



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

Our ref: DEV2023/1389

1 September 2023

Stockland Development Pty Ltd
C/- Evolve Planning
11 Staghorn Place
Palmview QLD 4553

Email: kate@evolveplanning.net.au; shelbi.niebling@stockland.com.au

Dear Kate and Shelbi

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

PDA Development Permit for a Material Change of Use for Showroom; Food Premises; and Indoor Sport and Recreation (where maximum of 2,000m² GFA); Reconfiguring a Lot for an Access Easement; and Operational Work for Advertising Signage at Corner of Graf Drive and Aura Boulevard, Baringa described as part of Lot 345 On SP305382 (Proposed lot 9000)

On 1 September 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 Andrew McKnight, A / Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7406 or at Andrew.McKnight@dsdilgp.qld.gov.au, who will assist.

Yours sincerely

Amanda Dryden
**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 Aura Boulevard, Graf Drive, Packer Road and Graf Drive, Baringa QLD 4551	
Lot on plan description	Lot number	Plan description
	Part of Lot 345 (Proposed lot 9000)	SP305382
PDA development application details		
DEV reference number	DEV2023/1389	
'Properly made' date	25 May 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; and Indoor Sport and Recreation (where maximum of 2,000m ² GFA); Reconfiguring a Lot for an Access Easement; and Operational Work for Advertising Devices	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice. The approval is for: • Development Permit for Showroom; • Development Permit for Food Premises; • Development Permit for Indoor Sport and Recreation (where maximum of 2,000m² GFA); • Development Permit for Reconfiguring a Lot - Access Easement; and • Development Permit for Operational Work – Advertising Devices.	
Decision date	1 September 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
Architectural Design by Hames Sharley – Project 63166			
1.	Cover Sheet – Aura Bulky Goods	DA000 Revision F	05/07/2023
2.	Location Plan – Aura Bulky Goods	DA101 Revision F	05/07/2023
3.	Site Plan – Aura Bulky Goods	DA210 Revision AG	05/07/2023 (Amended in red 11 August 2023)
4.	Site Plan Easement Plan – Aura Bulky Goods	DA212 Revision B	05/07/2023
5.	Roof Plan – Aura Bulky Goods	DA230 Revision H	05/07/2023
6.	Elevations Site – Aura Bulky Goods	DA400 Revision L	05/07/2023 (Amended in red 11 August 2023)
7.	Elevations Detail – Aura Bulky Goods	DA401 Revision J	05/07/2023 (Amended in red 11 August 2023)
8.	Sections Site – Aura Bulky Goods	DA501 Revision F	05/07/2023 (Amended in red 11 August 2023)
9.	Sections Detail – Aura Bulky Goods	DA502 Revision F	05/07/2023
10.	Signage Layout Plan – Aura Bulky Goods	DA800 Revision E	05/07/2023 (Amended in red 11 August 2023)
11.	Signage Detail – Aura Bulky Goods	DA801 Revision F	05/07/2023
12.	Circulation Diagram Vehicles – Aura Bulky Goods	DA900 Revision F	05/07/2023
13.	Circulation Diagram Pedestrian – Aura Bulky Goods	DA901 Revision F	05/07/2023 (Amended in red 11 August 2023)
14.	Materials Selection – Aura Bulky Goods	DA911 Revision F	05/07/2023 (Amended in red 11 August 2023)
15.	Perspective (01) – Aura Bulky Goods	DA920 Revision F	05/07/2023
16.	Perspective (02) – Aura Bulky Goods	DA921 Revision F	05/07/2023
17.	Perspective (03) – Aura Bulky Goods	DA922 Revision D	05/07/2023 (Amended in red 11 August 2023)
18.	Perspective (04) – Aura Bulky Goods	DA923 Revision B	05/07/2023
19.	Pedestrian Access to Edison Crescent – Aura Bulky Goods – Hames Sharley	DA924 Revision B	05/07/2023
20.	Pedestrian Access to Edison Crescent – Aura Bulky Goods	DA925 Revision A	05/07/2023 (Amended in red 11 August 2023)

21.	Public Bicycle Area – Aura Bulky Goods	DA926 Revision A	05/07/2023
22.	Pedestrian Entry from Aura Boulevard – Aura Bulky Goods	DA927 Revision A	05/07/2023
23.	3D Views – Aura Bulky Goods	SK019 Revision A	03/08/2023
Landscape Design - Aura Business Park Lot 9000 Proposed Showroom Development by Arcadis – Project B22-204			
24.	Landscape Design – Cover sheet	Project No. B 22-204	11/07/2023 (Amended in red 11 August 2023)
25.	Landscape Design – Contents sheet	Project No. B 22-204 Revision 8	11/07/2023 (Amended in red 11 August 2023)
26.	Landscape Design – 01 Strategy sheet	Project No. B 22-204	11/07/2023
27.	Landscape Design – Site understanding	Project No. B 22-204	11/07/2023
28.	Landscape Design – Design Principles	Project No. B 22-204	11/07/2023
29.	Landscape Design – Landscape Strategies and Vision	Project No. B 22-204	11/07/2023
30.	Landscape Design – Design Drivers Re-interpreted	Project No. B 22-204	11/07/2023
31.	Landscape Design – Project Precedents	Project No. B 22-204	11/07/2023
32.	Landscape Design – Character Precedents	Project No. B 22-204	11/07/2023
33.	Landscape Design – 02 Landscape Concept	Project No. B 22-204	11/07/2023
34.	Landscape Design – Landscape Concept Plan	Project No. B 22-204	11/07/2023 (Amended in red 11 August 2023)
35.	Landscape Design – Landscape Typologies Plan	Project No. B 22-204	11/07/2023 (Amended in red 11 August 2023)
36.	Landscape Design – Landscape Typology 1	Project No. B 22-204	11/07/2023 (Amended in red 11 August 2023)
37.	Landscape Design – Landscape Typology 2	Project No. B 22-204	11/07/2023
38.	Landscape Design – Landscape Typology 3	Project No. B 22-204	11/07/2023
39.	Landscape Design – Landscape Typology 4	Project No. B 22-204	11/07/2023
40.	Landscape Design – Landscape Typology 5	Project No. B 22-204	11/07/2023

41.	Landscape Design – Landscape Typology 6	Project No. B 22-204	11/07/2023
42.	Landscape Design – Landscape Typology 7	Project No. B 22-204	11/07/2023 (Amended in red 11 August 2023)
43.	Landscape Design – Landscape Typology 8	Project No. B 22-204	11/07/2023 (Amended in red 11 August 2023)
44.	Landscape Design – Landscape Typology 9	Project No. B 22-204	11/07/2023
45.	Landscape Design – 03 Design Palettes	Project No. B 22-204	11/07/2023
46.	Landscape Design – Planting Schedule	Project No. B 22-204	11/07/2023
47.	Landscape Design – Amended Planting Schedule Landscape Typology 6	Project No. B 22-204	11/07/2023 (Amended in red 11 August 2023)
48.	Landscape Design – Planting Palette trees	Project No. B 22-204	11/07/2023
49.	Landscape Design – Planting Palette understorey	Project No. B 22-204	11/07/2023
50.	Landscape Design – Planting Palette WSUD Planting	Project No. B 22-204	11/07/2023
Engineering Concept – Aura Precinct 5 Lot 9000 Car Park by SMEC			
51.	Stormwater Drainage Concept Layout – Layout Plan	30031846-9000-SK01, Revision 1	07/07/2023
52.	Stormwater Drainage Concept Long section – Layout Plan	30031846-9000-SK02, Revision 1	07/07/2023
Aura Bulky Goods by SLR Consulting – Project No: 620.31228			
53.	Edison Crescent Egress 20m AV Swept Paths	Figure SK01	30/06/2023
54.	Edison Crescent Ingress 20m AV Swept Paths	Figure SK02	30/06/2023
55.	Aura Blvd Ingress McDonalds 18P Swept Path	Figure SK03	30/06/2023
56.	Aura Blvd Egress McDonalds 18P Swept Path	Figure SK04	30/06/2023
57.	Aura Blvd Grade Check McDonalds 18P Swept Path	Figure SK05	07/07/2023
58.	Edison Crescent Grade Check 20M AV Swept Path	Figure SK06	07/07/2023

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.
- 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:

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.

- 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 – Indoor Sport and Recreation The part of the premises, being Indoor Sport and Recreation use, 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:	a) Prior to commencing work

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

	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. 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;	a) Prior to commencing work

	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>	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;	a) Prior to commencing earthworks

	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 vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use c) Prior to commencement of use
11.	Acid Sulfate Soils a) Where on-site ASS are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition. c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	a) Prior to commencement of or during earthworks b) Prior to commencement of use c) Prior to commencement of use
12.	Retaining Walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <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	a) Prior to commencing earthworks b) Prior to commencement of use

	constructed generally in accordance with the certified plans submitted under part a) of this condition.	c) Prior to commencement of use
13.	Vehicle Access Construct vehicle access: a) located generally in accordance with the approved plans: i) <i>Circulation Diagram Vehicles - Drawing No: DA900 Revision F dated 05/07/2023 by Hames Sharley;</i> ii) <i>Aura Bulky Goods – Edison Crescent Egress 20m AV Swept Paths – Figure SK01 dated 30 June 2023 by SLR Consulting;</i> iii) <i>Aura Bulky Goods – Edison Crescent Ingress 20m AV Swept Paths – Figure SK02 dated 30 June 2023 by SLR Consulting;</i> iv) <i>Aura Bulky Goods – Aura Blvd Ingress McDonalds 18P Swept Path – Figure SK03 Dated 30 June 2023 by SLR Consulting;</i> v) <i>Aura Bulky Goods – Aura Blvd Egress McDonalds 18P Swept Path – Figure SK04 Dated 30 June 2023 by SLR Consulting;</i> vi) <i>Aura Bulky Goods – Aura Blvd Grade Check McDonalds 18P Swept Path – Figure SK05 Dated 7 July 2023 by SLR Consulting; and</i> vii) <i>Aura Bulky Goods – Edison Crescent Grade Check 20M AV Swept Path – Figure SK06 Dated 30 June 2023 by SLR Consulting;</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 a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 Bicycle parking facilities</i> and the approved plans. For Building 1 End of trip (EOT) facilities provide, in accordance with <i>Aura Bulky Goods Site Plan Drawing Number DA210 Revision AG dated 05/07/2023 by Hames Sharley</i>, (as amended in red 11 August 2023): • Separate male and female change rooms: ○ 1 changing room with minimum of 1 shower, 1 WC, 1 wash basin with associated socket outlet and mirror ○ Capacity for 10 persons each change room	a) Prior to commencement of use

	○ Shower/s, sanitary devices and taps to be water efficient ○ Shower/s to include bench seating and hook provision ○ Lockers at 1.6 x bicycle parking space ○ Lockers to have a minimum dimension – 900mm (H) X 300(w) x 450m (D) • Sufficient secure bike parking spaces for each change room to meet the intended capacity. b) Submit to EDQ IS building certification plans that the EOT in Building 1 has been constructed in accordance with part a) of this condition.	b) Prior to commencement of use
16.	Electric Vehicle Readiness a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity for Destination (regular) EVSE chargers to a minimum 10% of short-term parking bays, including provision of conduits, cable trays and/or wiring from distribution board/s to individual parking spaces. These are to be equitably provisioned across spaces in the immediate vicinity of Buildings' 1 and 2 to meet the intended user needs; ii) Installation of EVSE chargers within provisioned bays to 1% of short-term parking spaces b) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by part a) of this condition has been provided. <i>Advice note: The ratio and type of EV chargers may be varied to suit the use, location and user profile. For example, DC (fast) chargers might be more appropriate than Destination (regular) chargers where adjacent to highways or where there is a community need for DC (fast) charging. One DC (fast) charger would equal multiple Destination (regular) chargers, based on the ratio of kilowatt capacity outputs.</i>	a) Prior to commencement of the use b) Prior to commencement of the use
17.	Screening a) All refuse and plant areas will be suitably screened to all boundaries. b) All air conditioning, ventilation plant and other equipment located on the roof or externally around the building 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.	Prior to commencement of use
21.	Stormwater Management (Quantity) a) Submit to EDQ IS detailed engineering drawings, sections and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity;</i> ii) <i>Stormwater Drainage Concept Layout – Layout Plan 30031846-9000-SK01, Revision 1 dated 07/07/2023 by SMEC; and</i> iii) <i>Stormwater Drainage Concept Longsection – Layout Plan 30031846-9000-SK02, Revision 1 dated 07/07/2023 by SMEC</i> b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ that the stormwater works have been constructed in accordance with part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use
22.	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> ii) Gross pollutant and oil management traps (litter, coarse sediment and oil removal) are to be provided to capture all ground level runoff; and	a) Prior to commencement of stormwater works

	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.	b) Prior to commencement of use c) Prior to commencement of use
23.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
24.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
25.	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
26.	Landscape Works a) Submit to EDQ IS detailed landscape plan certified by an AILA generally in accordance with the following approved landscape concept design set: i) <i>Aura Business Park Lot 9000 Proposed Showroom Development Landscape Design by Arcadia</i> dated 11 July 2023 (as amended in red 11 August 2023); and ii) The detailed landscape plan should include: A. Total landscape planting area schedule with detailed planting design showing plant density / m²; species numbers; pot sizes; setbacks to	a) Prior to commencement of site works

	pathways / infrastructures; and materials schedule for edging and hardscapes (if applicable). B. Location of proposed services and features. C. Landscape maintenance access. Safety harness anchor point/s should be provided where necessary for vertical features. D. Centralised irrigation/fertigation system to vertical gardens to ensure plants are sufficiently nourished. E. Preventative measures to ensure no accidental dropping plant material from vertical gardens; and nesting of birds within the vertical landscape features. The landscaping on the licensed area to McDonalds is to be coordinated and continue the intended typologies 1 and 8. The on-site stormwater network should maximise opportunities for stormwater infiltration into landscaped areas. b) Construct the landscape works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS “as constructed” plans, certified by an AILA that the landscape works have been undertaken generally in accordance with part (a) of this condition.	b) Prior to commencement of use c) Prior to commencement of use
27.	Refuse Collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development; b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following commencement of use
28.	Outdoor Lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use
29.	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

Infrastructure Charges		
30.	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

PDA Development Conditions – Reconfiguring a Lot – Access Easement		
No.	Condition	Timing
General		
31.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement
32.	Easement (Access) Provide access easement (denoted in purple), in favour of and at no cost to the grantee/s, over the part of the lot giving access to the other lot, being Lot 1 on SP308152, as shown on the approved <i>Aura Bulk Goods Site Plan – Easement Plan, Drawing Number DA212 Revision B dated 05/07/2023</i> by Hames Sharley	At the registration of the Survey plan

PDA Development Conditions – Operational Work – Advertising Devices		
No.	Condition	Timing
General		
33.	Advertising Devices a) Advertising devices are to be designed, located and installed generally in accordance with the approved plans: i) <i>Aura Bulky Goods - Signage Layout Plan, Drawing Number DA800 Revision E dated 05/07/2023</i> by Hames Sharley (amended in red 11 August 2023); and ii) <i>Aura Bulky Goods – Signage Detail, Drawing Number DA801 Revision FG dated 05/07/2023</i> by Hames Sharley	Ongoing
34.	Structural Design a) Submit to EDQ IS detailed structural plans, certified by an RPEQ, for all proposed free standing advertising devices. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of construction of the relevant advertising device b) As indicated

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 ****