



Our ref: DEV2022/1275

24 June 2022

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

Newlink Aura Pty Ltd
as Trustee for Newlink Aura Trust
C/- Civity Pty Ltd
Att: Liam Morris
SUBURB STATE POSTCODE

Email: liam@civity.com.au

Dear Liam

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

PDA Development Permit for Material Change of Use for Service Industry (Hardware and Trade Supplies), Low Impact Industry, and Warehouse (excluding self-storage); and Reconfiguring a Lot - 2 Lots into 2 Lots with Access Easement and Operational Work for Advertising Devices at 7 and 9 Edison Crescent, Baringa described as Lots 1189 and 1190 on SP305381

On 24 June 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.dsdlgp.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@dsdlgp.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	
Site address	7 and 9 Edison Crescent, Baringa	
Lot on plan description	Lot number	Plan description
	1189	SP305381
	1190	SP305381
PDA development application details		
DEV reference number	DEV2022/1275	
'Properly made' date	23 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	Material Change of Use - Service Industry (Hardware and Trade Supplies), Low Impact Industry, and Warehouse (excluding self-storage); and Reconfiguring a Lot - 2 Lots into 2 Lots with Access Easement; and Operational Works for Advertising Devices	
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: Material Change of Use - Service Industry (Hardware and Trade Supplies), Low Impact Industry, and Warehouse (excluding self-storage); and Reconfiguring a Lot - 2 Lots into 2 Lots with Access Easement; and Operational Works for Advertising Devices	
Decision date	24/06/2022	
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.	Development Statistics, prepared by 77 Architecture	A0003, Revision 17	02 June 2022
2.	Signage Schedule, prepared by 77 Architecture	A0004, Revision 13	02 June 2022
3.	Proposed Site Plan, prepared by 77 Architecture	A0102, Revision 17	02 June 2022
4.	Floor Plan, prepared by 77 Architecture	A0301, Revision 14	02 June 2022
5.	Roof Plan, prepared by 77 Architecture	A0302, Revision 13	01 June 2022
6.	Elevations, prepared by 77 Architecture	A0701, Revision 15	02 June 2022
7.	Sections, prepared by 77 Architecture	A0801, Revision 11	29 April 2022
8.	Sections, prepared by 77 Architecture	A0802, Revision 11	29 April 2022
9.	Proposal Plan - Proposed Easements A & B in Lots 1189 & 1190, Edison Crescent, BARINGA, prepared by Vision Surveyors Qld	21984-PP-01 - Sheet 1 of 1	Received 16 March 2022 and amended in red dated 14 June 2022
10.	Landscape Site Plan, prepared by Landscape, Urban Design Architectural Services	28042022, Issue G, Sheet L02	Received 06 May 2022 and amended in red dated 14 June 2022
11.	Landscape Sections, prepared by Landscape, Urban Design Architectural Services	28042022, Issue G, Sheet L03	Received 06 May 2022 and amended in red dated 14 June 2022
12.	Plant Species Palette, prepared by Landscape, Urban Design Architectural Services	28042022, Issue G, Sheet L04	Received 06 May 2022 and amended in red dated 14 June 2022
13.	Landscape Setout Plan, prepared by Landscape, Urban Design Architectural Services	28042022, Issue G, Sheet L05	Received 06 May 2022 and amended in red dated 14 June 2022
14.	Landscape Design, prepared by Landscape, Urban Design Architectural Services	28042022, Issue G, Sheet L06	Received 06 May 2022 and amended in red dated 14 June 2022
15.	General Notes, Proposed Commercial Development Lots 1189-1190 Edison Crescent, Baringa, QLD, 4551, prepared by Farr Engineers	C001, Project No. 221407, Issue 1, Revision 1	03 May 2022
16.	Test Inspection and Hold Points, Proposed Commercial Development Lots 1189-1190 Edison Crescent, Baringa, QLD, 4551, prepared by Farr Engineers	C002, Project No. 221407, Issue 1, Revision 1	03 May 2022

17.	Safety in Design, Proposed Commercial Development Lots 1189-1190 Edison Crescent, Baringa, QLD, 4551, prepared by Farr Engineers	C003, Project No. 221407, Issue 1, Revision 1	03 May 2022
18.	Earthworks Layout Plan, Proposed Commercial Development Lots 1189-1190 Edison Crescent, Baringa, QLD, 4551, prepared by Farr Engineers	C100, Project No. 221407, Issue 5, Revision 5	03 May 2022
19.	Earthworks Sections, Proposed Commercial Development Lots 1189-1190 Edison Crescent, Baringa, QLD, 4551, prepared by Farr Engineers	C105, Project No. 221407, Issue 4, Revision 4	03 May 2022
20.	Earthworks Details, Proposed Commercial Development Lots 1189-1190 Edison Crescent, Baringa, QLD, 4551, prepared by Farr Engineers	C110, Project No. 221407, Issue 3, Revision 3	10 March 2022
21.	Finished Grading and Stormwater Layout Plan, Proposed Commercial Development Lots 1189-1190 Edison Crescent, Baringa, QLD, 4551, prepared by Farr Engineers	C200, Project No. 221407, Issue 7, Revision 7	18 May 2022
22.	Stormwater Drainage Catchment Plan, Proposed Commercial Development Lots 1189-1190 Edison Crescent, Baringa, QLD, 4551, prepared by Farr Engineers	C205, Project No. 221407, Issue 5, Revision 5	03 May 2022
23.	Bio Retention Basin Section Details - Sheet 1 of 2, Proposed Commercial Development Lots 1189-1190 Edison Crescent, Baringa, QLD, 4551, prepared by Farr Engineers	C221, Project No. 221407, Issue 2, Revision 2	10 March 2022
24.	Bio Retention Basin Section Details - Sheet 2 of 2, Proposed Commercial Development Lots 1189-1190 Edison Crescent, Baringa, QLD, 4551, prepared by Farr Engineers	C222, Project No. 221407, Issue 1, Revision 1	10 March 2022
25.	Bio Retention Basin Layouts, Proposed Commercial Development Lots 1189-1190 Edison Crescent, Baringa, QLD, 4551, prepared by Farr Engineers	C220, Project No. 221407, Issue 4, Revision 4	01 June 2022
26.	Sewer and Water Reticulation Layout Plan, Proposed Commercial Development Lots 1189-1190 Edison Crescent, Baringa, QLD, 4551, prepared by Farr Engineers	C800, Project No. 221407, Issue 6, Revision 6	02 June 2022
27.	Waste Management Plan, prepared by Geleon	Version E, Document Reference 50622-RP02-E	05 May 2022
28.	Site-Based Stormwater Management Plan for Commercial Development at Aura Estate, Lots 1189-1190 Edison Crescent, Baringa, prepared by Farr Engineers	221407 SBSMP Revision 4	14 March 2022

Preamble, abbreviations, and definitions

PREAMBLE

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

ABBREVIATIONS AND DEFINITIONS

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

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

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 IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

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).
 - 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.

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

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.

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@dsdmip.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dsdmip.qld.gov.au.

PDA Development Conditions – Material Change of Use		
Ref	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 commencement of use
2.	Maintain the approved development Maintain the approved development generally in accordance with the approved plans and documents.	Prior to 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.	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form.	Minimum of 10 business days prior to proposed out of hours work commencement date.
5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times.
6.	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.
7.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures;	a) Prior to commencing work

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
8.	Erosion and sediment management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
9.	Traffic management plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.	a) Prior to commencing work

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	b) During construction
10.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 8 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencing earthworks b) Prior to commencement of use c) Prior to commencement of use
11.	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

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
12.	Vehicle access a) Construct a vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with the relevant Council standards. b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
13.	Car parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
14.	Bicycle parking Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 - 1993 Bicycle parking facilities and the approved plans</i> .	Prior to commencement of use
15.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with Unitywater's current adopted standards.	Prior to commencement of use
16.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with Unitywater's current adopted standards.	Prior to commencement of use
17.	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
18.	Stormwater management (quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) <i>Water By Design Bioretention Technical Design Guidelines v1.1</i> October 2014, iii) the approved <i>Site-Based Stormwater Management Plan for Commercial Development at Aura Estate, Lots 1189-1190 Edison Crescent, Baringa</i> , prepared by Farr Engineers, dated 14 March 2022. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	c) Prior to commencement of use
19.	Electricity a) Submit to EDQ IS 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
20.	Telecommunications a) Submit to EDQ IS 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
21.	Broadband a) Submit to EDQ IS 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
22.	Landscape works a) Submit to EDQ IS detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the following approved plans: i) Sheets L02-L04 Landscape Sections of the Architectural Plans, prepared by Landscape, Urban Design Architectural Services b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of ground level building work b) Prior to commencement of use
23.	Refuse collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. In accordance with the approved <i>Waste Management Plan, prepared by Geleon, Version E, Document Reference 50622-RP02-E, dated 05 May 2022</i> . b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following commencement of use
24.	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

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
Reconfiguration - Access Easements		
25.	Access Easements Submit to EDQ DA a survey plan for approval by EDQ creating the access easements in accordance with the approved <i>Proposal Plan - Proposed Easements A & B in Lots 1189 & 1190, Edison Crescent, BARINGA, prepared by Vision Surveyors Qld, 21984-PP-01, Sheet 1 of 1, dated 16 March 2022.</i>	Prior to survey plan endorsement
Operational work - Advertising Devices		
26.	Advertising Devices Advertising devices are to be designed, located and installed generally in accordance with <i>Signage Schedule, prepared by 77 Architecture, Drawing No A0004, Revision 13, received 02 June 2022.</i>	Ongoing
27.	Structural Design a) Submit to EDQ IS detailed structural plans, certified by an RPEQ, for all proposed free standing advertising devices. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of construction of the relevant advertising devices b) As indicated

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.

All EDQ practice notes, guidelines and forms, such as those for Compliance Assessment, Plan Sealing, Out of Hours Work Requests, can be accessed at the EDQ website.

**** End of Package ****