



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

Our ref: DEV2023/1368

11 August 2023

National Footprints Pty Ltd ATF Svarn One Unit Trust
C/- Zone Planning Group
Att: Mr Steve Morton
PO Box 3805
BURLEIGH TOWN QLD 4220

Email: smorton@zoneplanning.com.au

Dear Mr Morton

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

Development Permit for Material Change of Use for showroom, food premises, fast food premises and business at Lot 20 Dixon Drive, Yarrabilba described as Lot 20 on SP331111

On 11 August 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 Matthew Buchanan, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7835 or at matthew.buchanan@dsdlgp.qld.gov.au.

Yours sincerely

Brandon Bouda
**A/Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	Lot 20 Dixon Drive, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 20	SP331111

PDA development application details	
DEV reference number	DEV2023/1368
'Properly made' date	15 February 2023
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 showroom, food premises, fast food premises and business

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	11 August 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
1.	Concept Site Plan, prepared by Hamilton Hayes Henderson Architects	DA-1100-H as amended in red 28/07/2023	9/06/2023
2.	Building 01 – Ground Floor Plan, prepared by Hamilton Hayes Henderson Architects	DA-2000-G	9/06/2023
3.	Building 01 – Mezzanine Flood Plan, prepared by Hamilton Hayes Henderson Architects	DA-2001-F as amended in red 28/07/2023	1/06/2023
4.	Building 01 – Roof plan, prepared by Hamilton Hayes Henderson Architects	DA-2002-D	1/06/2023

5.	Building 02 – Ground Floor Plan, prepared by Hamilton Hayes Henderson Architects	DA-2020-E as amended in red 28/07/2023	9/06/2023
6.	Building 02 – First Floor Plan, prepared by Hamilton Hayes Henderson Architects	DA-2021-D as amended in red 28/07/2023	1/06/2023
7.	Building 02 – Roof Plan, prepared by Hamilton Hayes Henderson Architects	DA-2022-D	1/06/2023
8.	Building 03 – Floor Plans, prepared by Hamilton Hayes Henderson Architects	DA-2030-E	9/06/2023
9.	Building 01 – Elevations, prepared by Hamilton Hayes Henderson Architects	DA-3000-E as amended in red 28/07/2023	1/06/2023
10.	Building 02 – Elevations, prepared by Hamilton Hayes Henderson Architects	DA-3020-D as amended in red 28/07/2023	1/06/2023
11.	Building 03 – Elevations/Section, prepared by Hamilton Hayes Henderson Architects	DA-3030-D as amended in red 28/07/2023	1/06/2023
12.	Building 01 - Sections, prepared by Hamilton Hayes Henderson Architects	DA-3100-D	1/06/2023
13.	Building 02 - Sections, prepared by Hamilton Hayes Henderson Architects	DA-3120-D	1/06/2023
14.	Landscape Intent, Lot 20 Dixon Ct, Yarrabilba, QLD, prepared by Zone Landscape Architecture	L22161 as amended in red 28/07/2023	June 2023
15.	Engineering Services Report, prepared by Friends Civil Engineering	R001-FE22140 Rev B	19/06/2023
16.	Sub-Precinct Specific Bushfire Hazard Assessment And Mitigation Plan for Lots 15 – 18 & 20-22 Sub-precinct 3D, Yarrabilba, Bushland Protection Systems Pty Ltd		23/09/2020
Supporting plans and documents		Number	Date
17.	Traffic Engineering, Proposed Commercial Development at Lot 20 Dixon Drive, Yarrabilba, prepared by TTM	RP02v2	26/07/2023

Preamble, abbreviations, and definitions

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

BFP means Building Format Plan.

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.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

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.

COUNCIL means the relevant local government for the land the subject of this approval.

DESTINATION (REGULAR) CHARGERS means an electric vehicle charging facility capable of supplying up to 25kW of power. Destination (regular) charging is typically used for short term parking, up to 2 hours duration. Destination (regular) charging usually requires three-phase (415 volts) power with 20-32 Amps. However, if three-phase power is unavailable, single-phase power with 40 Amps is acceptable.

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

MEDQ means the Minister for Economic Development Queensland.

Municipal IA means the Yarrabilba Infrastructure Agreement (Municipal) in effect on 19 May 2017 (as amended from time to time).

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

SHORT-TERM PARKING for the purposes of electric vehicle charging, means land uses where parking is generally for a period of less than 2 hours, and includes uses such as: hardware and trade supplies, food and drink outlet, garden centre, shop, showroom, health care services, veterinary services and the like.

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, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@dsdilgp.qld.gov.au
- b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.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 conditions		
No.	Condition	Timing
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first.
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and 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.	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) complaints procedures; iv) 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;	a) Prior to commencing work

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

PDA development conditions		
No.	Condition	Timing
	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. 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 <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. 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.	a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	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
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 or BFP endorsement, whichever occurs first. b) Prior to commencement of use or BFP endorsement, whichever occurs first.
10.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - the approved Engineering Services Report, prepared by Friends Civil Engineering and dated 19 June 2023. The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and - where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).	a) Prior to commencing earthworks

PDA development conditions		
No.	Condition	Timing
	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.
11.	Acid Sulfate Soils Management Plan a) Where on-site Acid Sulfate Soils (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.
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. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved the approved Engineering Services Report, prepared by Friends Civil Engineering and dated 19 June 2023. 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.

PDA development conditions		
No.	Condition	Timing
	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.
13.	Vehicle Access a) Construct a vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a Heavy Duty Vehicle Crossing . b) 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 use or BFP endorsement, whichever occurs first. b) Prior to commencement of use or BFP endorsement, whichever occurs first.
14.	Car Parking a) Construct, sign and delineate car parking spaces (including Accessible Parking Bays) generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ IS RPEQ certification that parking facilities 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.
15.	Electric Vehicle Readiness a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity for Basic (slow) EVSE chargers to a minimum of 30% of all parking bays, including provision of dedicated conduits and circuits to individual parking bays; and ii) Installation of Destination (regular) EVSE chargers to a minimum of 4% of all parking bays 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.	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first.

PDA development conditions		
No.	Condition	Timing
	c) Submit to EDQ TS, 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.	
16.	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.
17.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Councils current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first.
18.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Councils current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first.
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 generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first.
20.	Gross Pollutant and Litter Removal a) Submit to EDQ IS design and documentation from a RPEQ demonstrating that the development will be able to provide for the removal of gross pollutants and litter (>5mm) as required by <i>State Planning Policy 2017 - Appendix 2 - Stormwater management design objectives</i> (Litter, hydrocarbons and other contaminants) b) Construct the gross pollutant and litter removal infrastructure in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencing stormwater works. b) Prior to commencement of use or BFP endorsement, whichever occurs first and maintained.
21.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.	a) Prior to commencement of use or BFP endorsement, whichever occurs first.

PDA development conditions		
No.	Condition	Timing
	b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first.
22.	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. b) Prior to commencement of use or BFP endorsement, whichever occurs first.
23.	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 or BFP endorsement, whichever occurs first. b) Prior to commencement of use or BFP endorsement, whichever occurs first.
24.	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 including any amendments in red: i) Landscape Intent, Lot 20 Dixon Ct, Yarrabilba, QLD, Project reference: L22161 and dated June 2023. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of ground level building work. b) Prior to commencement of use or BFP endorsement, whichever occurs first.

PDA development conditions		
No.	Condition	Timing
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. 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. 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.	Bushfire Management and Mitigation Carry out the development in accordance with the recommendations of approved Sub-Precinct Specific Bushfire Hazard Assessment and Mitigation Plan for Lots 15-18 and 20-22 Sub-Precinct 3D Yarrabilba prepared by Bushland Protection Systems Pty Ltd, dated 23 September 2020.	Prior to the commencement of use and to be maintained.
Advertising devices		
28.	General Signage a) All signage (with the exception of the two (2) pylon signs) must be located generally in accordance with the approved plans listed above. b) All signage must comply with the requirements of the <i>Logan Planning Scheme 2015</i> Advertising device code AO1.4.	For both parts of this condition at all times
29.	Pylon signs a) Submit to EDQ DA, for compliance assessment detailed design drawings for both pylon signs identified on the approved Concept Site Plan, prepared by Hamilton Hayes Henderson Architects with reference number DA-1100-H and dated 9/06/2023 (as amended in red 28/07/2023). The drawings are to include, where relevant: i) Dimensioned elevation plans including colours and materials of the structure. ii) Demonstrated compliance with the Logan Planning Scheme Advertising device code as amended from time to time for a 'Freestanding sign'.	a) Prior to erection of a pylon sign.

PDA development conditions																						
No.	Condition	Timing																				
	iii) Details of any electronic display components including notation that these components must have maximum luminance levels as outlined below: <table><tr><th>Illuminance (ambient light level) (lux)</th><th>Luminance level (cd / m2)</th></tr><tr><td>0-10</td><td>150</td></tr><tr><td>11-40</td><td>200</td></tr><tr><td>41-100</td><td>250</td></tr><tr><td>101-400</td><td>400</td></tr><tr><td>401-1000</td><td>700</td></tr><tr><td>1001-4000</td><td>1500</td></tr><tr><td>4001-10000</td><td>2300</td></tr><tr><td>10001-40000</td><td>4000</td></tr><tr><td>40001-100000</td><td>600</td></tr></table> b) Construct and operate the pylon signs generally in accordance with the plans endorsed under part a) of this condition.	Illuminance (ambient light level) (lux)	Luminance level (cd / m2)	0-10	150	11-40	200	41-100	250	101-400	400	401-1000	700	1001-4000	1500	4001-10000	2300	10001-40000	4000	40001-100000	600	b) Prior to commissioning of a pylon sign and at all times following commencement of use.
Illuminance (ambient light level) (lux)	Luminance level (cd / m2)																					
0-10	150																					
11-40	200																					
41-100	250																					
101-400	400																					
401-1000	700																					
1001-4000	1500																					
4001-10000	2300																					
10001-40000	4000																					
40001-100000	600																					
Infrastructure Contributions																						
30.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment. A certified and submitted plans to council detailing the GFA must also be provided at the time of payment.	In accordance with the IFF.																				

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 ****