



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

Our ref: DEV2022/1320

15 September 2022

Green Cape 6881 Pty Ltd ATF The Green Cape Trust
C/- Evolve Planning
Att: Ms Kate Evans
11 Staghorn Close
PALMVIEW QLD 4553

Email: kate@evolveplanning.net.au

Dear Kate

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

PDA Development Permit for a Material Change of Use for Fast Food Premises and Service Industry (Car Wash) and Operational Work for Advertising Devices at Aura Boulevard and Farmer Crescent, Baringa described as part of Lot 345 on SP305382 (being proposed lots 102 and 103)

On 15 September 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, Principal Planner, Development Assessment, in Economic Development Queensland, 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	Vacant land at Aura Boulevard and Farmer Crescent, Baringa QLD 4551	
Lot on plan description	Lot number	Plan description
	Part of Lot 345 (Proposed lots 102 and 103)	SP305382
PDA development application details		
DEV reference number	DEV2022/1320	
'Properly made' date	5 August 2022	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Fast Food Premises Service Industry (Car Wash) Operational Work for Advertising Devices	
PDA development approval details		
Decision of the MEDQ	<p>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.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> • Development Permit for Fast Food Premises; • Development Permit for Service Industry (Car Wash) and • Development Permit for Operational Work – Advertising Devices. 	
Decision date	15 September 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
Fast Food Premises			
1.	Cover page – Verve Building Design Co.	22012-DA00 Revision D	30/08/2022
2.	Proposed Site Plan – Verve Building Design Co.	22012-DA01 Revision D	30/08/2022 (Amended in red 02/09/2022)
3.	Proposed Floor Plan – Verve Building Design Co.	22012-DA02 Revision D	30/08/2022
4.	Building Elevations and Perspectives – Verve Building Design Co.	22012-DA03 Revision D	30/08/2022
5.	Proposed Signage Plan – Verve Building Design Co.	22012-DA04 Revision D	30/08/2022
6.	Proposed Signage Details – Verve Building Design Co.	22012-DA05 Revision D	30/08/2022 (Amended in red 02/09/2022)
7.	Proposed Perspectives – Verve Building Design Co.	22012-DA06 Revision E	30/08/2022
8.	Vehicle Turning Path Sketch – RFI issue – Verve Building Design Co.	22012-DA07 Revision C	29/06/2022
9.	Landscape Concept Plan – Andrew Gold Landscape Architects (AGLA)	22.058 Sheet 1 Issue E	05/08/2022 (Amended in red 02/09/2022)
10.	Landscape Elevations (North and South) – Andrew Gold Landscape Architects (AGLA)	22.058 Sheet 2 Issue E	05/08/2022
11.	Landscape Elevations (East and West) – Andrew Gold Landscape Architects (AGLA)	22.058 Sheet 3 Issue E	05/08/2022
12.	Proposed Planting Schedule – Andrew Gold Landscape Architects (AGLA)	22.058 Sheet 4 Issue E	05/08/2022
13.	Proposed Planting Schedule – Andrew Gold Landscape Architects (AGLA)	22.058 Sheet 5 Issue E	05/08/2022
Service Industry (Car Wash)			
14.	Cover Page – Twohill & James	22259 - Revision G	05/08/2022
15.	Proposed Site Plan – Twohill & James	22259 – DA-A-100 Revision G	05/08/2022 (Amended in red 02/09/2022)
16.	Proposed Plan – Twohill & James	22259 – DA-A-101 Revision G	05/08/2022 (Amended in red 02/09/2022)
17.	Proposed Roof Plan – Twohill & James	22259 – DA-A-102 Revision G	05/08/2022 (Amended in red 02/09/2022)
18.	Proposed Swept Path Plan – Twohill & James	22259 – DA-A-103 Revision G	05/08/2022 (Amended in red 02/09/2022)
19.	Proposed Elevation (East and West) – Twohill & James	22259 – DA-A-201 Revision G	05/08/2022

20.	Proposed Elevation (North and South) – Twohill & James	22259 – DA-A-202 Revision G	05/08/2022 (Amended in red 02/09/2022)
21.	Proposed Sections (01 and 02) – Twohill & James	22259 – DA-A-301 Revision G	05/08/2022
22.	Proposed Sections (03 and 04) – Twohill & James	22259 – DA-A-302 Revision G	05/08/2022
23.	3D Images – Twohill & James	22259 – DA-A-401 Revision G	05/08/2022
24.	3D Images – Twohill & James	22259 – DA-A-403 Revision G	05/08/2022
25.	3D Images – Twohill & James	22259 – DA-A-405 Revision G	05/08/2022
26.	3D Images – Twohill & James	22259 – DA-A-407 Revision G	05/08/2022
27.	3D Images – Twohill & James	22259 – DA-A-408 Revision G	05/08/2022
28.	Cover Page – Concept Design D – LARC Landscape Architecture	21612 Revision B	05/08/2022
29.	Character Imagery – Concept Design D - LARC Landscape Architecture	21612 Revision D	05/08/2022
30.	Landscape Plan – Site Plan – Concept Design D - LARC Landscape Architecture	21612 Revision D	05/08/2022 (Amended in red 02/09/2022)
31.	Typical Raised Planter 3D Render – Concept Design D - LARC Landscape Architecture	21612 Revision D	05/08/2022
32.	Feature Palms (& Screen Trees) – Concept Design D - LARC Landscape Architecture	21612 Revision D	05/08/2022
33.	Tough Hardy Shrubs & Low Maintenance Groundcovers – Concept Design D - LARC Landscape Architecture	21612 Revision D	05/08/2022
34.	Trellis / Climbing & Groundcovers – Concept Design D - LARC Landscape Architecture	21612 Revision D	05/08/2022
Lots 102 and Lot 103			
35.	Bulk Earthworks Layout Plan – SMEC	30031846-23Aii-120 Revision 02	03/05/2022 (Amended in red 02/09/2022)
36.	Combined Services Layout Plan – SMEC	30031846-23Aii-601 Revision 02	03/05/2022 (Amended in red 02/09/2022)

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. **Council** means the relevant local government for the land the subject of this approval.
4. **DSDILGP** means the Department of State Development, Infrastructure Local Government and Planning.
5. **EDQ** means Economic Development Queensland.
6. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
7. **EDQ IS** means Economic Development Queensland's – Infrastructure Solutions team.
8. **MEDQ** means the Minister for Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **RPEQ** means Registered Professional Engineer of Queensland.
11. **WWIA** means the Caloundra South Infrastructure Agreement (Water and Wastewater Infrastructure Agreement) in effect 20 March 2017 (as amended from time to time).

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.

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.

- 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 IS, submit the documentation to:

- a) EDQ DA at: pdadevelopmentassessment@dsdmip.qld.gov.au.
- b) EDQ IS at: EDQ_PrePostConstruction@dsdmip.qld.gov.au

No.	Condition	Timing
Material Change of Use		
1.	Carry Out and Maintain the Approved Development Carry out and maintain the approved development generally in accordance with: <ul style="list-style-type: none"> 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.	Hours of operation The premises, being Fast Food Premises and Service Industry (Car Wash), can operate 24 hours a day, 7 days a week.	At all times
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

	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
7.	<p>Erosion and sediment management</p> <p>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:</p> <ul style="list-style-type: none"> i) construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii) Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites. <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
8.	<p>Traffic management plan</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p><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></p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
9.	<p>Public Infrastructure (Damage, Repairs and Relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p>	<p>a) Prior to commencement of use</p>

11.	Acid Sulfate Soils <p>a) Where on-site ASS are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.</p>	<p>a) Prior to commencement of or during earthworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
12.	Retaining Walls <p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ul style="list-style-type: none"> i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved. <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencing earthworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
13.	Vehicle Access <p>Construct vehicle crossovers:</p> <p>a) located generally in accordance with the approved plans:</p> <ul style="list-style-type: none"> i) <i>Vehicle Turn Path Sketch - Drawing No: 22012-DA07 Revision C</i> dated 29 June 2022 by Verve Building Design Co; and ii) <i>Proposed Swept Path Plan Drawing No: DA-A-103 Revision G</i> dated 5 August 2022 by Twohill & James. <p>b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed 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>

24.	<p>Landscape Works</p> <p>a) Submit to EDQ IS detailed landscape plan certified by an AILA generally in accordance with the following approved landscape concept plan sets:</p> <p>i) <i>Proposed KFC Aura BLVD, Aura – Landscape Concept Design Job Number 22.058 prepared by Andrew Gold Landscape Architecture (AGLA) dated 05 August 2022 (as amended in red 2 September 2022); and</i></p> <p>ii) <i>Sparkletown Car Wash, Caloundra – Concept Design D – Revision B prepared by LARC Landscape Architecture dated 05 August 2022 (as amended in red 2 September 2022); and</i></p> <p>iii) The detailed landscape plan should include total landscape planting area schedule with detailed planting design showing plant density / m²; species numbers; pot sizes; setbacks to pathways / infrastructures; and materials schedule for edging and hardscapes (if applicable).</p> <p>b) Construct the landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS “as constructed” plans, certified by an AILA that the landscape works have been undertaken generally 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> <p>c) Prior to commencement of use</p>
25.	<p>Refuse Collection</p> <p>a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development;</p> <p>b) Implement the refuse collection arrangements submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) At all times following commencement of use</p>
26.	<p>Outdoor Lighting</p> <p>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>.</p>	<p>Prior to commencement of use</p>
27.	<p>Easements over Infrastructure</p> <p>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>	<p>Prior to commencement of use</p>

Infrastructure charges		
28.	Sub-Regional (Water and Sewer) Charge In lieu of paying the sub-regional (water and sewer) infrastructure charges, provide the MEDQ a copy of the Payment Certificate in accordance with clause W25.8 of the WWIA.	Prior to commencement of use

PDA Development Conditions – Operational Work – Advertising Devices		
No.	Condition	Timing
General		
29.	Advertising Devices Advertising devices are to be designed, located and installed generally in accordance with the approved plans: <ul style="list-style-type: none"> Proposed Signage Plan – Verve Building Design Co. 22012-DA04 Revision D 30/08/2022; and Sparkletown Caloundra - DA Issue plan set - Twohill & James - Rev. G 05/08/2022 	Ongoing
30.	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 device b) As indicated

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 ****