



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

Our ref: DEV2021/1253

5 December 2022

Stockland Development Pty Ltd
C/- RPS Group
Attn: Ben Heaton, Planning Manager
PO Box 5805
MAROOCHYDORE BC QLD 4558

Email: ben.heaton@rpsgroup.com.au

Dear Ben

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

PDA Development Permit for Material Change of Use for Multiple Residential (46 Dwellings – Stages 1 and 2) and Reconfiguring a Lot – 2 into 3 Lots at Baringa Drive, Lukin Terrace and Evans Lane, Baringa described as Lot 8002 on SP314150 and Lot 9048 on SP299805

On 5 December 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 Jennifer Davison, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7127 or at Jennifer.Davison@dsdilgp.qld.gov.au, who will assist.

Yours sincerely

Jeanine Stone
**Project 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 Baringa Drive, Lukin Terrace and Evans Lane, Baringa QLD 4551	
Lot on plan description	Lot number	Plan description
	Lot 8002 Lot 9048	SP314150 SP299805
PDA development application details		
DEV reference number	DEV2021/1253	
'Properly made' date	12 November 2021	
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 Multiple Residential – 46 Units in 2 Stages; and • Reconfiguring a Lot (2 into 3 Lots).	
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: • Development Permit for Multiple Residential (46 Dwellings in 2 stages); and • Development Permit for Reconfiguring a Lot – 2 into 3 Lots	
Decision date	5 December 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.

1.	Lot 8002 Baringa Terrace Homes, prepared by OGE Group Architects (Part 1):		
	Lot 8002 Baringa – Location	DA_1.03 Issue U	8/11/2022
	Lot 8002 Baringa – Urban Form Overview	DA_1.04 Issue U	8/11/2022
	The Village	DA_1.05 Issue U	8/11/2022
	Concept – Built Form Direction – Centre Village	DA_1.06 Issue U	8/11/2022
	Concept – Built Form Urban Edge	DA_1.07 Issue U	8/11/2022
	Concept – Material Direction	DA_1.08 Issue U	8/11/2022
	Site Plan – Context	DA_1.09 Issue U	8/11/2022 and as amended in red
	Diagrams	DA_1.10 Issue U	8/11/2022
	Building Matrix Lot 8002	DA_1.11 Issue U	8/11/2022
	Lot 8002 – Site Cover	DA_1.12 Issue U	8/11/2022 and as amended in red
	Lot 8002 – Building Plans	DA_1.13 Issue U	8/11/2022
	Lot 8002 – Landscape and Communal GF	DA_1.14 Issue U	8/11/2022
	Lot 8002 – Landscape and Communal L1	DA_1.15 Issue U	8/11/2022
	General Plans, prepared by OGE Group Architects (Part 2):		
	Lot 8002 – Ground Level	DA_2.2 Issue U	8/11/2022
	Lot 8002 – Level 1	DA_2.3 Issue U	8/11/2022
	Lot 8002 – Level 2	DA_2.4 Issue U	8/11/2022
	Lot 8002 – Roof Plan	DA_2.5 Issue U	8/11/2022
	Lot 8002 – Bin Store	DA_2.6 Issue U	8/11/2022
2.	Unit Arrangements, prepared by OGE Group Architects (Part 3):		
	Type A1 Plans	DA_3.2 Issue U	8/11/2022
	Type A2 Plans	DA_3.3 Issue U	8/11/2022
	Type A3 Plans	DA_3.4 Issue U	8/11/2022
	Type B Plans	DA_3.5 Issue U	8/11/2022
	Type C1 Plans	DA_3.6 Issue U	8/11/2022
	Type C2 Plans	DA_3.7 Issue U	8/11/2022
	Type C3 Plans	DA_3.8 Issue U	8/11/2022
	Type D Plans	DA_3.9 Issue U	8/11/2022
	Type E1 Plans	DA_3.10 Issue U	8/11/2022
	Type E2 Plans	DA_3.11 Issue U	8/11/2022
3.	Elevations and Sections (Part 4):		
	Elevation Coversheet	DA_4.2 Issue U	8/11/2022

	Building A Elevations 1	DA_4.3 Issue U	8/11/2022
	Building A Elevations 2	DA_4.4 Issue U	8/11/2022
	Building A Elevations 3	DA_4.5 Issue U	8/11/2022
	Building A Sections 1	DA_4.6 Issue U	8/11/2022
	Building A Sections 2	DA_4.7 Issue U	8/11/2022
	Building B Elevations 1	DA_4.8 Issue U	8/11/2022
	Building B Elevations 2	DA_4.9 Issue U	8/11/2022
	Building B Sections 1	DA_4.10 Issue U	8/11/2022
	Building C/D Elevations 1	DA_4.11 Issue U	8/11/2022
	Building C/D Elevations 2	DA_4.12 Issue U	8/11/2022
	Building C/D Elevations 3	DA_4.13 Issue U	8/11/2022
	Building C/D Sections 1	DA_4.14 Issue U	8/11/2022
	Building C/D Sections 2	DA_4.15 Issue U	8/11/2022
	Building E Elevations 1	DA_4.16 Issue U	8/11/2022
	Building E Elevations 2	DA_4.17 Issue U	8/11/2022
	Building E Sections 1	DA_4.18 Issue U	8/11/2022
	Building F Elevations 1	DA_4.19 Issue U	8/11/2022
	Building F Elevations 2	DA_4.20 Issue U	8/11/2022
	Building F Elevations 1	DA_4.21 Issue U	8/11/2022
	Building F Sections 1	DA_4.22 Issue U	8/11/2022
	Building F Sections 2	DA_4.23 Issue U	8/11/2022
	Building G Elevations 1	DA_4.24 Issue U	8/11/2022
	Building G Elevations 2	DA_4.25 Issue U	8/11/2022
	Building G Sections 1	DA_4.26 Issue U	8/11/2022
4.	Renders (Part 5):		
	Lot 8002 - Render	DA_5.2 to DA_5.14 Issue U	8/11/2022
5.	Proposed Plan of Subdivision Proposed Lots 30 and 45 Cancelling Lot 2008 on SP314150, prepared by RPS	147705-01A	11/08/2022
6.	Stormwater Quality Management Plan, Lot 8002 Baringa Drive, Aura Caloundra West. prepared by Calibre	Issue B	18 August 2022
7.	Engineering Services Report, Lot 8002 Baringa Drive, Aura Caloundra West, prepared by Calibre	21-000157, Issue D	18 August 2022
8.	Civil Engineering Plans, Baringa Lot 8002, prepared by Calibre		
	PLAN OF EXISTING LEVELS AND SERVICES	21-000157-101 Rev F	09.08.22
	SURVEY SETOUT PLAN	21-000157-102 Rev F	09.08.22

	BULK EARTHWORKS LAYOUT PLAN	21-000157-103 Rev F	09.08.22
	ROADS AND DRAINAGE LAYOUT PLAN	21-000157-104 Rev F	09.08.22
	ROAD LONGITUDINAL SECTIONS SHEET 1 OF 2	21-000157-105 Rev F	09.08.22
	ROAD LONGITUDINAL SECTIONS SHEET 2 OF 2	21-000157-106 Rev F	09.08.22
	TYPICAL SECTIONS	21-000157-107 Rev F	09.08.22
	EROSION AND SEDIMENT CONTROL LAYOUT PLAN	21-000157-108 Rev F	09.08.22
	EROSION AND SEDIMENT CONTROL GENERAL NOTES	21-000157-109 Rev F	09.08.22
	EROSION AND SEDIMENT CONTROL TYPICAL DETAILS	21-000157-110 Rev F	09.08.22
	CONCRETE DETAILS	21-000157-111 Rev F	V
	CONCRETE JOINTING PLAN	21-000157-112 Rev F	09.08.22
	SPEL STORMWATER DEVICE DETAIL PLAN	21-000157-113 Rev F	09.08.22
	STORMWATER LONGITUDINAL SECTIONS	21-000157-114 Rev F	09.08.22
	STORMWATER Q10 CALCULATION TABLES	21-000157-115 Rev F	09.08.22
	STORMWATER Q100 CALCULATION TABLES	21-000157-116 Rev C	09.08.22
	DRIVEWAY LEVELS LAYOUT PLAN	21-000157-117 Rev F	09.08.22
	TURNS PATHS 12.5m SINGLE UNIT TRUCK	21-000157-118 Rev F	09.08.22
	TURN PATHS 8.8m SERVICE VEHICLE	21-000157-119 Rev F	09.08.22
	TURN PATHS 5.2m PASSENGER VEHICLE	21-000157-120 Rev F	09.08.22
	SIGNS AND LINEMARKING LAYOUT PLAN	21-000157-121 Rev F	09.08.22
	STORMWATER RELOCATION DETAIL PLAN	21-000157-122 Rev F	09.08.22
9.	Waste Management Plan – Residential Development on Lot 8002 SP314150, prepared by RPS	N/A	Amended in red to include date 16/11/2022

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. **Basic (slow) chargers** means an electric vehicle charging facility on a dedicated electrical circuit, typically used in long park situations such as dwellings and workplaces. Basic (slow) EV chargers use AC (240 volts) power and require a minimum 20 Amps, as well as installation of an Electric Vehicle Supply Equipment (EVSE) unit capable of supplying up to 7kW of power.
3. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
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's – Development Assessment team.
8. **EDQ IS** means Economic Development Queensland's – Infrastructure Solutions team.
9. **EP Act** means the *Environmental Protection Act 1994*.
10. **EVSE** means Electric Vehicle Supply Equipment
11. **MEDQ** means the Minister for Economic Development Queensland.
12. **PDA** means Priority Development Area.
13. **RPEQ** means Registered Professional Engineer of Queensland.
14. **WIA** means the Caloundra South Infrastructure Agreement (Water and Wastewater Infrastructure) 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.
- 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@dsgmip.qld.gov.au
- b) EDQ IS at: EDQ_PrePostConstruction@dsgmip.qld.gov.au

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.

PDA Development Condition – Material Change of Use		
No.	Condition	Timing
General		
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 for both stages.
Construction Management		
2.	Hours of Work – Construction Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction
3.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times.
4.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP) for both stages, 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; 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;	a) Prior to commencing work on the relevant stage.

	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 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.
5.	Erosion and Sediment Management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP) for all stages, 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. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work on the relevant stage. b) During construction
6.	Traffic Management Plan a) Submit to EDQ IS a Traffic Management Plan (TMP) for all stages, 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) pedestrian access to be maintained through the linear park during construction works in the linear park; iv) provision of parking for workers and materials delivery; v) risk identification, assessment and identification of mitigation measures; vi) ongoing monitoring, management review and certified updates (as required); and vii) 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 on the relevant stage.

	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 for each stage.
7.	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 for the relevant stage. b) Prior to commencement of use for the relevant stage.
8.	Earthworks a) Submit to EDQ IS detailed earthworks plans for both stages, 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> ii) <i>Bulk Earthworks Layout Plan Project No: 21-000157 Drawing No: 21-000157-103 Rev F dated 9 August 2022, prepared by Calibre.</i> 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 5 – 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	a) Prior to commencing earthworks.

	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.	b) Prior to commencement of use or BFP endorsement, whichever occurs first. c) Prior to commencement of use or BFP endorsement, whichever occurs first.
9.	Acid Sulfate Soils (ASS) 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). 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. 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.	a) Prior to commencement of or during earthworks. b) Prior to commencement of use or BFP endorsement, whichever occurs first. c) Prior to commencement of use or BFP endorsement, whichever occurs first.
10.	Retaining Walls 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: 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 plans. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencing earthworks. b) Prior to commencement of use or BFP endorsement, whichever occurs first.

	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.	c) Prior to commencement of use or BFP endorsement, whichever occurs first.
11.	Vehicle Access a) Construct all vehicle crossovers in Stage 1 located generally in accordance with the approved plans. b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) 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.
12.	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.
13.	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 or BFP endorsement, whichever occurs first.
14.	Electric Vehicle Readiness a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of all parking bays, including visitor spaces. ii) Provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces to all unit parking bays (during construction) to enable future Basic (slow) EVSE installation. iii) Electric vehicle charging shall be capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile and designed with regard to fire retardance and ventilation. b) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) of this condition has been provided.	a) During construction for each stage. b) Prior to endorsement of the BFP or commencement of use, whichever occurs first.

15.	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 or BFP endorsement, whichever occurs first
16.	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 or BFP endorsement, whichever occurs first
17.	Stormwater Connection – Internal a) Connect the approved development to a lawful point of discharge for all stages with ‘no-worsening’ to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability, and generally in accordance with Council’s current adopted standards.	a) Prior to commencement of use or BFP endorsement, whichever occurs first
18.	Stormwater Works – External a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater works in the road reserve generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) Roads and Drainage Layout Plan, Drawing No: 21-000157-104 Rev F dated 9 August 2022, prepared by Calibre b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS, ‘as–constructed’ drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition. <i>Note: Works are required to be inspected by Council on completion and requires the submission to Council of an inspection fee in accordance with Councils fees and charges.</i>	a) Prior to commencement of any site works. b) Prior to commencement of use or BFP endorsement for the first stage, whichever occurs first c) Prior to commencement of use or BFP endorsement for the first stage, whichever occurs first
19.	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) Approved Stormwater Quality Management Plan, prepared by Calibre dated 18 August 2022.	a) Prior to commencement of any site works.

	b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS “as constructed” plans, certified by a RPEQ that the stormwater works and treatment devices have been constructed in accordance with part a) of this condition.	b) Prior to commencement of use or BFP endorsement for the first stage, whichever occurs first c) Prior to commencement of use or BFP endorsement for the first stage, whichever occurs first
20.	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 or BFP endorsement whichever occurs first for both Stage 1 and Stage 2. b) Prior to commencement of use or BFP endorsement whichever occurs first for both Stage 1 and Stage 2.
21.	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 or BFP endorsement whichever occurs first for both Stage 1 and Stage 2. b) Prior to commencement of use or BFP endorsement whichever occurs first for both Stage 1 and Stage 2.
22.	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>.	a) Prior to commencement of use or BFP endorsement whichever occurs first for both Stage 1 and Stage 2.

	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 or BFP endorsement whichever occurs first for both Stage 1 and Stage 2.
Landscaping and Open Space		
23.	Landscape Works – Compliance Assessment a) Submit to EDQ DA for Compliance Assessment, detailed landscape plans for both stages of the development. The detailed landscape plan: i) is required to be certified by an AILA and an RPEQ (where it relates to rooftop garden structures), in accordance with the approved <i>Landscape and Communal GF and L1</i> plans prepared by OGE Group Architects and dated 8/11/22; ii) demonstrate a minimum of 5% of site area for deep planting in accordance with the following: 1. Deep planting/soil zones are areas which provide soil volume and surface area which enable establishment of vegetation, with the capability to grow to a mature size; and 2. deep planting areas are to be 100% open to the sky; 3. Not include areas with underground development (tanks, services and infrastructure); 4. in ground and not in planters; 5. include species that reach maturity and provide shade cover within 5 years of planting. iii) Include details regarding access, safety considerations, privacy considerations and maintenance for the rooftop gardens. b) Construct the landscape works generally in accordance with the certified plans submitted under part a) of this condition. 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.	a) Prior to commencement of landscape works. b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
24.	Certification of Works for Contributed Assets (Local Linear Park – Lot 9048) a) Submit to EDQ IS a landscape plan for the works within the Local Linear Park in accordance with the approved plans. The plans demonstrate: i) the pathway construction as 125mm thick reinforced concrete; and	a) Prior to commencement of works in the Lot.

	ii) location and setback of pathway or any site works do not interfere with or result in the loss or removal of existing tree species. b) Submit evidence to EDQ IS that a site meeting has occurred with Sunshine Coast Council's Parks Service Deliver Leader, Council Arborist and the permit holder/contractor. c) Submit confirmation that Vehicle Access to Council Open Space Permit has been received from Council. d) Construct the landscape works generally in accordance with the certified plans submitted under part a) of this condition. e) Submit evidence that any damage to planter beds, turn and any other infrastructure within the Lot has been rectified. f) 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. <i>Note: Pedestrian access to be maintained through the linear park during construction. No spoil or waste materials are to be left or stored within the park at any time.</i>	b) Prior to commencement of works in Lot 9048. c) Prior to commencement of works in Lot 9048. d) Prior to commencement of use or BFP endorsement, whichever occurs first e) Prior to commencement of use or BFP endorsement, whichever occurs first f) Prior to commencement of use or BFP endorsement, whichever occurs first
25.	Refuse Collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development; and i) In accordance with Lot 8002 SP314150 – Residential Development Waste Management Plan by RPS Group. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement whichever occurs first for Stage 1 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 <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use or BFP endorsement whichever occurs first

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. 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.	Prior to commencement of use or BFP endorsement, whichever occurs first
28.	Accessible Housing a) Ensure the development delivers the 14 proposed accessible dwellings in accordance with the approved plans. b) Provide evidence to EDQ DA, that the dwellings have been certified by an LHA Assessor registered with LHA as meeting the Liveable Housing Australia Silver and/or Gold Performance Levels.	a) Prior to commencement of use or BFP endorsement, whichever occurs first. b) Prior to commencement of use or BFP endorsement, whichever occurs first.
29.	Parking Restrictions – Community Management Statement (CMS) Include in the CMS provision that prevents parking on the driveway associated with dwelling 23 and 24 due to insufficient length to park a vehicle safely.	Prior to BFP endorsement and to be maintained.
Infrastructure charges		
30.	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 Water Infrastructure Agreement. OR If the WIA is no longer in effect, the applicant must pay to the MEDQ the relevant charges calculated in accordance with the IFF and indexed to the date of payment.	In accordance with the IFF and the WIA

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
General		
31.	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		
32.	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
33.	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.
Servicing and Stormwater Management		
34.	Water Connection Connect the development to the existing water reticulation network in accordance with Unitywater's current adopted standards.	Prior to survey plan endorsement.
35.	Sewer Connection Connect the development to the existing sewer reticulation network in accordance with Unitywater's current adopted standards.	Prior to survey plan endorsement.
36.	Stormwater Connection – Internal Connect the approved development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability, and generally in accordance with Council's current adopted standards.	Prior to survey plan endorsement

37.	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) Approved Stormwater Quality Management Plan, prepared by Calibre dated 18 August 2022 b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS “as constructed” plans, certified by a RPEQ that the stormwater works and treatment devices have been constructed in accordance with part a) of this condition	a) Prior to commencement of any site works. b) Prior to survey plan endorsement c) Prior to survey plan endorsement
38.	Electricity a) Submit to EDQ IS 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.
39.	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 survey plan endorsement b) Prior to survey plan endorsement
40.	Broadband a) Submit to EDQ IS 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

Easements		
41.	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.	At the registration of the Survey plan
Infrastructure Charges		
42.	Implementation Charge The applicant must pay to the MEDQ the Implementation Charge calculated in accordance with the IFF and indexed to the date of payment.	Prior to survey plan endorsement

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 ****