



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

Our ref: DEV2022/1361

13 April 2023

Stockland Development Pty Ltd
C/- Evolve Planning
Attn: Kate Evans
11 Staghorn Place
Palmview QLD 4553

Email: kate@evolveplanning.net.au

Dear Kate

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

PDA Development Permit for a material change of use for market at corner of Central Avenue and Whiteley Avenue / Hart Crescent, Bells Creek described as part of lot 505 on SP333886 (previously lot 505 on SP327075), being part of proposed lots 80003 and 80004

On 13 April 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, Acting Manager, 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	Corner of Central Avenue and Whiteley Avenue / Hart Crescent, Bells Creek, QLD 4551	
Lot on plan description	Lot number	Plan description
	Part of Balance Lot 505 (Part of proposed Lots' 80003 & 80004)	SP333886
PDA development application details		
DEV reference number	DEV2022/1361	
'Properly made' date	12 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	Market (	
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 – Market	
Decision date	13 April 2023	
Currency period	5 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.	Overall Plan – Aura Farmers Market by CUSP	d. 22093 Page 1 Rev G	25 January 2023 (as amended in red 1 March 2023)
2.	Plant Schedule – Aura Farmers Market by CUSP	d. 22093 Page 2 Rev G	25 January 2023
3.			
4.	General Arrangement Sheet 1 by Stantec	510362-13-CI- 2010 Revision C	15 February 2023
5.	General Arrangement Sheet 2 by Stantec	510362-13-CI- 2011 Revision C	15 February 2023
6.	Earthworks Plan by Stantec	510362-13-CI- 2030 Revision C	15 February 2023
7.	Pavement Plan and Details by Stantec	510362-13-CI- 2150 Revision C	15 February 2023
8.	Turn Paths by Stantec	510362-13-CI- SK001 Revision B	23 January 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. **DSDILGP** means the Department of State Development, Infrastructure Local Government and Planning.
2. **EDQ** means Economic Development Queensland.
3. **MEDQ** means the Minister for Economic Development Queensland.
4. **PDA** means Priority Development Area.

No.	Condition	Timing
Material Change of Use		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use.
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents.	At all times following commencement of use.

Interim Use		
3.	Duration of Interim Use The approved Material Change of Use for a Market can be undertaken for a maximum period of five (5) years from decision date.	As indicated.
Hours of Operation		
4.	Hours of Operation The operating hours for the approved development where a building or dwelling (excluding a display home) has not commenced as a residential use within 50m of the site are: i) From 4am to 6am for staff and stall holders to set-up; and ii) 6am onwards for members of the public to attend the market; iii) Set down and pack-up to be completed by 10pm. Where a building or dwelling (where not a display home) is constructed and commences as a residential use within 50m of the site, the hours of operation are: i) 5am to 7am for staff and stall holders to set-up; and ii) 7am onwards for members of the public; iii) Set down and pack-up to be completed by 10pm; OR iv) Alternatively, as required by Condition 5 (below) submit to EDQ DA for Compliance Assessment, an updated Event Management Plan (with supporting plans / technical report/s) demonstrating how potential adverse impacts from temporary activities will be mitigated for the residents of the residential building/s or dwelling/s.	At all times.
5.	Compliance Assessment – Event Management Plan a) Submit to EDQ DA, for Compliance Assessment an Event Management Plan detailing: i) A Traffic Management Plan prepared by a suitably qualified and experienced person/entity (which involves all vehicular movements generated by the operator's use and addresses, proposed staffing and/or directional signage, traffic flow, safe pedestrian movement to, from and within the event and from any external car park or street parking relied upon); ii) hours of operation, iii) insurance, indemnity and release; iv) power and lighting management plan; v) level of noise (noting local laws regulating noise in residential areas are to be adhered to), light and dust pollution and mitigation measures to reduce these impacts on any residential dwelling (excluding display homes) within 50m of the site;	a) Prior to commencement of use.

	vi) Emergency Management Plan; vii) provision of water supply and sanitary conveniences; viii) telecommunication provisions; ix) refuse storage and collection (timing of collection and RCV access arrangements are to be detailed in the traffic management plan); x) an Environment and Complaints Management Plan including escalation procedures (and communication strategy and details to be notified to the residential community proximate to the event site about the event) to be established and maintained through the course of the development; xi) Temporary signage to be located near the pedestrian entrance points, detailed this complaints procedure and a relevant point of contact for the operator established including, but not limited to, phone; email; designated contact and timing for when responses to complaints will be acknowledged. xii) a general arrangement plan, showing temporary buildings/site improvements. b) Implement the endorsed Event Management Plan at all times the use is operating.	b) As indicated.
Construction Management		
6.	Public Infrastructure (Damage, Repairs and Relocation) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.	Prior to commencement of use.
7.	Vehicle Access Construct vehicle crossover: a) located generally in accordance with the approved plans: i) General Arrangement Sheet 1 by Stantec, Drawing no: 510362-13-CI-2010 Revision B dated 24 January 2023; and b) designed generally in accordance with Council's adopted standards.	Prior to commencement of use for all parts.
8.	Stormwater Connection Connect the approved development to a lawful point of discharge and generally in accordance with Council's current adopted standards.	Prior to commencement of use.
9.	Stormwater Management (Quality) Construct stormwater works generally in accordance with the approved certified plans: i) General Arrangement Sheet 2 by Stantec, Drawing No: 510362-13-CI-2011 Revision B dated 24 January 2023	Prior to commencement of use.

10.	Landscape Works Construct landscape works generally in accordance with the approved plans.	Prior to commencement of use.
11.	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.

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 ****