



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

Our ref: DEV2022/1351

30 January 2023

Queensland Ambulance Service (Queensland Department of Health)
Att: Mr Ian Reed, Principal Town Planning & Property Officer
GPO Box 1425
BRISBANE QLD 4001

Email: ian.reed@ambulance.qld.gov.au

Dear Ian

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

PDA Development Permit for a Material Change of Use for Emergency Services (Ambulance Station) at corner Splendour and Festival Streets, Bells Creek and described as part of Balance Lot, Lot 3 on SP327068 (Future Lots 80043 and 80025)

On 30 January 2023, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the Department website at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Andrew McKnight, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7406 or at Andrew.McKnight@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Brandon Bouda
**A/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 Splendour and Festival Streets', Bells Creek QLD 4551	
Lot on plan description	Lot number	Plan description
	Part of Balance Lot, Lot 3 (Proposed lots' 80043 and 80025)	SP327068
PDA development application details		
DEV reference number	DEV2022/1351	
'Properly made' date	01 December 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	Emergency Services (Ambulance Station)	
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 Material Change of Use Emergency Services (Ambulance Station).	
Decision date	30 January 2023	
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
Emergency Services (Ambulance Station)			
1.	Cover Sheet & Drawing List – Phillips Smith Conwell	A-SD – 00.01 Issue 1	12/08/2022 (amended in red dated 29/11/2022)
2.	3D Views - View from Splendour Street – Phillips Smith Conwell	A-SD – 00.02 Issue 3	22/11/2022 (amended in red dated 29/11/2022)
3.	3D Views - View from corner of Splendour & Festival Street – Phillips Smith Conwell	A-SD – 00.03 Issue 1	12/08/2022 (amended in red dated 29/11/2022)
4.	3D Views – View of roofed patio – Phillips Smith Conwell	A-SD – 00.04 Issue 1	12/08/2022
5.	3D Views – View of kitchen – Phillips Smith Conwell	A-SD – 00.05 Issue 1	12/08/2022
6.	3D Views – View of Dayroom / View of Sign & Brickwork Detail – Phillips Smith Conwell	A-SD – 00.06 Issue 1	12/08/2022
7.	3D Views - View from Festival Street – Phillips Smith Conwell	A-SD – 00.07 Issue 1	22/11/2022 (amended in red dated 29/11/2022)
8.	Site Plan – Phillips Smith Conwell	A-SD – 10.01 Issue 8	22/11/2022 (amended in red dated 29/11/2022)
9.	Floor Plan - Level 0 – Phillips Smith Conwell	A-SD – 23.01 Issue 7	12/08/2022
10.	BCA Floor Plan - Phillips Smith Conwell	A-SD – 23.02 Issue 1	12/08/2022 (amended in red dated 29/11/2022)
11.	Roof Plan – Phillips Smith Conwell	A-SD – 24.01 Issue 2	12/08/2022
12.	Building Elevations - Plan – Phillips Smith Conwell	A-SD – 30.01 Issue 1	12/08/2022
13.	Building Sections – Phillips Smith Conwell	A-SD – 40.01 Issue 6	12/08/2022
14.	Building Sections – Phillips Smith Conwell	A-SD – 40.02 Issue 1	12/08/2022
15.	Materials & Finishes Schedule – Phillips Smith Conwell	A-SD – 80.01 Issue 1	12/08/2022 (amended in red dated 29/11/2022)
16.	Materials & Finishes Schedule – Phillips Smith Conwell	A-SD – 80.02 Issue 1	12/08/2022
17.	3D Perspective – Phillips Smith Conwell	A-SD – 90.01 Issue 1	12/08/2022 (amended in red dated 29/11/2022)
18.	Vehicle Swept Path Sketch Garbage Truck – Phillips Smith Conwell & Acor Consultants (QLD) Pty Ltd	SKC01-001 Issue A	25/11/2022

19.	Landscape concept plan – View Landscape Architects	01742_LC01_A	--/09/2022 (amended in red dated 17/01/2023)
-----	--	--------------	---

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.

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.

- 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

No.	Condition	Timing
Material Change of Use		
1.	Carry Out and Maintain the Approved Development Carry out and maintain the approved development generally in accordance with: 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 Emergency Services (Ambulance Station), can operate 24 hours a day, 7 days a week	At all times
Construction Management		
3.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed

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.	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. any out of hours work as endorsed via Compliance Assessment.	a) Prior to commencing work

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

	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
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. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work 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 <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. 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>	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; and <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 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: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencing earthworks b) Prior to commencement of use c) Prior to commencement of use

11.	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: - certified to achieve a minimum 50 year design life; - designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – 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 c) Prior to commencement of use
13.	Vehicle Access Construct vehicle access: a) located generally in accordance with the approved plans: <i>Caloundra South Ambulance Station – Site Plan – PSC Job Number 5857, Drawing No: A-SD-10.01 Issue 8 dated 22 November 2022</i> (amended in red 29 November 2022) by <i>Phillips Smith Conwell</i>; and <i>Caloundra South Ambulance Station - Vehicle Swept Path Sketch Garbage Truck – Project No. BR210695, Drawing No: SKC01-001 Issue A dated 25 Nov 2022</i> by <i>Phillips Smith Conwell & Acor Consultants (QLD) Pty Ltd.</i> 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 b) Prior to commencement of 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 Bicycle parking facilities</i> and the approved plans.	Prior to commencement of use
16.	Electric Vehicle Readiness – Community Use a) Include electric vehicle readiness in the development as follows: i. Provision of electrical capacity for Basic (slow) EVSE chargers to a minimum 30% of all parking bays including provision of conduits, cable trays and/or wiring from distribution board/s to individual parking spaces; b) Electric vehicle charging shall be: i. capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii. designed with regard to fire retardance and ventilation c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	For all parts of this condition, prior to commencement of the use
17.	Screening All refuse and plant areas will be suitably screened to all boundaries. All air conditioning, ventilation plant and other equipment located on the roof or externally around the building (including rainwater tanks) will be treated as an integral part of the building and either screened from view or painted to match the surrounding building.	Prior to commencement of use
18.	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
19.	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

20.	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.	For all parts of this condition, prior to commencement of the use
21.	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) Gross pollutant and oil management traps (litter, coarse 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 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.	a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use
22.	Flood Immunity – Ambulance Station and Ambulance Shed Submit to EDQ IS certification from a RPEQ that the whole Lot 80043 area achieves a flood immunity of 0.2% AEP (climate change) and adopts the freeboard specified in Sunshine Coast Council Planning Scheme – Table 8.2.7.3.3 for all gross floor area (GFA).	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.	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
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 for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the following approved plans being: <i>Landscape concept plan Caloundra South Ambulance Station, Drawing No: 01742_LC01_A dated September 2022 by View Landscape Architects (As amended in red 17 January 2023).</i> The detailed plans are to include: i) Materials schedule and planting palette consistent with Council's Open Space Infrastructure Manual ii) Planting density/m2 iii) Species numbers and pot size iv) Shade trees to accessway and entry to be a minimum 100l stock and spaced minimum 6m apart v) Screening of external infrastructure viewable from the public realm, including refuse storage areas and rainwater tanks. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use
Infrastructure charges		
27.	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 ****