

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

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Site information			
Name of priority development area (PDA)	t Caloundra South PDA		
Site address	Vacant land at Aura Bouleva QLD 4551	ard and Farmer Crescent, Baringa	
Lot on plan description	Lot number	Plan description	
	Part of Lot 345 (Proposed lots 102 and 103)	SP305382	
PDA development application	on details		
DEV reference number	DEV2022/1320		
'Properly made' date	5 August 2022		
Type of application	 ✓ PDA development application for: ✓ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Preliminary approval ☐ Development permit ✓ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ 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	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice. The approval is for: Development Permit for Fast Food Premises; Development Permit for Service Industry (Car Wash) and Development Permit for Operational Work – Advertising		
	Devices.	or operational from havertioning	
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.

App	roved 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
Servi	ce 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:
 - 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		
Mate	rial Change of Use			
1.	Carry Out and Maintain the Approved Development			
	Carry out and 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.	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		
Cons	nstruction 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 Minimum of 10 Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The business days prior to proposed out of hours out of hours work request must include a duly completed out of hours work request form³. work commencement date 5. **Certification of Operational Work** Carry out all Operational Work under this approval in At all times accordance with the Certification Procedures Manual. 6. **Construction Management Plan** a) Submit to EDQ IS a site-based Construction Management a) Prior to Plan (CMP) prepared by the principal site contractor and commencing work reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: noise and dust in accordance with the EP Act: 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; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; to mitigate impacts to public sector entity assets, including street trees, on or external to the site: 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; 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 b) During construction condition must be current and available on site.

³ The out of hours work request form is available at EDQ's website.

	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
7.	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 State Planning Policy 2017 (Appendix 2 Table A); ii) Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites. 	a) Prior to commencing work
	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
8.	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 Austroads Guide to Temporary Traffic Management, for any temporary part or full road closures. 	a) Prior to commencing work
	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. 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.	b) During construction
9.	Public Infrastructure (Damage, Repairs and Relocation)	
	Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.	a) Prior to commencement of use
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- 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; and
- b) Prior to commencement of use

a) Prior to

commencing

earthworks

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

10. **Earthworks**

- a) Submit to EDQ IS detailed earthworks plans certified by a RPEQ, and designed generally in accordance with:
 - i) Australian Standard AS3798 2007 Guidelines on Earthworks for Commercial and Residential Developments:
 - ii) Bulk Earthworks Layout Plan Stage23Aii Detail Design - Drawing No: 30031846-23Aii-120 Rev 02 dated 3 May 2022 (and amended in red XX August 2022) by SMEC

The certified earthworks plans are to:

- include a geotechnical soils assessment of the site;
- ii) accord with the Erosion and Sediment Control Plans, as required by condition 7 – 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:
 - 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.
- commencement of USE

- 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.
- b) Prior to
- c) Prior to commencement of use

11. **Acid Sulfate Soils** a) Where on-site ASS are encountered, submit to EDQ IS an a) Prior to ASS management plan, prepared in accordance with the commencement of Queensland Acid Sulfate Soil Technical Manual Soil or during Management Guidelines v4.0 2014 (as amended from earthworks time to time. b) Excavate, remove and/or treat on site all disturbed ASS b) Prior to generally in accordance with the ASS management plan commencement of submitted under part a) of this condition. use c) Submit to EDQ IS a validation report, certified by a suitably c) Prior to qualified environmental or soil scientist, confirming that all commencement of earthworks have been carried out in accordance with the use ASS management plan submitted under part b) of this condition. 12. **Retaining Walls** Submit to EDQ IS detailed engineering plans, certified by a) Prior to a RPEQ, of all retaining walls 1m or greater in height. commencing Retaining walls must be: earthworks certified to achieve a minimum 50 year design life; designed generally in accordance with Australian ii) Standard AS4678 – Earth Retaining Structures and relevant material standards (e.g. AS3600 - Concrete Structures): iii) located and designed generally in accordance with the approved. b) Construct retaining walls generally in accordance with the b) Prior to certified plans required under part a) of this condition. commencement of use c) Prior to Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been commencement of constructed generally in accordance with the certified use plans submitted under part a) of this condition. 13. **Vehicle Access** a) Prior to Construct vehicle crossovers: located generally in accordance with the approved plans: commencement of Vehicle Turn Path Sketch - Drawing No: 22012use DA07 Revision C dated 29 June 2022 by Verve Building Design Co; and Proposed Swept Path Plan Drawing No: DA-A-103 Revision G dated 5 August 2022 by Twohill & James. Submit to EDQ IS RPEQ certification that the crossovers b) Prior to have been constructed in accordance with part a) of this commencement of condition. use

14.	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
15.	Bicycle Parking	
	Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3</i> – 1993 Bicycle parking facilities and the approved plans.	Prior to commencement of use
16.	Electric Vehicle Readiness – Fast Food Premises	
	a) Include electric vehicle readiness in the development as follows:	a) prior to commencement of the use
	 i. Provision of electrical capacity for Destination (regular) EVSE chargers to a minimum 10% of short-term parking bays, including provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces; and 	
	b) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by part a) of this condition has been provided.	b) prior to commencement of the use
	Advice note: The ratio and type of EV chargers may be varied to suit the use, location and user profile. For example, DC (fast) chargers might be more appropriate than Destination (regular) chargers where adjacent to highways or where there is a community need for DC (fast) charging. One DC (fast) charger would equal multiple Destination (regular) chargers, based on the ratio of kilowatt capacity outputs.	
17.	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
18.	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
19.	Stormwater Connection	
	Connect the approved development to a lawful point of discharge:	Prior to commencement of use
	 a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and 	
	 in accordance with Queensland Development Code MP1.4 for all stormwater infrastructure located within the stormwater easement; and 	
	c) generally in accordance with Council's current adopted standards.	

20.	Sto	ormwater Management (Quality)	
	a)	Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) PDA Guideline No. 13 Engineering standards – Stormwater quality and:	a) Prior to commencement of stormwater works
		ii) Gross pollutant and oil management traps (litter, course sediment and oil removal) are to be provided to capture all ground level runoff	
	b)	Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition	b) Prior to commencement of use
		c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ that the stormwater works including treatment devices have been constructed in accordance with part a) of this condition.	c) Prior to commencement of use
21.	Ele	ectricity	
	a)	Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.	a) Prior to commencement of use
	b)	Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	b) Prior to commencement of use
22.	Те	lecommunications	
	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.	a) Prior to commencement of use
	b)	Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to commencement of use
23.	Br	padband	
	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> .	a) Prior to commencement of use
	b)	Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	b) Prior to commencement of use

24.	Lar	ndscape Works		
	a)	Submit to EDQ IS detailed landscape plan certified by an AILA generally in accordance with the following approved landscape concept plan sets:	a)	Prior to commencement of use
		 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 ii) 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 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). 		
	b)	Construct the landscape works generally in accordance with the certified plans submitted under part a) of this condition.	b)	Prior to commencement of use
	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.	c)	Prior to commencement of use
25.	Ref	use Collection		
	a)	Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development;	a)	Prior to commencement of use
	b)	Implement the refuse collection arrangements submitted under part a) of this condition.	b)	At all times following commencement of use
26.	Outdoor Lighting			
	Outdoor lighting within the site is to be designed and constructed in accordance with Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.			
27.	Easements over Infrastructure			
	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.			
	of t	e terms of public utility easements are to be to the satisfaction he Chief Executive Officer of the authority which is to accept I maintain the Contributed Assets.		

lı	Infrastructure charges					
2	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.	commencement of use			

PDA	PDA Development Conditions – Operational Work – Advertising Devices		
No.	Condition	Timing	
Gene	eral		
29.	Advertising Devices Advertising devices are to be designed, located and installed generally in accordance with the approved plans: • Proposed Signage Plan – Verve Building Design Co. 22012-DA04 Revision D 30/08/2022; and • Sparkletown Caloundra - DA Issue plan set - Twohill &	Ongoing	
30.	James - Rev. G 05/08/2022 Structural Design a) Submit to EDQ IS detailed structural plans, certified by an RPEQ, for all proposed free standing advertising devices.	a) Prior to commencement of construction of the relevant advertising device	
	b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	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 **