



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

Our ref: DEV2022/1271

3 May 2022

Surfing World Sunshine Coast Pty Ltd
C/- Murray & Associates (Qld) Pty Ltd
Att: Mr Blake Bell
PO Box 246
NAMBOUR QLD 4560

Email: bwbell@mursurv.com

Dear Mr Bell

S89(1)(a) Approval of PDA development application
Reconfiguring a Lot - One (1) into Two (2) Lots plus access and services easements at
29 Packer Road, Baringa described as Lot 2 on SP328636

On 3 May 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 Michael Fallon, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7097 or at michael.fallon@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 Priority Development Area (PDA)	
Site address	29 Packer Road, Baringa	
Lot on plan description	Lot number	Plan description
	2	SP328636
PDA development application details		
DEV reference number	DEV2022/1271	
'Properly made' date	14 March 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	Reconfiguring a Lot - One (1) into Two (2) Lots plus access and service easements	
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. The approval is for: PDA Development Permit for Reconfiguring a Lot - One (1) into Two (2) Lots plus access and service easements	
Decision date	3 May 2022	
Currency period	4 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. Plan of Development - Proposed Subdivision of Lot 2 on SP328636	Job No. 62791/C, Revision C	29 March 2022

PDA development conditions

Preamble

Abbreviations and Definitions

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

Certification Procedures Manual means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

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.

Council means the relevant local government for the land the subject of this approval.

DSDILGP means the Department of State Development, Infrastructure, Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ TS means Economic Development Queensland's – Technical Services team.

EP Act means the *Environmental Protection Act 1994*.

IFF means the Economic Development Queensland Infrastructure Funding Framework as amended or replaced from time to time.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, use the following email addresses:

a) EDQ DA: pdadevelopmentassessment@dsgmip.qld.gov.au.

b) EDQ TS: EDQ_PrePostConstruction@dsgmip.qld.gov.au.

PDA Development Conditions - Reconfiguring a Lot

No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement
Construction		
2.	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 in accordance with statutory requirements and adopted 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 survey plan endorsement b) Prior to survey plan endorsement
Urban servicing and stormwater management		
3.	Water Connection Connect the development to the existing water reticulation network in accordance with Unitywater's current adopted standards.	Prior to survey plan endorsement.
4.	Sewer Connection Connect the development to the existing sewer reticulation network in accordance with Unitywater's current adopted standards.	Prior to survey plan endorsement.

PDA Development Conditions - Reconfiguring a Lot		
No.	Condition	Timing
5.	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's current adopted standards.	Prior to survey plan endorsement.
6.	Electricity a) Submit to EDQ TS a Certificate of Electricity Supply 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 survey plan endorsement b) Prior to survey plan endorsement.
7.	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 survey plan endorsement b) Prior to survey plan endorsement
8.	Broadband a) Submit to EDQ TS written agreement, from an authorised telecommunication 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 survey plan endorsement b) Prior to survey plan endorsement
Surveying, land transfers, and easements		
9.	Easements (Access and Services) a) Provide services easements, in favour of and at no cost to the grantee/s, over the infrastructure located on land as shown on the approved Plan of Development – Proposed Subdivision of Lot 2 on SP328636, Job No. 62791/C, Revision C and dated 29 March 2022	a) At the registration of the Survey plan

PDA Development Conditions - Reconfiguring a Lot		
No.	Condition	Timing
	b) Provide access easements, in favour of and at no cost to the grantee/s, over the part of the lot giving access to the other lot as shown on the approved Plan of Development – Proposed Subdivision of Lot 2 on SP328636, Job No. 62791/C, Revision C and dated 29 March 2022.	b) At the registration of the Survey plan

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 ****