



Department of  
State Development,  
Tourism and Innovation

Our ref: DEV2019/1023/2

18 August 2020

Kennards-Stevens Pty Ltd  
C/- Town Planning Alliance  
Att: Sam Heckel and Vu Nguyen  
PO Box 5329  
WEST END QLD 4101

Email: [eda@tpalliance.com.au](mailto:eda@tpalliance.com.au)

Dear Sam and Vu

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR A WAREHOUSE AT 44 AND 46 EDISON CRESCENT, BARINGA DESCRIBED AS LOTS 1059 AND 1060 ON SP305375 (FORMALLY LOT 345 ON SP298754)**

On 18 August 2020 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website [www.DSDTI.qld.gov.au/pda-da-applications](http://www.DSDTI.qld.gov.au/pda-da-applications).

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Jennifer Davison on 3452 7127 or at [Jennifer.davison@dsdmip.qld.gov.au](mailto:Jennifer.davison@dsdmip.qld.gov.au).

Yours sincerely

Jeanine Stone  
**Director**  
**Development Assessment**  
**Economic Development Queensland**

Minister for Economic Development  
Queensland  
GPO Box 2202  
Brisbane Queensland 4001 Australia  
**Website** [www.edq.qld.gov.au](http://www.edq.qld.gov.au)  
ABN 76 590 288 697

## PDA Decision Notice – Approval

| Site information                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Name of priority development area (PDA) | Caloundra South (PDA)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
| Site address                            | 44 and 46 Edison Crescent, Baringa                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Plan description |
|                                         | 1059                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | SP305375         |
|                                         | 1060                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | SP305375         |
| PDA development application details     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |
| DEV reference number                    | DEV2020/1023/2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |
| 'Properly made' date                    | 2 July 2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |
| Type of application                     | <input type="checkbox"/> New development involving: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input checked="" type="checkbox"/> Changing a PDA development approval<br><input type="checkbox"/> Extending the currency period of a PDA approval |                  |
| Description of proposal applied for     | Change to approval – Material Change in Use for a Warehouse (self-storage)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |

## PDA development approval details

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| Decision of the MEDQ    | <p>The MEDQ has decided to grant part of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice.</p> <p>The approved changes are summarised as follows:</p> <ul style="list-style-type: none"> <li>▪ Reduction of the width of Building 1 awning;</li> <li>▪ Reduction of the width of Building 4 awning;</li> <li>▪ Reduction in landscaping; and</li> <li>▪ Addition of an emergency accessway to Edison Crescent.</li> </ul> |
| Original Decision date  | 3 June 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Change to approval date | 18 August 2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Currency period         | 6 years from the original date of decision                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

## Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

| Approved plans and documents |                                                    | Number (if applicable) | Date (if applicable) |
|------------------------------|----------------------------------------------------|------------------------|----------------------|
| 1.                           | Site Plan – Stage 1                                | BA-0003<br>Amendment 4 | 20 July 2020         |
| 2.                           | Master Site Plan – Stage 1 and 2                   | BA-0002<br>Amendment 3 | 20 July 2020         |
| 3.                           | Unit Floor Plan – Lower<br>Unit Floor Plan - Upper | DA-0005<br>Amendment C | 19 March 2019        |
| 4.                           | Overall Elevations                                 | DA-0010<br>Amendment F | 19 March 2019        |
| 5.                           | Building 1 - Sections                              | BA-1021<br>Amendment 3 | 20 July 2020         |
| 6.                           | Building 1 – Floor Plans                           | DA-0101<br>Amendment D | 19 March 2019        |
| 7.                           | Site Elevations                                    | BA-0010<br>Amendment 4 | 20 July 2020         |
| 8.                           | Site Sections                                      | BA-0011<br>Amendment 3 | 20 July 2020         |
| 9.                           | Building 1 – Elevations                            | BA-1020<br>Amendment 4 | 20 July 2020         |
| 10.                          | Building 2 – Floor Plans                           | DA-0201<br>Amendment D | 19 March 2020        |
| 11.                          | Building 2 – Elevations and Perspectives           | DA-0202<br>Amendment D | 19 March 2020        |
| 12.                          | Building 3 – Floor Plans                           | DA-0301<br>Amendment D | 19 March 2020        |
| 13.                          | Building 3 – Elevations and Perspectives           | DA-0302<br>Amendment D | 19 March 2020        |

|                                                               |                                                               |                                 |                                                 |
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| 14.                                                           | Building 4 – Floor Plans                                      | DA-0401<br>Amendment D          | 19 March 2019                                   |
| 15.                                                           | Building 4 – Elevations and Perspectives                      | DA-0402<br>Amendment D          | 19 March 2019                                   |
| 16.                                                           | Building 4 – Fire Compartments                                | DA-0403<br>Amendment C          | 19 March 2020                                   |
| 17.                                                           | Landscape Concept Plan Stage 1                                | Issue F                         | 5 March 2019<br>(Amended in Red 13 August 2020) |
| 18.                                                           | Landscape Concept Plan Stage 1 & 2                            | Issue F                         | 5 March 2019<br>(Amended in Red 13 August 2020) |
| 19.                                                           | Proposed Planting Schedule                                    | Issue F                         | 5 March 2019                                    |
| 20.                                                           | Landscape Areas – Stage 1 and 2                               | BA-0008<br>Amendment 1          | 20 July 2020                                    |
| 21.                                                           | Blow-Up Plan                                                  | Issue G                         | 20 July 2020                                    |
| <b>Plans and documents previously approved on 3 June 2019</b> |                                                               | <b>Number (if applicable)</b>   | <b>Date (if applicable)</b>                     |
| 1.                                                            | Traffic Report prepared by Q Traffic                          | 1074_TPA321,<br>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.                                                            | GFA Plans prepared by Neale Windress and Associated Pty Ltd   | DA-0006 Amendment A             | 03 April 2019<br>(Amended in red 28 May 2019)   |
| 5.                                                            | Preliminary Earthworks Layout Plan prepared by Contour        | Plan No 2043-SK01<br>Revision A | 12 March 2019                                   |
| 6.                                                            | 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.

| <b>PDA Development Conditions</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                        |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|
| <b>No.</b>                        | <b>Condition</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Timing</b>                          |
| <b>General</b>                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                        |
| <b>1.</b>                         | <b>Carry out the Approved Development</b><br><br>Carry out the approved development generally in accordance with the approved plans and documents.                                                                                                                                                                                                                                                                                                                                             | Prior to commencement of use           |
| <b>2.</b>                         | <b>Maintain the Approved Development</b><br><br>Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.                                                                                                                                                                                                     | At all times                           |
| <b>Engineering</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                        |
| <b>3.</b>                         | <b>Construction Management Plan</b><br><br>a) Submit to EDQ Development Assessment, DSDMIP a site based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:<br>i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i> ;<br>ii. stormwater flows around or through the site without increasing the concentration of total suspended solids | a) Prior to commencement of site works |

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                             |
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|           | <p>or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; and</p> <p>iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor.</p> <p>iv. Construction traffic movements and parking in the vicinity of the development.</p> <p>b) Undertake all works generally in accordance with the CMP submitted under part a) of this condition, which is to be current and available on site at all times during the construction period.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>b) At all times during construction</p>                                                                                  |
| <b>4.</b> | <p><b>Filling and Excavation</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by a RPEQ, generally in accordance with <i>AS3798 – 2007“Guidelines on Earthworks for Commercial and Residential Developments.</i></p> <p>The certified earthworks plans are to:</p> <p>i. include a geotechnical soils assessment of the site;</p> <p>ii. be consistent with the Erosion and Sediment Control plans as required under this approval;</p> <p>iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and</p> <p>iv. provide full details of any areas where surplus soils are to be stockpiled.</p> <p>b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>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.</p> | <p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p> |
| <b>5.</b> | <p><b>Vehicle Access</b></p> <p>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.</p> <p>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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>                                               |

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| <b>6.</b>  | <b>Car Parking</b><br><br>Provide 14 car parking spaces, delineated and signed generally in accordance with <i>AS2890 – Parking Facilities</i> and the approved plans.                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Prior to commencement of use                                                                                    |
| <b>7.</b>  | <b>Bicycle Parking</b><br><br>a) Provide 5 bicycle parking spaces within racks or rails generally in accordance the approved plans.<br><br>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<br><br>b) Prior to commencement of use                                          |
| <b>8.</b>  | <b>Water Connection</b><br><br>Connect the development to the existing water reticulation network in accordance with Unitywater current adopted standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Prior to commencement of use                                                                                    |
| <b>9.</b>  | <b>Sewer Connection</b><br><br>Connect the development to the existing sewer reticulation network in accordance with Unitywater current adopted standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Prior to commencement of use                                                                                    |
| <b>10.</b> | <b>Stormwater Connection</b><br><br>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                                                                                    |
| <b>11.</b> | <b>Stormwater Management (Quality)</b><br><br>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.<br><br>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.<br><br>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<br><br>b) Prior to commencement of use<br><br>c) Prior to commencement of use |
| <b>12.</b> | <b>Outdoor Lighting</b><br><br>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                                                                                    |

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| <b>13.</b>                             | <b>Electricity</b><br><br>Connect the development to the existing electricity reticulation network generally in accordance with current Energex standards.                                                                                                                                                                                                                                                                                                                                     | Prior to commencement of use                                                  |
| <b>14.</b>                             | <b>Telecommunications</b><br><br>a) Connect the development to the existing telecommunications network generally in accordance with the relevant service provider standards.<br><br>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<br><br>b) Prior to commencement of site works |
| <b>15.</b>                             | <b>Broadband</b><br><br>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                                           |
| <b>16.</b>                             | <b>Public Infrastructure – Damage, Repairs and Relocation</b><br><br>Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.                                                             | Prior to commencement of use                                                  |
| <b>Landscape and Environment</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                               |
| <b>17.</b>                             | <b>Landscape Works</b><br><br>Undertake the landscape works generally in accordance with the approved plans.                                                                                                                                                                                                                                                                                                                                                                                   | Prior to commencement of use                                                  |
| <b>Erosion and Sediment Management</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                               |
| <b>18.</b>                             | <b>Erosion and Sediment Management</b><br><br>a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines:<br>i The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A);                                                                         | a) Prior to commencement of site works                                        |

|                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                               |
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|                                                | <ul style="list-style-type: none"> <li>ii Healthy Land and Water Technical Note: <i>Complying with the SPP – Sediment Management on Construction Sites</i>;</li> <li>iii Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and</li> <li>iv Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time).</li> </ul> |                                                                                               |
|                                                | b) Implement the certified ESCP as submitted under part a) of this condition.                                                                                                                                                                                                                                                                                                                                                                                                                                  | b) At all times during construction                                                           |
| <b>19.</b>                                     | <b>Refuse Collection</b><br><br>Submit to EDQ Development Assessment, DSDMIP refuse collection approval from Council or a private waste contractor.                                                                                                                                                                                                                                                                                                                                                            | Prior to commencement of use                                                                  |
| <b>Surveying, land transfers and easements</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                               |
| <b>20.</b>                                     | <b>Easements over Infrastructure</b><br><br>Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets.<br><br>The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.                                                                                                                 | Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first |

### 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 \*\***