



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2019/1023

4 June 2019

Kennards Stevens Pty Ltd
C/- Town Planning Alliance
Att: Mr Alex Tonkin and Mr Jordan Holman
PO Box 5329
WEST END QLD 4101

Dear Alex and Jordan

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR A WAREHOUSE AT BELLS CREEK ROAD, BARINGA DESCRIBED AS LOT 345 ON SP298754

On 3 June 2019 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*. The 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 website <http://www.dsdmip.qld.gov.au/edq/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Jennifer Davison on (07) 3452 7127.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
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Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Caloundra South	
Site address	Bells Creek Road, Baringa	
Lot on plan description	Lot number	Plan description
	345	SP298754
PDA development application details		
DEV reference number	DEV2019/1023	
'Properly made' date	5 April 2019	
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	Material Change of Use for Warehouse (Self-storage)	

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		3 June 2019	
Currency period		6 years from the date of decision	
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.	Traffic Report prepared by Q Traffic	1074_TPA321, Revision B	26 March 2019
2.	Stormwater Management Report prepared by Contour	2043-SWMP01(B)	29 March 2019
3.	Cover Sheet prepared by Neale Windress and Associated Pty Ltd	DA-0000 Amendment A	29 November 2018
4.	Site Plan – Stage 1 prepared by Neale Windress and Associated Pty Ltd	DA-0002 Amendment D	1 April 2019
5.	Site Plan – Stage 1 and 2 prepared by Neale Windress and Associated Pty Ltd	DA-0003 Amendment E	1 April 2019
6.	Unit Plans prepared by Neale Windress and Associated Pty Ltd	DA-0005 Amendment C	19 March 2019
7.	Overall Elevations prepared by Neale Windress and Associated Pty Ltd	DA-0010 Amendment F	19 March 2019
8.	Building 1 – Floor Plans prepared by Neale Windress and Associated Pty Ltd	DA-0101 Amendment D	19 March 2019
9.	Building 1 – Elevations and Perspectives prepared by Neale Windress and Associated Pty Ltd	DA-0102 Amendment D	19 March 2019
10.	Building 2 – Floor Plans prepared by Neale Windress and Associated Pty Ltd	DA-0201 Amendment D	19 March 2019
11.	Building 2 – Elevations and Perspectives prepared by Neale Windress and Associated Pty Ltd	DA-0202 Amendment D	19 March 2019

12.	Building 3 – Floor Plans prepared by Neale Windress and Associated Pty Ltd	DA-0301 Amendment D	19 March 2019
13.	Building 3 – Elevations and Perspectives prepared by Neale Windress and Associated Pty Ltd	DA-0302 Amendment D	19 March 2019
14.	Building 4 – Floor Plans prepared by Neale Windress and Associated Pty Ltd	DA-0401 Amendment D	19 March 2019
15.	Building 4 – Elevations and Perspectives prepared by Neale Windress and Associated Pty Ltd	DA-0402 Amendment D	19 March 2019
16.	GFA Plans prepared by Neale Windress and Associated Pty Ltd	DA-0006 Amendment A	03 April 2019 (Amended in red 28 May 2019)
17.	Landscape Concept Plan prepared by AGLA	Sheet 1 – 3 Job Number 19.004 Issue F	5 March 2019
18.	Preliminary Earthworks Layout Plan prepared by Contour	Plan No 2043-SK01 Revision A	12 March 2019
19.	Typical Sections prepared by Contour	Plan No 2043-SW02	6 March 2019

ABBREVIATIONS AND DEFINITIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
2. **Council** means Sunshine Coast Council.
3. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
4. **EDQ** means Economic Development Queensland.
5. **IFF** means the Infrastructure Funding Framework, prepared by the Department of Infrastructure, Local Government and Planning, dated July 2017.
6. **MEDQ** means the Minister for Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions

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	plans as required under this approval; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and iv. provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans submitted under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use c) Prior to commencement of use
5.	Vehicle Access a) Provide vehicle crossovers generally in accordance with the approved plans. Vehicle crossovers are to be designed and constructed in accordance with the relevant Council standards. b) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ written evidence Demonstrating that the crossovers have been provided in accordance with part a) of this condition	a) Prior to commencement of use b) Prior to commencement of use
6.	Car Parking Provide 14 car parking spaces, delineated and signed generally in accordance with AS2890 – <i>Parking Facilities</i> and the approved plans.	Prior to commencement of use
7.	Bicycle Parking a) Provide 5 bicycle parking spaces within racks or rails generally in accordance the approved plans. b) Submit to EDQ Development Assessment, DSDMIP written evidence demonstrating bicycle parking facilities have been provided in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
8.	Water Connection Connect the development to the existing water reticulation network in accordance with Unitywater current adopted standards.	Prior to commencement of use
9.	Sewer Connection Connect the development to the existing sewer reticulation network in accordance with Unitywater current adopted standards.	Prior to commencement of use

10.	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
11.	Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DSDMIP detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the approved plans. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use c) Prior to commencement of use
12.	Outdoor Lighting Outdoor lighting within the development is to 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
13.	Electricity Connect the development to the existing electricity reticulation network generally in accordance with current Energex standards.	Prior to commencement of use
14.	Telecommunications a) Connect the development to the existing telecommunications network generally in accordance with the relevant service provider standards. b) Submit to EDQ Development Assessment, DSDMIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	a) Prior to commencement of use b) Prior to commencement of site works
15.	Broadband Submit to EDQ Development Assessment, DSDMIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Legislation Amendment (Fibre Deployment) Act 2011</i> can be provided in accordance with the Communications Alliance G645:2017 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of site works

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 ****