



Department of  
**State Development and Infrastructure**

Our ref: DEV2024/1474

08 May 2024

Plantation Baringa Pty Ltd  
C/- Murray & Associates (QLD) Pty Ltd  
Att: Mr Blake Bell  
PO Box 246  
NAMBOUR QLD 4560

Email bwbell@mursurv.com; nambour@mursurv.com

Dear Blake

**S89(1)(a) Approval of PDA Development Application**

**PDA Development Permit for a Material Change of Use for Other Residential (Vertical Retirement Village – 96 Dwellings and ancillary Communal Facilities) at Baringa Drive, Baringa described as Lot 8002 on SP31415 and Lot 9048 on SP299805**

On 08 May 2024, 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](http://www.dsdilgp.qld.gov.au/pda-da-applications).

If you require any further information, please contact Andrew McKnight, Manager (Acting), Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7406 or at [andrew.mcknight@dsdilgp.qld.gov.au](mailto: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 Baringa Drive, Lukin Terrace and Evans Lane, Baringa QLD 4551	
Lot on plan description	Lot number	Plan description
	Lot 8002	SP31415
	Lot 9048	SP299805
PDA development application details		
DEV reference number	DEV2024/1474	
'Properly made' date	02 February 2024	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Application to change PDA development approval</li> <li><input type="checkbox"/> Application to extend currency period</li> </ul>	
Proposed development	Other Residential (Vertical Retirement Village – 96 Dwellings and ancillary Communal Facilities)	
PDA development approval details		
Decision of the MEDQ	<p>The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> <li>• Material Change of Use for Other Residential (Vertical Retirement Village – 96 Dwellings and ancillary Communal Facilities) - Staged Development               <ul style="list-style-type: none"> <li>○ Stage 1 – 52 dwelling units</li> <li>○ Stage 2 – 44 dwelling units including manager's residence</li> </ul> </li> </ul>	
Decision date	08 May 2024	
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
Lot 8002 Vertical Retirement Plantation Retirement Resorts by OGE Group Architects			
1.	Design Principles – Overall	DA_1.03 Issue E	26 March 2024
2.	Design Principles – Common Area	DA_1.04 Issue D	26 March 2024
3.	Design Principles – Resort	DA_1.05 Issue D	26 March 2024
4.	Design Principles – Bungalow	DA_1.06 Issue D	26 March 2024
5.	Site Plan	DA_1.07 Issue E	26 March 2024
6.	Building Matrix	DA_1.08 Issue E	26 March 2024
7.	Staging Plan	DA_1.09 Issue E	26 March 2024 (Amended in red 29 April 2024)
8.	Ground Floor	DA_2.02 Issue E	26 March 2024 (Amended in red 29 April 2024)
9.	Communal Plan	DA_2.03 Issue A	26 March 2024 (Amended in red 29 April 2024)
10.	Level 01	DA_2.04 Issue E	26 March 2024
11.	Level 02	DA_2.05 Issue E	26 March 2024
12.	Level 03	DA_2.06 Issue E	26 March 2024
13.	Level 04	DA_2.07 Issue E	26 March 2024
14.	Roof Level	DA_2.08 Issue E	26 March 2024
15.	North & South Elevation	DA_3.02 Issue E	26 March 2024
16.	West Elevation	DA_3.03 Issue E	26 March 2024
17.	North-East & South-East Elevation	DA_3.04 Issue E	26 March 2024
18.	Section A, B & C	DA_4.02 Issue E	26 March 2024
19.	Section D & E	DA_4.03 Issue E	26 March 2024
20.	Site Cover	DA_5.02 Issue E	26 March 2024
21.	Landscape Calculation (Ground)	DA_5.03 Issue E	26 March 2024 (Amended in red 29 April 2024)
22.	Landscape Calculation (Level 1)	DA_5.04 Issue E	26 March 2024
23.	Communal Area Calculation	DA_5.05 Issue E	26 March 2024
24.	Shadow Diagram	DA_5.06 Issue C	26 March 2024
25.	Typical GFA	DA_5.07 Issue C	26 March 2024
26.	Typical GFA	DA_5.08 Issue C	26 March 2024
27.	Artist Impression	DA_6.2 Issue E	26 March 2024

28.	Artist Impression	DA_6.3 Issue E	26 March 2024
29.	Artist Impression	DA_6.4 Issue E	26 March 2024
30.	Artist Impression	DA_6.5 Issue E	26 March 2024
31.	Artist Impression	DA_6.6 Issue E	26 March 2024
32.	Artist Impression	DA_6.7 Issue E	26 March 2024
33.	Artist Impression	DA_6.8 Issue E	26 March 2024
34.	Artist Impression	DA_6.9 Issue E	26 March 2024
35.	Artist Impression	DA_6.10 Issue E	26 March 2024
36.	Artist Impression	DA_6.11 Issue E	26 March 2024
37.	Artist Impression	DA_6.12 Issue E	26 March 2024
38.	Artist Impression	DA_6.13 Issue E	26 March 2024
39.	Artist Impression	DA_6.14 Issue E	26 March 2024
40.	Artist Impression	DA_6.15 Issue E	26 March 2024
<b>Other approved plans and documents</b>			
41.	Vertical Retirement Village, Lot 8002 Baringa Drive Aura QLD - Landscape Plan set (7 pages) by Element Design Landscape Architecture	Sheet 01 to Sheet 07, Issue D	25 March 2024 (Amended in red 29 April 2024)
42.	Proposed Retirement Resort Lot 8002 Baringa Drive, Baringa for Plantation Retirement Resorts- Civil Drawing set (8 pages) by Empire Engineering	Drawing No. - C001, C005, C010, C011, C020, C030, C035, C040, C050, C055	27 March 2024 (Amended in red 29 April 2024)
43.	Proposed Retirement Resorts Vertical Retirement Village, Lot 8002 Baringa Drive Aura - Engineering Services Assessment Report by Empire Engineering	Job Ref: SC-10007	29 January 2024
44.	Stormwater Quality Management Plan - Proposed Retirement Resorts Vertical Retirement Village, Lot 8002 Baringa Drive Aura by Empire Engineering	Job Ref: SC-10007	25 January 2024
45.	Geotechnical Investigation - Proposed Vertical Retirement Village, Lot 8002 Baringa Drive, Baringa by Tectonic Geotechnical Pty Ltd	23387-001_Rev0	15 January 2024
46.	Waste Management Plan by Murray & Associates (QLD) Pty Ltd	WMP-101088	March 2024
47.	Sustainability Report by OGE Group Architects and associated addendums	Project No: 23040, Lot 8002	26 March 2024

## Abbreviations, and definitions

### 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) CHARGER** means an AC or DC EVSE charging facility capable of supplying between 11kW and generally up to 25kW of power. Destination charging is typically used for short term (up to 3 hours) parking. Destination charging usually requires three-phase (415 volts) power with 20-40 Amps.

**DSDI** means the Department of State Development and Infrastructure.

**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).

**LTA** means *Land Title Act 1994*.

**LGIA** means the Caloundra South Priority Development Area Infrastructure Agreement (Local Government Infrastructure) in effect 2 November 2015 (as amended from time to time).

**MEDIUM TO LONG-TERM PARKING** for the purposes of electric vehicle charging, means any other parking that is not short term.

**MEDQ** means the Minister for Economic Development Queensland.

**PDA** means Priority Development Area.

**RPEQ** means Registered Professional Engineer of Queensland.

**STIA** means the Caloundra South Priority Development Area Infrastructure Agreement (State Transport Infrastructure) in effect on 28 September 2015 (as amended from time to time)

**WIA** means the Caloundra South Infrastructure Agreement (Water and Wastewater Infrastructure) 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 Schedule<sup>1</sup> (as amended from time to time).
  - ii) submit to EDQ DA a duly completed Compliance Assessment form<sup>2</sup>.
  - 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.

<sup>1</sup> The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

<sup>2</sup> 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.

- 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@dsdmip.qld.gov.au](mailto:pdadevelopmentassessment@dsdmip.qld.gov.au)
- b) EDQ IS: [EDQ\\_PrePostConstruction@dsdilgp.qld.gov.au](mailto:EDQ_PrePostConstruction@dsdilgp.qld.gov.au)

### PDA development conditions

No.	Condition	Timing
<b>General</b>		
<b>1.</b>	<b>Carry Out and Maintain the Approved Development</b>  Carry out and maintain the approved development generally in accordance with: <ul style="list-style-type: none"> <li>a) the approved plans and documents; and</li> <li>b) any other documentation endorsed via Compliance Assessment as required by these conditions.</li> </ul>	Prior to commencement of use for both stages.
<b>2.</b>	<b>Stakeholder Management Plan</b>  a) Submit to the MEDQ a Stakeholder Management Plan (SMP) prepared by a suitably qualified and experienced person, including at a minimum: <ul style="list-style-type: none"> <li>i) Requirements to consult with all authorities and identified stakeholders, whose assets may be impacted by the Works (e.g. Council, Department of Education, Stockland, immediate neighbours etc); and</li> <li>ii) A complaints procedure, and a requirement that the complaints procedure be established and maintained for the duration of the Development.</li> </ul> b) Undertake recommendations in accordance with the SMP submitted under part a) of this condition.	Prior to commencement of use for both stages.
<b>Use</b>		
<b>3.</b>	<b>Other Residential</b>  The applicant must operate the use under the <i>Retirement Villages Act 1999</i> .	At all times

PDA development conditions		
No.	Condition	Timing
4.	<b>Communal Facilities</b> The Communal Facilities, including associated administration and any reception areas, are to be available and constructed generally in accordance with the approved plans.	At time of occupation of the first dwelling in Stage 1.
<b>Construction Management</b>		
5.	<b>Hours of Work – Construction</b>  Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction
6.	<b>Out of hours work - Compliance Assessment</b>  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.	Minimum of 10 business days prior to proposed out of hours work commencement date
7.	<b>Certification of Operational Works – Water and Sewerage</b>  All operational works for water and sewerage Contributed Assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the WIA.	As required by the WIA
8.	<b>Certification of Operational Work</b> Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times.
9.	<b>Construction Management Plan</b>  a) Submit to EDQ IS a site-based Construction Management Plan (CMP) for both stages, 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: <ul style="list-style-type: none"> <li>i) evidence of consultation with all bodies or individuals identified in the Stakeholder Management Plan (SMP);</li> <li>ii) noise and dust in accordance with the EP Act;</li> <li>iii) 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;</li> <li>iv) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</li> <li>v) complaints procedures;</li> <li>vi) site management:               <ul style="list-style-type: none"> <li>1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site;</li> <li>2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> <li>3. for safe and functional temporary vehicular access points and frequency of use;</li> </ul> </li> </ul>	a) Prior to commencement of site works for the relevant stage



PDA development conditions		
No.	Condition	Timing
	<ol style="list-style-type: none"> <li>4. for the safe and functional loading and unloading of materials including the location of any remote loading sites;</li> <li>5. for the location of materials, structures, plant and equipment;</li> <li>6. of waste generated by construction activities;</li> <li>7. detailing how materials are to be loaded/unloaded;</li> <li>8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</li> <li>9. of employee and visitor parking areas;</li> <li>10. of anticipated staging and programming;</li> <li>11. for the provision of safe and functional emergency exit routes; and</li> </ol> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>b) During construction.</p> <p>c) During construction.</p>
10.	<p><b>Noise Management Plan</b></p> <p>a) Submit to the MEDQ a Noise Management Plan for Works, certified by a suitably qualified and experienced RPEQ, or other suitably qualified and experienced person, including at a minimum:</p> <ol style="list-style-type: none"> <li>i) The process to be adopted for testing during Works to target noise levels;</li> <li>ii) Predicted zones of influence for the target noise levels outside of the Land where Works are being undertaken;</li> <li>iii) Identification of relevant sensitive receivers;</li> <li>iv) The approach to be taken to stakeholder engagement requirements in excessive noise circumstances, and aligned to the Stakeholder Management Plan (SMP);</li> <li>v) Significant equipment to be used and noise source levels;</li> <li>vi) Predicted impact and timeframes;</li> <li>vii) Proposed complaint handling and recording procedures;</li> <li>viii) Contingency plans for noise breaches;</li> <li>ix) Mitigation strategies and measures to be employed;</li> <li>x) Noise monitoring strategy outlining requirements for producing monthly Noise Monitoring Reports that record: <ol style="list-style-type: none"> <li>1) The number of complaints received and their resolution; and</li> <li>2) Any incidents of exceeding the target noise levels, and the extent of exceedance</li> </ol> </li> </ol> <p>b) Undertake Works in accordance with the certified Noise Management Plan required under part a) of this condition.</p> <p>c) Submit to the MEDQ quarterly Noise Monitoring Reports, certified by a suitably qualified and experienced RPEQ, or other suitably qualified and experienced person, confirming that the requirements of the</p>	<p>a) Prior to commencement of site works for the relevant stage</p> <p>b) As indicated</p> <p>c) As indicated</p>

PDA development conditions		
No.	Condition	Timing
	certified Noise Management Plan required under part a) of this condition have been met.	
11.	<b>Erosion and Sediment Management</b> <p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP) for all stages, certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> <li>i) Construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A);</li> <li>ii) Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</li> </ul> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works for the relevant stage</p> <p>b) During construction</p>
12.	<b>Public Access (Construction) – Baringa Drive and Lukin Terrace</b> <p>Provide and maintain unimpeded and safe public access to the Baringa Drive (west) and Lukin Terrace (south) footpaths and ensure that access ways are designed to cater for people with disabilities in accordance with Australian Standard - AS1428.1 Design for Access and Mobility - Part 1: General requirements for access - New building work.</p> <p>The unimpeded and safe public access from at least 6:30am to 6:30pm, or when siteworks are under way, and should be integrated with the outcomes of the Traffic Management Plan.</p>	<p>Prior to commencement of use for both stages.</p>
13.	<b>Compliance Assessment - Traffic Management Plan</b> <p>a) Submit to EDQ IS for Compliance Assessment a Traffic Management Plan (TMP) for all stages, certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii) pedestrian access to be maintained through the linear park during construction works in the linear park;</li> <li>iv) provision of parking for workers and materials delivery;</li> <li>v) risk identification, assessment and identification of mitigation measures;</li> <li>vi) ongoing monitoring, management review and certified updates (as required); and</li> <li>vii) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.</li> </ul> <p>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.</p>	<p>a) Prior to commencement of site works for the relevant stage</p> <p>b) During construction for each stage.</p>

PDA development conditions		
No.	Condition	Timing
	<p><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 as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	
14.	<p><b>Hoarding and Gantry, and Placing of Advertising Devices</b></p> <ul style="list-style-type: none"> <li>a) Submit to the MEDQ detailed plans of any proposed hoarding or gantry, certified by a suitably qualified and experienced RPEQ, and any advertising devices to be placed on the proposed hoarding and/or gantry.</li> <li>i) In Stage 1, provide a gantry to the south-eastern part of Baringa Drive certified by a suitably qualified and experienced RPEQ. The gantry should have suitable features and lighting to ensure public safety;</li> <li>ii) If required by the Construction Management Plan for Stage 1, provide a gantry to Lukin Terrace certified by a suitably qualified and experienced RPEQ;</li> <li>iii) If required by the Construction Management Plan for Stage 2, provide a gantry to Evans Lane certified by a suitably qualified and experienced RPEQ</li> </ul> <p><i>Note: This condition should be read in conjunction with Conditions 9, 12 and 13.</i></p> <p><i>Note: Advertising devices are to be generally in accordance with the Sunshine Coast Council Planning Scheme requirements as set out in the Development Scheme. Where a performance outcome is sought, a separate application will be required. This application should include detailed plans with description of the type of advertising device; sign face dimensions in height, length, depth and area; any associated illumination or lighting; and details on how any advertising device/s are constructed to an appropriate standard to ensure public safety.</i></p> <ul style="list-style-type: none"> <li>b) Erect the approved Hoarding and Gantry in accordance with the plans approved under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of Level 1 construction works for Stages 1 and 2, and as required until completion of the relevant stage</li> <li>b) As required, prior to commencing works on the relevant stage</li> </ul>
15.	<p><b>Public Infrastructure (Damage, Repairs and Relocation)</b></p> <ul style="list-style-type: none"> <li>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</li> <li>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.</li> </ul> <p><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></p>	<ul style="list-style-type: none"> <li>a) At all times</li> <li>b) Prior to commencement of use for the relevant stage.</li> </ul>

PDA development conditions		
No.	Condition	Timing
16.	<b>Acid Sulfate Soils (ASS)</b> <ul style="list-style-type: none"> <li>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).</li> <li>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.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of, or during earthworks for the relevant stage.</li> <li>b) As indicated</li> <li>c) Prior to commencement of use or BFP endorsement for the relevant stage , whichever occurs first.</li> </ul>
17.	<b>Retaining Walls</b> <ul style="list-style-type: none"> <li>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: <ul style="list-style-type: none"> <li>i) certified to achieve a minimum 50 year design life;</li> <li>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>);</li> <li>iii) located and designed generally in accordance with the approved plans.</li> </ul> </li> <li>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencing earthworks.</li> <li>b) Prior to commencement of use or BFP endorsement for the relevant stage, whichever occurs first.</li> <li>c) Prior to commencement of use or BFP endorsement for the relevant stage, whichever occurs first.</li> </ul>
18.	<b>Vehicle Access</b> <ul style="list-style-type: none"> <li>a) Construct all vehicle crossovers located in Stages' 1 and 2 generally in accordance with the approved plans.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use or BFP endorsement for the relevant stage,</li> </ul>

PDA development conditions		
No.	Condition	Timing
	<p>b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.</p>	<p>whichever occurs first.</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first.</p>
19.	<p><b>Car Parking</b></p> <p>Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p>	<p>Prior to commencement of use or BFP endorsement for the relevant stage , whichever occurs first.</p>
20.	<p><b>Bicycle Parking</b></p> <p>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.</p>	<p>Prior to commencement of use or BFP endorsement for the relevant stage, whichever occurs first.</p>
21.	<p><b>Electric Vehicle Readiness</b></p> <p>a) Include electric vehicle readiness in the development as follows:</p> <ul style="list-style-type: none"> <li>i) Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of parking bays, including visitor spaces; and</li> <li>ii) Provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces to a minimum of 25% of all parking bays (during construction) to enable future Basic (slow) EVSE installation; and</li> <li>iii) Provision of dedicated conduits, circuits and wiring to 2% of all parking bays to enable future Destination (regular) EVSE charger installation, located in a time-limited shared car parking bay</li> </ul> <p>b) Electric vehicle charging shall be:</p> <ul style="list-style-type: none"> <li>i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and</li> <li>ii) designed with regard to fire retardance and ventilation</li> </ul> <p>c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.</p>	<p>a) For all parts of this condition, prior to endorsement of the BFP or commencement of the use for the relevant stage, whichever occurs first</p>
22.	<p><b>Sustainable products/initiatives</b></p> <p>a) Submit to EDQ IS suitable documentation of the following to demonstrate use of sustainable products / initiatives for this development in accordance with the approved Sustainability Report and associated addendums:</p>	<p>a) Prior to commencement of any site works for the relevant stage</p>

PDA development conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>i. Procurement of contractor to undertake on-site vertically integrated waste management and recycling operations.</li> <li>ii. Pervious pavement product specification.</li> <li>iii. Use of water-based, low-volatile-organic-compound (VOC) formulation for roof coating systems.</li> <li>iv. Procurement of 'green' concrete for low strength concrete (i.e. car parking slab). Examples of 'green' concrete is replacing Portland cement with supplementary cementitious materials by more than 30% measured by mass; using recycled material in coarse aggregate by more than 40% measured by mass (crushed concrete); and using recycled materials in fine aggregate by more than 25% measured by mass (crushed glass).</li> <li>v. Procurement of recycled material in road base; up to 20% of recycled material (crushed concrete, reclaimed asphalt, recycled brick, recycled glass in accordance with DTMR MRTS05).</li> </ul> <p>b) Carry out the works generally in accordance with the documentation submitted under part a) of this condition.</p>	<p>b) Prior to commencement of use</p>
<b>23.</b>	<p><b>Accessible Housing</b></p> <p>a) Ensure the development delivers sixteen (16) proposed accessible dwellings (Unit type D6) in accordance with the approved plans and staging, and Liveable Housing Australia Gold Performance Levels.</p> <p>b) Provide evidence to EDQ DA, that the dwellings have been certified by an LHA Assessor registered with LHA as meeting the Liveable Housing Australia Gold Performance Levels.</p>	<p>a) Prior to commencement of use or BFP endorsement for the relevant stage, whichever occurs first.</p> <p>b) Prior to commencement of use or BFP endorsement for the relevant stage, whichever occurs first.</p>
<b>24.</b>	<p><b>Water Connection</b></p> <p>Connect the approved development to the existing water reticulation network generally in accordance with Unitywater current adopted standards.</p>	<p>Prior to commencement of use or BFP endorsement for the relevant stage, whichever occurs first</p>
<b>25.</b>	<p><b>Sewer Connection</b></p> <p>Connect the approved development to the existing sewer reticulation network generally in accordance with Unitywater current adopted standards.</p>	<p>Prior to commencement of use or BFP endorsement for the relevant stage, whichever occurs first</p>

PDA development conditions		
No.	Condition	Timing
26.	<b>Stormwater Connection – Internal</b>  Connect the approved development to a lawful point of discharge for all stages 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 for the relevant stage, whichever occurs first
27.	<b>Stormwater Management (Quality)</b>  a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) Approved Stormwater Quality Management Plan.  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 and treatment devices have been constructed in accordance with part a) of this condition.	a) Prior to commencement of any site works.  b) Prior to commencement of use or BFP endorsement for the relevant stage, whichever occurs first first stage, whichever occurs first  c) Prior to commencement of use or BFP endorsement for the relevant stage, whichever occurs first
28.	<b>Rainwater Tank/s</b>  a) Where required to meet landscaping requirements, undertake rainwater harvesting and provide a rainwater tank with a minimum capacity 5KL to meet on-site demand for irrigation of communal area landscaping requirements including level 1 podium landscaping. The rainwater tank is to be plumbed to the common property outdoor taps for non-potable water use.  b) Submit to EDQ IS evidence that the rainwater harvesting system, works and any associated irrigation devices have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement for the relevant stage, whichever occurs first  b) As indicated.

PDA development conditions		
No.	Condition	Timing
29.	<b>Electricity</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</li> <li>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use or BFP endorsement for the relevant stage, whichever occurs first</li> <li>b) Prior to commencement of use or BFP endorsement for the relevant stage, whichever occurs first</li> </ul>
30.	<b>Telecommunications</b> <ul style="list-style-type: none"> <li>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.</li> <li>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use or BFP endorsement for the relevant stage, whichever occurs first</li> <li>b) Prior to commencement of use or BFP endorsement for the relevant stage, whichever occurs first</li> </ul>
31.	<b>Broadband</b> <ul style="list-style-type: none"> <li>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>.</li> <li>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use or BFP endorsement for the relevant stage, whichever occurs first</li> <li>b) Prior to commencement of use or BFP endorsement for the relevant stage, whichever occurs first</li> </ul>



PDA development conditions		
No.	Condition	Timing
32.	<b>Refuse Collection</b> <p>a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development in accordance with the approved Waste Management Plan</p> <p>b) Implement the refuse collection arrangements submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement for the relevant stage whichever occurs first</p> <p>b) At all times following commencement of use for the relevant stage.</p>
33.	<b>Easements over Infrastructure</b> <p>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.</p> <p>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.</p>	<p>Prior to commencement of use or BFP endorsement for the relevant stage whichever occurs first</p>
34.	<b>Car Parking Allocation</b> <p>Temporary visitor parking in Stage 1 to revert to permanent resident parking aligned to the preferred allocation of spaces for the dwellings across Stages' 1 and 2 and unit types.</p>	<p>Prior to commencement of use or BFP endorsement for Stage 2, whichever occurs first</p>
<b>Landscaping and Open Space</b>		
35.	<b>Landscape Works – Compliance Assessment</b> <p>a) Submit to EDQ DA for Compliance Assessment, detailed landscape plans for all stages of the development. The detailed landscape plan:</p> <ol style="list-style-type: none"> <li>is required to be certified by an AILA (and an RPEQ where it relates to podium level garden structures), in accordance with the approved Landscape Plan</li> <li>demonstrate a minimum of 5% of site area for deep planting in accordance with the following: <ol style="list-style-type: none"> <li>Deep planting/soil zones are areas which provide soil volume and surface area which enable establishment of vegetation, with the capability to grow to a mature size; and</li> <li>Deep planting areas are to be 100% open to the sky;</li> <li>Not include areas with underground development (tanks, services and infrastructure);</li> <li>in ground and not in planters;</li> <li>include species that reach maturity and provide shade cover within 5 years of planting.</li> </ol> </li> </ol>	<p>a) Prior to commencement of site works for the relevant stage</p>

PDA development conditions		
No.	Condition	Timing
	<p>iii) Include details regarding access, safety considerations, privacy considerations and maintenance for the rooftop gardens.</p> <p>Detail Landscape Plans are to include:</p> <p><i>Siteworks:</i></p> <ul style="list-style-type: none"> <li>• The extent of soft and hard landscape;</li> <li>• Location and description of fencing, retaining walls and ramps</li> <li>• Existing and finished levels to works particularly in critical areas (e.g. Communal Open Space, Top and toe of retaining walls and steps);</li> <li>• Description/details of critical design elements where applicable (e.g. surface treatments, stabilisation of batters, podium planters)</li> <li>• Basic specification notes on plan for all landscape works</li> </ul> <p><i>Planting</i></p> <ul style="list-style-type: none"> <li>• A planting schedule listing plants by botanical names, quantities, pot size, height, spread and calliper at time of planting</li> </ul> <p><i>Additional Requirements – Irrigation of common planting areas</i></p> <ul style="list-style-type: none"> <li>• Provide a reticulated drip irrigation system (connected to non-town water source i.e. rainwater tank) to all common planting areas designed by a Certified Irrigation Professional (CIP), with drainage connected to the rainwater harvesting system</li> </ul> <p>b) Construct the landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>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.</p>	<p>b) Prior to commencement of use or BFP endorsement for the relevant stage, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement for the relevant stage, whichever occurs first</p>
36.	<p><b>Local Linear Park enhancements – Lot 9048</b></p> <p>a) Submit to EDQ IS a landscape plan for the works within the Local Linear Park (Lot 9048) in accordance with the approved plans. The plans demonstrate:</p> <p>i) the pathway construction as 125mm thick reinforced concrete; and</p>	<p>a) Prior to commencement of works in the Lot.</p>

PDA development conditions		
No.	Condition	Timing
	<p>ii) location and setback of pathway or any site works do not interfere with or result in the loss or removal of existing tree species.</p> <p>b) Submit evidence to EDQ IS that a site pre-start meeting has occurred with Sunshine Coast Council's Parks Service Deliver Leader, Council Arborist and the permit holder/contractor.</p> <p>c) Submit confirmation that Vehicle Access to Council Open Space Permit has been received from Council.</p> <p>d) Construct the landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>e) Submit evidence that any damage to planter beds, turn and any other infrastructure within the Lot has been rectified.</p> <p>f) 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.</p> <p><i>Note: Pedestrian access to be maintained through the linear park during construction. No spoil or waste materials are to be left or stored within the park at any time.</i></p>	<p>b) Prior to commencement of works in Lot 9048.</p> <p>c) Prior to commencement of works in Lot 9048.</p> <p>d) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>e) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>f) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
37.	<p><b>Evans Lane Streetscape Works</b></p> <p>a) Submit to EDQ IS a detailed streetscape work plan for the remedial works within Evans Lane road reserve in accordance with the approved plans. The plans demonstrate:</p> <p>iii) the relocation and retention of two (2) visitor car parking bays along Evans Lane adjoining the site;</p> <p>iv) the pathway construction as 125mm thick reinforced concrete; and</p> <p>v) location and setback of pathway or any site works do not interfere with or result in the loss or removal of existing tree species, or where removal occurs these trees are replaced on a like-for-like basis.</p> <p>b) Submit evidence to EDQ IS that a site pre-start meeting has occurred with Sunshine Coast Council and the permit holder/contractor.</p>	<p>a) Prior to commencement of works in the streetscape.</p> <p>b) Prior to commencement of streetscape works.</p>

PDA development conditions		
No.	Condition	Timing
	<p>c) If required, submit confirmation that a temporary road closure permit has been received from Council.</p> <p>d) Construct the streetscape works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>e) Submit evidence that any damage to planter beds, and any other infrastructure within Evans Lane road reserve adjoining the site has been rectified.</p> <p>f) Submit to EDQ IS “as constructed” plans, certified by an AILA that the streetscape works have been undertaken generally in accordance with part (a) of this condition.</p> <p><i>Note: Unless approved through the Traffic Management Plan and/or a road closure permit, pedestrian access is to be maintained throughout Evans Lane during construction. No spoil or waste materials are to be left or stored within the road reserve at any time.</i></p>	<p>c) Prior to commencement of streetscape works.</p> <p>d) Prior to commencement of use or BFP endorsement for Stage 2</p> <p>e) Prior to commencement of use or BFP endorsement for Stage 2</p> <p>f) Prior to commencement of use or BFP endorsement for Stage 2</p>
Infrastructure Charges		
38.	<p><b>Sub-Regional (Water and Sewer) Charge</b></p> <p>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 Water Infrastructure Agreement.</p> <p>OR</p> <p>If the WIA is no longer in effect, the applicant must pay to the MEDQ the relevant charges calculated in accordance with the IFF and indexed to the date of payment.</p>	In accordance with the IFF and the WIA

#### 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 \*\***

