Service Industry (tyres), Vehicle Sales Yard, Shop, Hotel, Restaurant and Service Station, and Development Permit for a Environmentally Relevant Activity (ERA) 8 - Chemical Storage.

Level of Assessment Impact Assessment

#### **Property details**

Real property description Lot 601 on SP236547 and Lot 602 on SP245042

Address of property Cook Court, North Lakes

**Ministerial call in details**

Date call in notice given 20 December 2012

I re-assessed and re-decided the development application having regard only to the State interests for which the application was called in

**Decision details**

Date of decision 24 April 2013

Details of decision Approved subject to conditions

Type of approval Development Permit

**Referral agencies**

The following agencies were referral agencies for the development application. As a result of my decision to call in the development application under section 425(1) of the *Sustainable Planning Act 2009 (SPA)*, any concurrence agencies for the development application are taken to be an advice agency until I give the decision notice (section 427(4) of the SPA).

Name and Address of Agency	Status
Department of Transport and Main Roads (TMR) North Coast Region PO Box 1600 Sunshine Plaza Post Shop MAROOCHYDORE QLD 4558	Concurrence agency
Moreton Bay Regional Council (Council) PO Box 159 CABOOLTURE QLD 4510	Concurrence agency

**Conditions**

The conditions of this approval are set out in **Schedule 1**.

In approving the proposed Costco development, I have decided it is appropriate to adopt and impose some of the conditions sought by Council, both in its former role as assessment manager and in its current role as a referral agency for the ERA component, as well as those sought by TMR as a referral agency.

I have imposed conditions which I consider are:

- (a) relevant to, but not an unreasonable imposition on, the proposed use of the premises;
- (b) reasonably required by the proposed use of the premises.

**Other development permits**

The following further development permits will be necessary to allow the proposed use of the premises to be carried out:

- Operational Work - Development Permit
- Building Work - Development Permit.

The proposed use of the premises must not start until those development permits have been given and have been complied with.

**Any code the applicant may need to comply with for self assessable development related to development approved**

There is no self assessable development related to this development approved.

**Properly made submissions**

Five properly made submissions were received during the public notification period for the development application, undertaken between 17 May 2012 and 6 June 2012. The names and addresses of each principal submitter are set out in Schedule 2.

**Deemed approval of applications**

As a result of my decision to call in and re-assess and re-decide the development application, chapter 6, part 5, division 3, subdivision 4 of the SPA does not apply to the development application (section 427(7) of the SPA).

**Details of any compliance assessment required under chapter 6, part 10 of SPA for documents or work in relation to the development.**

There is no compliance assessment required under chapter 6, part 10 of SPA.

**Relevant Appeal Provisions**

No person can appeal against my decision (section 427(5) of the SPA). A copy of section 427(5) of the SPA is attached (see Schedule 3).

**Plans and specifications approved in relation to this decision notice**

Copies of the plans and specifications approved in relation to this decision are in Schedule 4 of this decision notice.



**JEFF SEENEY MP**  
**DEPUTY PREMIER**

**Minister for State Development, Infrastructure and Planning**