Minister for Housing, Local Government and Planning
Minister for Public Works

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DECISION NOTICE

Ministerial Infrastructure Designation for Bracken Ridge Fire and Rescue Station

Decision details

Decision:	Ministerial Infrastructure Designation (MID) made under section 38 of the *Planning Act 2016*
Date of decision:	15 January 2024
Type of infrastructure:	Planning Regulation 2017, Schedule 5, Part 2: • Item 8: emergency services facilities.
DHLGPPW reference:	MID-0923-0720

Premises details

Street address:	7 Depot Road, Deagon QLD 4017
Real property description:	Part of Lot 7 on SP114355
Local government area:	Brisbane City Council (the council)

Infrastructure entity details

Infrastructure entity:	Queensland Fire and Emergency Services (QFES)

Requirements

A notice of requirements included in the MID is at **Schedule 1**.

Submissions

A notice of how I have considered submissions is at **Schedule 2**.

Advice to the entity

Despite the MID, the entity is responsible for determining what obligations exist under previous development approvals that apply to the premises.

Effective date

As set out in section 9(3) of the *Planning Act 2016*, the MID will take effect from the date the gazette notice for this MID is published in the Queensland Government Gazette.

Duration of MID

The duration of the MID is set out in section 39 of the *Planning Act 2016.*



Meaghan Scanlon MP
Minister for Housing, Local Government and Planning
Minister for Public Works

Enc (2)

Schedule 1 - Notice of requirements included in the MID

Development under the MID is to be carried out in accordance with the requirements included in Table 1.

Table 1 - Requirements	
Plan of designation	
1.	The extent of development is to be carried out generally in accordance with the 'Plan of designation for Bracken Ridge Fire and Rescue Station', ref. MID-0923-0720 and included at **Annexure 1** (Plan of designation).
Design/built form	
2.	(a) The design of the station should include/incorporate: i. variation in roof form ii. variation in façade materials, muted tones and detailing iii. easy to identity building entrances iv. well disguised service elements.
Flooding	
3.	The finished floor level for new buildings and essential electrical services must be constructed to a minimum height of 6.0 metres AHD.
Stormwater management plan	
4.	(a) Prior to commencement of work, prepare a Stormwater Management Plan (SMP). (b) The SMP must be certified by a Registered Professional Engineer of Queensland and demonstrate the following: i. a lawful point of discharge for internal site drainage ii. no material worsening to adjoining and downstream properties of the state-controlled road network iii. stormwater quality management measures. (c) Submit a copy of the SMP to the Department of Housing, Local Government, Planning and Public Works (DHLGPPW) (infrastructuredesignation@dsdilgp.qld.gov.au). (d) Implement stormwater quantity and quality measures in accordance with the SMP.
Car parking	
5.	(a) Prior to commencement of use, provide a minimum of 112 car parking spaces on site, including two Persons with a Disability (PWD) car parking space. (b) All new car parking spaces are to comply with the relevant council or Australian Standards.

6.	All vehicle manoeuvring and servicing areas are to be designed to facilitate servicing and manoeuvring on-site and accord with the relevant council or Australian standards.
External works/upgrades	
7.	(a) Prior to the commencement of works, liaise with the council on the following works external to the site, generally in the location identified in the Traffic Concept Functional Layout Plan prepared by RMA Engineers, ref: T-SK0001, Issue A and dated 7 September 2023, as included at **Annexure 2**: i. provisions of a new vehicle crossover to Depot Road, identified as 'emergency vehicle egress only' on the Plan of designation ii. removal of the existing left in/left out access at the eastern end of the site iii. provision of 'keep clear' pavement marking across the eastbound Depot Road lanes and right turn westbound Depot Road lane iv. provision of early warning signage with flashing lights at the emergency vehicle egress on Depot Road v. provision of a median break to allow for emergency vehicles to exit the site and travel west on Depot Road (b) All external works are to be constructed in accordance with the relevant council and Australian standards.
Landscaping	
8.	(a) Prior to commencement of works, prepare a Landscape Concept Plan (LCP). (b) The LCP must be prepared by a suitably qualified person and include: i. a planting palette that incorporates native and endemic species ii. landscaping along street frontages. (c) Submit a copy of the LCP to DHLGPPW (infrastructuredesignation@dsdilgp.qld.gov.au). (d) Prior to the commencement of use, carry out landscaping in accordance with the LCP.
Lighting	
9.	All external lighting must be installed and maintained to accord with Australian standards.
Refuse and plant screening	
10.	Refuse storage bins, and all new plant, equipment and water tanks, are to be stored behind fencing or screened from view from roads and public open space.

Vegetation	
11.	(a) Retain existing mature trees, except where: i. required to be removed to facilitate the proposed development ii. it can be demonstrated, by a suitably qualified person, that the tree/s present an unacceptable safety risk. (b) Prior to the commencement of works, undertake the necessary actions to protect trees that are not required to be cleared from construction impacts in accordance with the AS4970-2009 Protection of Trees on Development Sites.
Construction management	
12.	(a) Prior to the commencement of works, prepare a Construction Environmental Management Plan (CEMP). The CEMP must include/address the following: i. an Erosion and Sediment Control Plan that addresses the erosion risk and surface water run-off ii. dust mitigation methods (such as use of water to suppress potential dust) and air quality management measures iii. hours of construction, vibration, and construction noise (including the default noise standards), in accordance with the *Environmental Protection Act 1994* (s440R & 440S) iv. construction waste control and management, in conjunction with a waste management plan if deemed necessary v. chemical and fuel used during construction stored in bunded areas vi. access locations for and management of construction vehicle traffic (any construction parking off-site is subject to engagement with Council and relevant landowners) vii. disposal and management of hazardous materials and regulated waste, including removal by a suitably licenced contractor where deemed necessary viii. appropriate machine hygiene measures ix. access locations for and management of construction vehicle traffic. Any construction parking off-site is subject to engagement with council or other relevant landowners x. proximity of works to easements and services and any necessary design measures, additional analysis or safe work methods xi. other required permits from the council, easement holders or utility providers xii. maintenance of safe pedestrian and cyclist access/movement around the site xiii. complaint resolution procedures, including who to contact and a record of how complaints have been addressed xiv. a construction communication plan including:

	▪ how neighbouring properties will be advised of construction activities for each stage ▪ how the appropriate extent of neighbouring properties to be notified will be determined ▪ timeframes for notification of construction activities, with notification to prior to works commencing (b) Submit a copy of the CEMP to DHLGPPW (infrastructuredesignation@dsdilgp.qld.gov.au). (c) Construction of the development is to be undertaken in accordance with the CEMP.
Contaminated land management	
13.	(a) Following demolition of existing buildings, prepare a contaminated land investigation report (CLIR). (b) The CLIR report must be prepared by a suitably qualified person and include/address: i. determine the extent of additional testing required to inform the remediation and/or site management approaches in order to achieve compliance with the *Environmental Protection Act 1994* (c) Submit a copy of the CLIR to DHLGPPW (infrastructuredesignation@dsdilgp.qld.gov.au). (d) Carry out the development in accordance with the recommendations of the CLIR.
Information signage	
14.	(a) Prior to the commencement of work, place an information sign on the site. (b) The information sign is to: i. include the following details: ▪ a link to where a copy of the MID decision and CEMP can be viewed on the DHLGPPW website; and ▪ the name, postal and/or email address and a contact telephone number for the key contact/principal contractor ii. be positioned on the Depot Road site frontage and be clearly visible for a pedestrian iii. be non-illuminated and maintained at all times during construction.
Servicing	
15.	(a) Prior to the commencement of work, confirm the adequacy, capability and location of services (water, sewer, electricity and telecommunications) for the proposed development. (b) If reasonably required, the infrastructure should be upgraded to cater for the proposed development. (c) Connect the development to all available urban infrastructure.

Acid sulfate soils	
16.	If potential or actual acid sulfate soil (ASS) is identified during construction, an ASS investigation is to be carried out and managed in accordance with an ASS management plan.

Schedule 2 – Notice of how submissions were considered

Submissions received during Minister's consultation

On 11 October 2023, the Honourable Steven Miles MP, former Planning Minister gave a notice to the council and the landowner advising that he was proposing to make the MID and inviting final submissions within 25 business days.

Public consultation actions were also conducted by the entity inviting submissions between 17 October 2023 and 15 November 2023.

He received three submissions during this period. The submissions were from the council, the Member for Sandgate and Energex.

A summary of how I have considered the submissions is provided in the table below.

Matters raised	Response
The Station name should be changed to Sandgate District.	The naming of the station is an operational decision and will be determined at a later stage prior to the commencement of operation of the facility.
An Operational Works application is required to be lodged with council to carry out the works on Depot Road for the proposed signalised emergency egress. These works will require the relocation and reinstatement of various Council assets.	QFES will submit an Operational Works application with the council for the proposed works on Depot Road.
The designation is to address the refuse requirements within the Refuse planning scheme policy of *Brisbane City Plan 2014*.	Refuse servicing considerations including the location of refuse storage, loading bays (if necessary) and the required number of refuse/recycling bins will be identified during the detailed design of the station.
Potential impacts to surrounding sensitive uses are to be reviewed and mitigated to ensure minimal impacts.	All equipment proposed to be utilised and stored on site for the operation of the station will be to relevant standards. The station will not require the use of noxious or odorous chemicals/waste that would create any adverse safety or health risks onto surrounding areas. By virtue of the subject site's existing background noise context, location within an established mixed-use locality, distance from sensitive uses and given the operation of the station will not generate excessive noise emissions, significant adverse amenity impacts are not anticipated. The use of emergency service vehicle lights and sirens will only be activated during an

Matters raised	Response
	emergency call out if required to navigate through heavy traffic.
The site may contain contaminated land. Earth-moving and construction activities should incorporate strategies to prevent contaminated dust from impacting nearby sensitive uses.	The subject site is listed on the Environmental Management Register but is not included on the Contaminated Land Register. This is for notifiable activity or hazardous contaminant (petroleum product or oil storage) located in the DTMR depot. The MID requires the preparation of a CLIR to determine the extent of testing required to inform the remediation and site management approaches to be carried out during construction.

Annexure 1 to Schedule 1 – Plan of designation



Legend

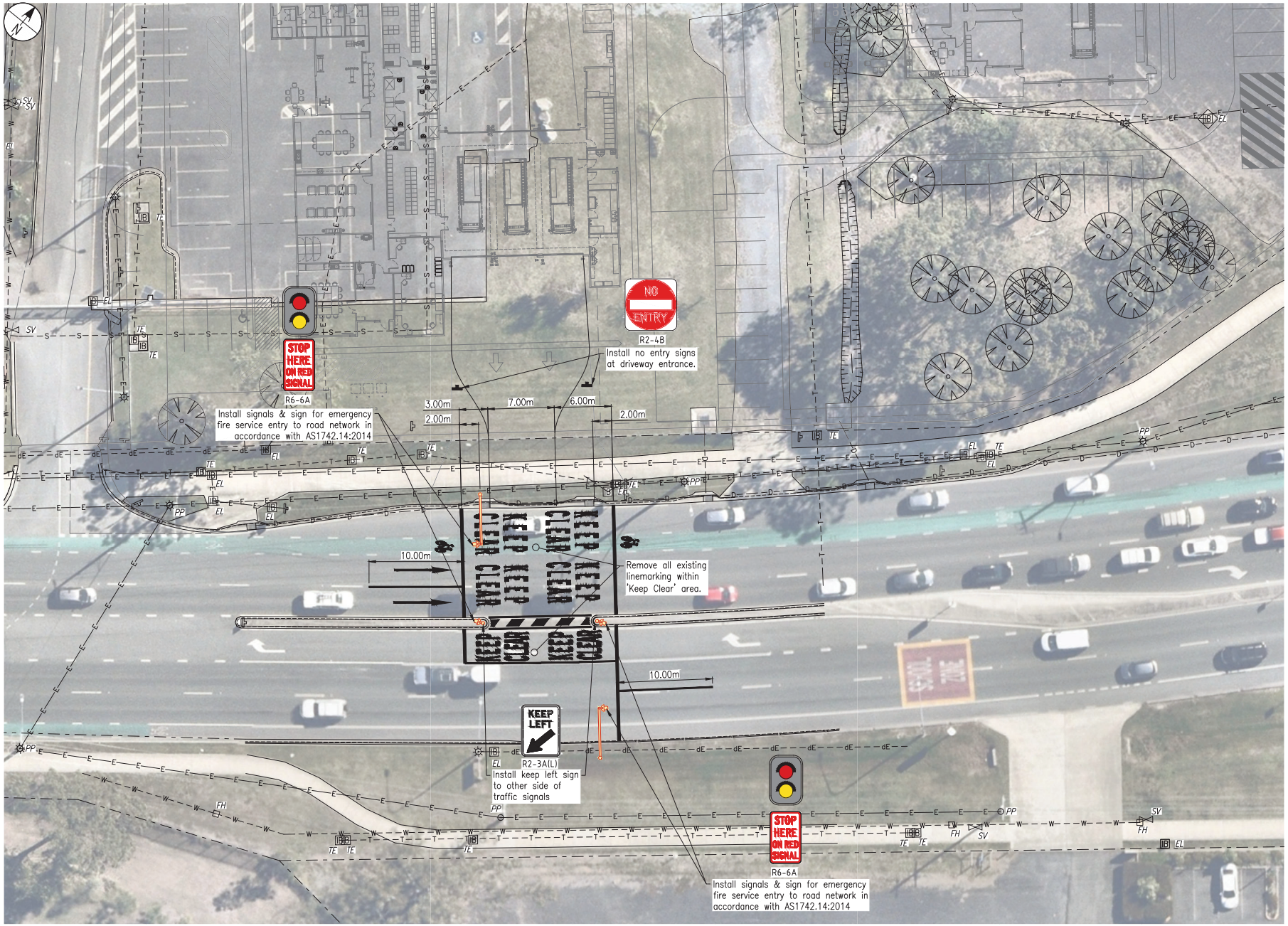
- Built form envelope comprising buildings and structures not exceeding 1 storey
- Ground level car parking and vehicular circulation
- Open space, training pads/tower, recreation, landscaping, pedestrian circulation and associated structures
- Landscaping measures
- Vehicular ingress/egress
- Emergency vehicle egress only
- Lot boundary
- Designation boundary

Title: Plan of designation for Bracken Ridge Fire and Rescue Station
Address: Part of 7 Depot Road, Deagon, QLD 4017
Reference: MID-0923-0720

Aerial not to scale
Approximate scale (metres)
0 25 50

Queensland Government

Annexure 2 to Schedule 1 – Traffic concept functional layout plan



TRAFFIC CONCEPT FUNCTIONAL LAYOUT PLAN

Scale 1:200 (A1)

LEGEND:

- Existing Property Boundary
- Existing Easement Boundary
- Existing Batter
- Existing Tree
- Existing Signs
- Existing Stormwater
- Existing Electrical (Aboveground)
- Existing Electrical (Underground)
- BYDA Electrical (Underground)
- Existing Power Poles
- Existing Street Light
- Existing Electrical Inspection
- Existing Sewer Main
- Existing Telecomms (Underground)
- Existing Telecomms Inspection
- Existing Water Main
- Existing Fire Hydrant
- Existing Sluice Valve

PLAN NOTES:

P.1. This is a sketch plan only and is conceptual only.

P.2. This sketch plan represents design intent and concepts only.

P.3. This plan shall not be used for tendering, financing, ordering of materials, construction or any other unintended purpose.

P.4. Information shown on these plans has been compiled from varying sources and may not be accurate and will need verifying. This includes existing infrastructure, property boundaries and natural surface data.

P.5. This plan shall not be relied upon for detailed design.

P.6. Survey has been completed on an arbitrary coordinate datum. Refer to survey plans for all setout information.

SCALE BARS

0 2 4 6 8m

1:200(A1) 1:400(A3)

ISSUE	DESCRIPTION	DATE	DWN	DES	CHK	APP
A	FOR COMMENT	07/09/23	MDL	MDL	DD	AJG

R.P.E.Q.

THIS DOCUMENT IS UNCONTROLLED AND IS NOT TO BE USED FOR CONSTRUCTION UNTIL THIS NOTE IS REMOVED AND A DIGITAL SIGNATURE PROVIDED IN ITS PLACE

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PROJECT
QUENNSLAND FIRE AND EMERGENCY SERVICES
7 DEPOT ROAD
DEAGON QLD 4017

TITLE
TRAFFIC CONCEPT FUNCTIONAL LAYOUT PLAN

ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE PROJECT NOTES ON DRAWING G0102

VERIFY ALL ON SITE DIMENSIONS AND LEVELS PRIOR TO CONSTRUCTION. NOTIFY RMA IMMEDIATELY OF ANY DISCREPANCIES

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HEIGHT DATUM	MAP GRID	SIZE
AHD	LOCAL	A1

COUNCIL RAL/MCU NO.

COUNCIL OW NO.

PROJECT NO.	DRAWING NO.	ISSUE
23E-0302	T-SK0001	A

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