



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

Our ref: DEV2022/1348

8 December 2022

Marzac Pty Ltd as Trustee for Marzac Discretionary Trust
C/- Evolve Planning
Attn: Kate Evans
11 Staghorn Close
Palmview QLD 4553

Email: kate@evolveplanning.com.au

Dear Kate

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

PDA Development Permit for a Material Change of Use for Service Industry (Hardware and Trade Supplies) at 7-11 Carnegie Street and 17 Edison Crescent, Baringa described as Lots 1174 to 1177 on SP305381

On 8 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 Andrew McKnight, Principal Planner, Development Assessment by telephone on (07) 3452 7406 or at andrew.mcknight@dsdilgp.qld.gov.au, who will be pleased to 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	7-11 Carnegie Street & 17 Edison Crescent, Baringa, QLD 4551	
Lot on plan description	Lot number	Plan description
	Lots' 1174 to 1177	SP305381
PDA development application details		
DEV reference number	DEV2022/1348	
'Properly made' date	24 October 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 for Service Industry (Hardware and Trade Supplies)	

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
Decision date	08 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.			
Approved plans and documents		Number	Date
1.	3D Views Carnegie Street – Building Suncoast Green	2021-01 Sheet 00 Issue N	24/11/2022
2.	3D Views Building 1 – Building Suncoast Green	2021-01 Sheet 01 Issue N	24/11/2022
3.	3D Views Building 2 – Building Suncoast Green	2021-01 Sheet 02 Issue N	24/11/2022
4.	3D Views Building 3 – Building Suncoast Green	2021-01 Sheet 03 Issue N	24/11/2022

Approved plans and documents			
5.	General Notes – Building Suncoast Green	2021-01 Sheet 04 Issue N	24/11/2022
6.	General Notes – Building Suncoast Green	2021-01 Sheet 05 Issue N	24/11/2022
7.	Site / Floor Plan Level 1 – Building Suncoast Green	2021-01 Sheet 06 Issue N	24/11/2022
8.	Site / Floor Plan Level 3 – Building Suncoast Green	2021-01 Sheet 07 Issue N	24/11/2022
9.	Site Setout Plan Level 1 – Building Suncoast Green	2021-01 Sheet 08 Issue N	24/11/2022
10.	Floor Plan Levels 1 & 2 - Building 1 – Building Suncoast Green	2021-01 Sheet 09 Issue N	24/11/2022
11.	Roof Level 3 - Building 1 – Building Suncoast Green	2021-01 Sheet 10 Issue N	24/11/2022 (Amended in red)
12.	Site Setout Plan Levels 1 & 2 - Building 1 – Building Suncoast Green	2021-01 Sheet 11 Issue N	24/11/2022
13.	Sections - Building 1 – Building Suncoast Green	2021-01 Sheet 12 Issue N	24/11/2022
14.	Elevations - Building 1 – Building Suncoast Green	2021-01 Sheet 13 Issue N	24/11/2022
15.	Floor Plan Level 1 – Building 2 - Building Suncoast Green	2021-01 Sheet 14 Issue N	24/11/2022
16.	Floor Plan Level 2 – Building 2 - Building Suncoast Green	2021-01 Sheet 15 Issue N	24/11/2022
17.	Roof Plan Level 3 - Building 2 – Building Suncoast Green	2021-01 Sheet 16 Issue N	24/11/2022 (Amended in red)
18.	Site Setout Plan Level 1 - Building 2 – Building Suncoast Green	2021-01 Sheet 17 Issue N	24/11/2022
19.	Site Setout Plan Level 2 - Building 2 – Building Suncoast Green	2021-01 Sheet 18 Issue N	24/11/2022
20.	Sections - Building 2 – Building Suncoast Green	2021-01 Sheet 19 Issue N	24/11/2022
21.	Elevations - Building 2 – Building Suncoast Green	2021-01 Sheet 20 Issue N	24/11/2022
22.	Floor Plan Level 1 – Building 3 - Building Suncoast Green	2021-01 Sheet 21 Issue N	24/11/2022
23.	Floor Plan Level 2 – Building 3 - Building Suncoast Green	2021-01 Sheet 22 Issue N	24/11/2022
24.	Roof Plan Level 3 - Building 3 – Building Suncoast Green	2021-01 Sheet 23 Issue N	24/11/2022 (Amended in red)

Approved plans and documents			
25.	Setout Plan Level 1 - Building 3 – Building Suncoast Green	2021-01 Sheet 24 Issue N	24/11/2022
26.	Setout Plan Level 2 - Building 3 – Building Suncoast Green	2021-01 Sheet 25 Issue N	24/11/2022
27.	Sections - Building 3 – Building Suncoast Green	2021-01 Sheet 26 Issue N	24/11/2022
28.	Elevations - Building 3 – Building Suncoast Green	2021-01 Sheet 27 Issue N	24/11/2022
29.	Door & Window Schedule – Bldg 1 – Building Suncoast Green	2021-01 Sheet 28 Issue N	24/11/2022
30.	Door & Window Schedule – Bldg 2 – Building Suncoast Green	2021-01 Sheet 29 Issue N	24/11/2022
31.	Door & Window Schedule – Bldg 3 – Building Suncoast Green	2021-01 Sheet 30 Issue N	24/11/2022
32.	Door & Window Schedule – Bldg 2&3 – Building Suncoast Green	2021-01 Sheet 31 Issue N	24/11/2022
33.	Screen Details – Building 2 – Building Suncoast Green	2021-01 Sheet 32 Issue N	24/11/2022
34.	Screen & Signage Totem Details – Building Suncoast Green	2021-01 Sheet 33 Issue N	24/11/2022
35.	Accessible Details – Building Suncoast Green	2021-01 Sheet 34 Issue N	24/11/2022
36.	Overall Landscape Plan - Building Suncoast Green	2021-01 Sheet 01 of 06 Issue F	28/11/2022
37.	Landscape Part A - Building Suncoast Green	2021-01 Sheet 02 of 06 Issue F	28/11/2022
38.	Landscape Part B - Building Suncoast Green	2021-01 Sheet 03 of 06 Issue F	28/11/2022
39.	Landscape Part C - Building Suncoast Green	2021-01 Sheet 04 of 06 Issue F	28/11/2022
40.	Landscape Details - Building Suncoast Green	2021-01 Sheet 05 of 06 Issue F	28/11/2022
41.	Landscape Details - Building Suncoast Green	2021-01 Sheet 06 of 06 Issue F	28/11/2022
42.	Cover Page, Notes, Details – Rienmac Pty Ltd	22720 Dwg No. C1 Issue G	25/11/2022
43.	Driveway Plan, Details – Rienmac Pty Ltd	22720 Dwg No. C2 Issue H	25/11/2022 (amended in red)
44.	Driveway Levels Plan, Driveway Cross-Sections – Rienmac Pty Ltd	22720 Dwg No. C3 Issue G	25/11/2022 (amended in red)
45.	MRV Turning Circles – Rienmac Pty Ltd	22720 Dwg No. C4 Issue E	25/11/2022
46.	WCV/AV Turning Circles – Rienmac Pty Ltd	22720 Dwg No. C5 Issue D	25/11/2022

Approved plans and documents			
47.	Cover Sheet – Construction Hydraulic	3654-H1 Amd. C	25/11/2022
48.	Unitywater Connection Details – Construction Hydraulic	3654-H2 Amd. C	25/11/2022
49.	Roof Drainage Building 1 – Construction Hydraulic	3654-H3 Amd. C	25/11/2022
50.	Roof Drainage Building 2 – Construction Hydraulic	3654-H4 Amd. C	25/11/2022
51.	Roof Drainage Building 3 – Construction Hydraulic	3654-H5 Amd. C	25/11/2022
52.	Sanitary Drainage – Construction Hydraulic	3654-H6 Amd. C	25/11/2022
53.	Water Reticulation – Construction Hydraulic	3654-H7 Amd. C	25/11/2022
54.	Elevations & Details – Construction Hydraulic	3654-H8 Amd. C	25/11/2022
55.	Hydrant Coverage – Construction Hydraulic	3654-H9 Amd. C	25/11/2022
56.	Articulation Report – Construction Hydraulic	3654-H10 Amd. C	25/11/2022
57.	Cover Sheet – Construction Hydraulic	3654-OP1 Amd. H	25/11/2022
58.	Unitywater Connection Details – Construction Hydraulic	3654-OP2 Amd. H	25/11/2022
59.	Stormwater Drainage Plan – Construction Hydraulic	3654-OP3 Amd. C	25/11/2022
60.	Erosion and Sediment Control Plan – Construction Hydraulic	3654-OP6 Amd. C	25/11/2022
61.	ESC Notes – Construction Hydraulic	3654-OP7 Amd. C	25/11/2022

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. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
3. **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.
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 – Development Assessment Team
8. **EDQ IS** means Economic Development Queensland – Infrastructure Solutions team.
9. **MEDQ** means the Minister for Economic Development Queensland.
10. **PDA** means Priority Development Area.
11. **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.

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.

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.

No.	Condition	Timing
Material Change in use		
1.	Carry out the approved development Carry out 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.	Maintain the approved development 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.	At all times following 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 ³ .	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

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

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; 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. including Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. 13. 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.	a) Prior to commencing work b) During construction c) During construction
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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 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 b) During construction
9.	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
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> 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;	a) Prior to commencing earthworks

	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 c) Prior to commencement of use
11.	Acid sulfate soils 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 c) Prior to commencement of use
12.	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. AS3600 – <i>Concrete Structures</i>); b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. 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.	a) Prior to commencing 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

13.	Vehicle access a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for the vehicle crossovers designed in accordance with: i) IPWEA Standard Drawing RS-051 ii) AS2890.1 for Edison Crescent driveway crossover iii) AS2890.2 for both Carnegie Street driveway crossovers servicing a 12.5m long HRV b) Construct the vehicle crossover generally in accordance with the certified plans submitted under part a) of this condition. c) 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 site 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
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 or BFP endorsement, whichever occurs first
15.	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
16.	Rainwater tanks Connect the rainwater tanks (x2 14,000kL) to supply non-potable water to all of the relevant components of the non-residential buildings (i.e. all toilets, urinals, outdoor taps, non-potable taps) as shown on: i) the <i>Stormwater Drainage Plan – Drawing No. 3654-OP3, Amd. H</i> prepared by Construction Hydraulic dated 25 November 2022; and ii) the <i>Elevation and Details (Rainwater Harvesting Schematic) Drawing No. 3654-H8, Amd. C</i> prepared by Construction Hydraulic dated 25 November 2022	Prior to commencement of use or BFP endorsement, whichever occurs first
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: 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
20.	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) Install gross pollutant and oil management (litter, coarse sediment and oil removal) for all ground level runoff as the <i>Stormwater Drainage Plan – Drawing No. 3654-OP3, Amd. H</i> prepared by Construction Hydraulic dated 25 November 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 have been constructed in accordance with part a) of this condition	a) Prior to commencement of stormwater 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.
21.	Stormwater Infrastructure (modification or relocation of public infrastructure) a) Submit to EDQ IS detailed engineering drawings certified by a RPEQ, for the proposed modification or relocation of the existing stormwater infrastructure (kerb inlets) within Carnegie Street, including all documentation required under the <i>Certification Procedures Manual</i> . The design must be generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> ; and ii) <i>Stormwater Drainage Plan – Drawing No. 3654-OP3, Amd. H</i> prepared by Construction Hydraulic dated 25 November 2022	a) Prior to commencement of use or BFP endorsement, whichever occurs first.

	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 including an asset register in a format acceptable to Council.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
22.	Flood Immunity Submit to EDQ IS certification from a RPEQ that the development achieves flood immunity and freeboard specified in Sunshine Coast Council Planning Scheme – Table 8.2.7.3.3.	Prior to commencement of the use
23.	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
24.	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
25.	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

26.	Landscape works a) Submit to EDQ IS detailed landscape plans certified by an AILA, or suitably qualified landscape designer, generally in accordance with the following approved landscape concept plan set: <i>i) Overall Landscape Plan Project 2021-01 Sheet No 01 of 06 Issue F by Building Suncoast Green</i> 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 use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
27.	Refuse collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. 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
28.	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
Infrastructure Charges		
29.	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

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 ****