



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2022/1260

17 February 2022

JFP Urban Consultants
Attn: Andrew Morcom
T209, Kon-Tiki Tower 1
55 Plaza Parade
MAROOCHYDORE QLD 4558

Email: amorcom@jfp.com.au

Dear Andrew

S89(1)(a) Approval of PDA development application

PDA Development Permit for a Material Change of Use for Low Impact Industry at 8 Strong Street, Baringa described as Lot 1091 on SP308153

On 17 February 2022, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Andrew McKnight, Senior Planner, Development Assessment by telephone on (07) 3452 7406 or at andrew.mcknight@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

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

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Caloundra South PDA	
Site address	8 Strong Street, Baringa, QLD 4551	
Lot on plan description	Lot number	Plan description
	Lot 1091	SP308153

PDA development application details	
DEV reference number	DEV2021/1260
'Properly made' date	19 January 2022
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period
Proposed development	Material Change of Use for Low Impact Industry

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	17 February 2022
Currency period	6 years from the date of the decision

Approved plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved plans and documents		Number	Date
1.	Cover – Devcon Building Co.	L1091STR A-000 Issue T	27/05/2021 (as amended in red 15 February 2022)
2.	Site Plan – Devcon Building Co.	L1091STR A-010 Issue T	27/05/2021 (as amended in red 15 February 2022)
3.	Site Plan at Ground Level – Devcon Building Co.	L1091STR A-011 Issue T	27/05/2021 (as amended in red 15 February 2022)

4.	Ground Floor Dimensions – Devcon Building Co.	L1091STR A-020 Issue T	27/05/2021
5.	Mezzanine Floor – Devcon Building Co.	L1091STR A-021 Issue T	27/05/2021
6.	Roof Plan – Devcon Building Co.	L1091STR A-023 Issue T	27/05/2021
7.	Elevations (1 & 3) – Devcon Building Co.	L1091STR A-030 Issue T	27/05/2021
8.	Elevations (2 & 4) – Devcon Building Co.	L1091STR A-031 Issue T	27/05/2021
9.	Sections – Devcon Building Co.	L1091STR A-032 Issue T	27/05/2021
10.	Perspectives (Views 1 & 2) – Devcon Building Co.	L1091STR A-080 Issue T	27/05/2021 (as amended in red 15 February 2022)
11.	Perspectives (Street view 1 & 2) – Devcon Building Co	L1091STR A-081 Issue T	27/05/2021 (as amended in red 15 February 2022)
12.	Drawing Index and Standard Notes - Empire Engineering	SC-8703 C001 Issue B	09/04/2021
13.	Construction Management Plan - Empire Engineering	SC-8703 C005 Issue B	09/04/2021
14.	Erosion and Sediment Control Notes and Details - Empire Engineering	SC-8703 C010 Issue B	09/04/2021
15.	Erosion and Sediment Control Plan - Empire Engineering	SC-8703 C011 Issue B	09/04/2021
16.	Siteworks and Drainage Plan Sheet 1 - Empire Engineering	SC-8703 C020 Issue D	09/04/2021
17.	Siteworks and Drainage Plan Sheet 2 - Empire Engineering	SC-8703 C021 Issue C	09/04/2021
18.	Siteworks and Drainage Plan Sections and Details Sheet 1 - Empire Engineering	SC-8703 C025 Issue B	09/04/2021
19.	Siteworks and Drainage Plan Sections and Details Sheet 2 - Empire Engineering	SC-8703 C026 Issue B	09/04/2021
20.	Pavement Plan - Empire Engineering	SC-8703 C030 Issue D	09/04/2021
21.	Pavement Notes and Details - Empire Engineering	SC-8703 C035 Issue B	09/04/2021
22.	Signs and Linemarking Plan - Empire Engineering	SC-8703 C040 Issue C	09/04/2021
23.	Turnpath Analysis Plan - Empire Engineering	SC-8703 C050 Issue C	09/04/2021

PDA development conditions

PREAMBLE AND ABBREVIATIONS

For the purpose of interpreting this approval, including the conditions, the following applies:

The following is a list of abbreviations utilised in this approval:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
3. **Contributed Asset** means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:
 - a. **External Authority** means a public-sector entity other than the MEDQ;
 - b. **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
 - c. **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
 - d. **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
 - e. **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
 - f. **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational work related to the provision of water infrastructure.
4. **Council** means the relevant local government for the land the subject of this approval.
5. **DSDILGP** means the Department of State Development, Infrastructure Local Government and Planning.
6. **EDQ** means Economic Development Queensland.
7. **EDQ DA** means Economic Development Queensland – Development Assessment Team
8. **EDQ TS** means Economic Development Queensland – Technical Services team.
9. **MEDQ** means the Minister for Economic Development Queensland.
10. **PDA** means Priority Development Area.
11. **RPEQ** means Registered Professional Engineer of Queensland.

COMPLIANCE ASSESSMENT:

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

- ii) submit to EDQ DA a duly completed Compliance Assessment form².
- iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

SUBMITTING DOCUMENTATION TO EDQ:

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, submit the documentation to:

- a) EDQ DA at: pdadevelopmentassessment@dsgmip.qld.gov.au.
- b) EDQ TS at: EDQ_PrePostConstruction@dsgmip.qld.gov.au.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

No.	Condition	Timing
Material Change in use		
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
2.	Maintain the approved development Maintain the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
Construction management		
3.	Hours of work - construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
4.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
5.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use b) Prior to commencement of use

7.	Vehicle access a) Construct a vehicle crossover i) located generally in accordance with the approved plans; and ii) designed generally in accordance with IPWEQ Standard Drawings as adopted by Sunshine Coast Council. b) Reinstall groundcover plantings removed from any street tree relocation and/or driveway construction c) Submit to EDQ TS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition and the groundcover plantings have been reinstated in accordance with part b) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
8.	Car Parking Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	Prior to commencement of use or BFP endorsement, whichever occurs first
9.	Bicycle parking Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.	Prior to commencement of use
10.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with Unitywater current adopted standards.	Prior to commencement of use
11.	Rainwater tanks Connect the rainwater tank (x1 7,000KI) as shown on the <i>Siteworks and Drainage Plan Sheet 1 – SC-8703 – Drawing No: C020 Issue D prepared by Empire Engineering and dated 9 April 2021</i> supply non-potable water to all of the relevant components of the non-residential building (i.e. all toilets, urinals, outdoor taps, non-potable taps).	Prior to commencement of use
12.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with Unitywater current adopted standards.	Prior to commencement of use

13.	Stormwater connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
14.	Stormwater management (quality) Connect stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) <i>Siteworks and Drainage Plan Sheet 2, SC-8703 – Drawing No: C020 Issue D prepared by Empire Engineering and dated 9 April 2021.</i>	Prior to commencement of use or BFP endorsement, whichever occurs first
15.	Electricity a) Submit to EDQ TS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
16.	Telecommunications a) Submit to EDQ TS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
17.	Broadband a) Submit to EDQ TS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
18.	Landscape works Construct the landscape works generally in accordance with the certified plans submitted i) <i>Proposed Industrial Shed at Lot 1091 Aura - Building Approval - Job No L1011STR drawing set prepared by Devcon Building Co. and dated 27 May 2021</i>	a) Prior to commencement of use or BFP endorsement, whichever occurs first

19.	Outdoor lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use
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STANDARD ADVICE

Please note that 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 ****