



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

Our ref: DEV2023/1388

31 August 2023

IRBS Properties
C/- DTS Group Qld Pty Ltd
Att: Mr Nick Bailey
PO Box 3128
WEST END QLD 4101

Email: planning@dtsqld.com.au

Dear Nick

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

PDA Development Permit for a Material change of use for Warehouse (self-storage) and Business (office) at 3 Commercial Circuit, Flagstone described as Lot 25024 on SP311389

On 31 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.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Marissa Bais, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7344 or at Marissa.bais@dsdilgp.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)	Greater Flagstone	
Site address	3 Commercial Circuit, Flagstone	
Lot on plan description	Lot number	Plan description
	Lot 25024	SP311389

PDA development application details	
DEV reference number	DEV2023/1388
'Properly made' date	2/05/2023
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 Warehouse (self-storage) and Business (office) uses

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	31/08/2023
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.	3 Commercial Circuit Flagstone - Revised Traffic Impact Assessment prepared by Bitzios Consulting	P5356.001R	16/03/2023
2.	HRV Ingress to Servicing Area prepared by Bitzios Consulting	P5356 Sheet no. 1 Issue 002	4/07/2023
3.	HRV Egress to Servicing Area prepared by Bitzios Consulting	P5356 Sheet no. 2 Issue 02	4/07/2023
4.	Embankment Stability Assessment report prepared by Soil Surveys	1-24684 Version no. 3	8/03/2023
5.	LANDSCAPE PLAN - GROUND FLOOR prepared by LARC Landscape Architecture	21572 Flagstone Ind Page 2 of 7 Rev C	13/03/2023
6.	LANDSCAPE PLAN - GROUND FLOOR prepared by LARC Landscape Architecture	21572 Flagstone Ind Page 3 of 7 Rev C	13/03/2023
7.	CONCEPT DESIGN prepared by LARC Landscape Architecture	21572 Flagstone Ind Page 4 of 7 Rev C	13/03/2023
8.	CONCEPT DESIGN prepared by LARC Landscape Architecture	21572 Flagstone Ind Page 5 of 7 Rev C	13/03/2023
9.	CONCEPT DESIGN prepared by LARC Landscape Architecture	21572 Flagstone Ind Page 6 of 7 Rev C	13/03/2023
10.	Site plan prepared by Multi Span Australia	AR-1001 Rev D	27/06/2023
11.	Ground floor plan prepared by Multi Span Australia	AR-2001 Rev D	27/06/2023 as amended in red 8/08/23
12.	First floor plan prepared by Multi Span Australia	AR-2002 Rev C	17/02/23
13.	Second floor plan prepared by Multi Span Australia	AR-2003 Rev C	17/02/23
14.	Roof plan prepared by Multi Span Australia	AR-2005 Rev C	17/02/23
15.	Perspectives 1 prepared by Multi Span Australia	AR-9501 Rev C	27/06/23
16.	Elevations 1 prepared by Multi Span Australia	AR-3001 Rev D	27/06/23
17.	Elevations 2 prepared by Multi Span Australia	AR-3002 Rev D	27/06/23
18.	Retaining wall details prepared by Multi Span Australia	AR-6503 Rev B	28/02/23
Supporting plans and documents		Number	Date
19.	Standard – Fencing 1.8m high chain link security fence with top & bottom rail, 3 rows of barbed wire & optional tapping rail, general arrangement prepared by Queensland Rail	QR-C-S3228	26/08/16
20.	Standard – Fencing 1.8m high chain link security fence with top & bottom rail, 3 rows of barbed wire & optional tapping rail, general arrangement prepared by Queensland Rail	QR-C-S3229	26/08/16

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

BFP means Building Format Plan.

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.

DCOP means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.

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*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

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, 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
General		
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
3.	Advertising devices Advertising devices are to be provided in accordance with the relevant planning scheme requirements.	Prior to commencement of use and to be maintained
Construction management		
4.	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
5.	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
6.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
7.	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
8.	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;	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
	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.	
	b) A copy of the CMP submitted under part a) of this condition must be current and available on site.	b) During construction
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
9.	Erosion and sediment management – Compliance assessment a) Submit to EDQ IS, for compliance assessment, 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
10.	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;	a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	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>	b) During construction
11.	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
12.	Earthworks within Homestead Drive embankment – Compliance assessment a) Submit to EDQ DA for compliance assessment detailed earthworks plans and updated construction methodology, certified by a RPEQ and reviewed by a suitably qualified Geotechnical Engineer, generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>; and - The approved Embankment Stability Assessment report prepared by Soil Survey and dated March 2023. The certified earthworks plans and construction methodology are to ensure that: - the stability and integrity of the Homestead Drive embankment are maintained at all times; - road embankment and retaining wall are not impacted by ponding, rapid drainage or seepage of stormwater resulting from earthworks associated with the approved development.	a) Prior to commencing site works

PDA development conditions		
No.	Condition	Timing
	b) Carry out earthworks, under supervision of a suitably qualified Geotechnical Engineer, generally in accordance with the endorsed plans and updated construction methodology submitted under part a) of this condition. c) Submit to EDQ IS, an RPEQ signed letter of certification or RPEQ certified set of as constructed plans demonstrating that: - all earthworks have been carried out generally in accordance with the endorsed plans submitted under part a) of this condition; and - 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
13.	Retaining wall within the Homestead Drive embankment – Compliance assessment a) Submit to EDQ DA, for compliance assessment detailed engineering plans, certified by a RPEQ, and reviewed by a suitably qualified Geotechnical Engineer of the proposed retaining wall within the Homestead Drive embankment, generally in accordance with: <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g., <i>AS3600 – Concrete Structures</i>); - The approved Embankment Stability Assessment report prepared by Soil Survey and dated March 2023 The retaining wall must be: - certified to achieve a minimum 100-year design life; - located and designed generally in accordance with the approved development plans; - Constructed to maintain the existing stability and integrity of the Homestead Drive embankment. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition and under supervision of by a suitably qualified Geotechnical Engineer. c) Submit to EDQ IS, certification from an RPEQ that all retaining wall works have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing 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.	Earthworks within the site (beyond the Homestead Drive embankment) – Compliance assessment a) Submit to EDQ DA for compliance assessment, 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 earthworks required by conditions 12 and 13 of this approval.	a) Prior to commencing site works

PDA development conditions		
No.	Condition	Timing
	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 9 – 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 3. maintain the existing stability and integrity of the Homestead Drive Batters and bridge infrastructure 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 endorsed plans submitted under part a) of this condition. c) Submit to EDQ IS, a RPEQ signed letter of certification or RPEQ certified set of as constructed plans demonstrating that: i) all earthworks have been carried out generally in accordance with the endorsed 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
15.	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 relevant adopted standards. b) Submit to EDQ TS, 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

PDA development conditions		
No.	Condition	Timing
16.	Car parking a) Construct, sign and delineate car parking spaces 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
17.	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
18.	Stormwater connection a) Submit to EDQ IS, detailed engineering plans, certified by a RPEQ, showing the connection of the development into the existing stormwater network. b) Connect the approved development to the lawful point of discharge generally in accordance with part a) of this condition and: i) with ‘no-worsening’ to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; ii) stormwater management of the development must ensure no worsening or actionable nuisance to the railway corridor; and generally, in accordance with Council’s current adopted standards.	a) Prior to commencement of site works b) Prior to commencement of use or BFP endorsement, whichever occurs first
19.	Sewer connection a) Submit to EDQ IS, detailed engineering plans, certified by a RPEQ, showing the connection of the development into the existing sewer reticulation network. b) Connect the approved development to the existing water reticulation network generally in accordance with part a) of this condition and Council’s current adopted standards.	a) Prior to commencement of site works b) Prior to commencement of use
20.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with Council’s current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first

PDA development conditions		
No.	Condition	Timing
21.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first 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 approved plans and documents.	a) Prior to commencement of ground level building work

PDA development conditions		
No.	Condition	Timing
	a) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
25.	Refuse collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. 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.	Easements over infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
Rail Corridor		
28.	Fencing – Rail Corridor Provide fencing along the site boundary with the railway corridor in accordance with the following: - Queensland Rail drawing number QR-C-S3229 – ‘1.8m High Chain Link Security Fence With Top & Bottom Rail Using 50mm Diamond Mesh General Arrangement’; or - Queensland Rail drawing number QR-C-S3228 – ‘1.8m High Chain Link Security Fence With Top & Bottom Rail, 3 Rows of Barbed Wire & Optional Tapping Rail General Arrangement’.	Prior to the commencement of use and to be maintained at all times
29.	Rail Interface Barriers a) Install vehicle barriers, sufficient to withstand impact by the maximum design vehicle, adjacent to the railway corridor generally in accordance with the Site Plan, prepared by Multi Span Australia Design Consultant, dated 17 February 2023, ref: AR-1001 Revision C, as amended in red on 8/08/23.	a) Prior to the commencement of use and to be maintained at all times

PDA development conditions		
No.	Condition	Timing
	b) Submit to EDQ IS, RPEQ certification with supporting documentation, confirming that the development has been constructed in accordance with part (a) of this condition.	b) Prior to the commencement of use
Infrastructure		
30.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. Where the application is an MCU, certified as constructed plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP

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 ****