



Our ref: DEV2024/1541

30 August 2024

LCS Projects No 1 Pty Ltd  
C/- RPS  
Att: Mr Nick Anders  
PO Box 6149  
MERIDAN PLAINS QLD 4551

Email: [nick.anders@rpsconsulting.com](mailto:nick.anders@rpsconsulting.com)

Dear Nick

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

**PDA Development Permit for Material Change of Use for Hardware and Trade Supplies and Showroom at 6-10 Carnegie Street, Baringa and described as Lots 1180, 1181 and 1182 on SP305381**

On 30 August 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 website at [Current applications and approvals](#).

If you require any further information, please contact Ms Jennifer Davison, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7127 or at [Jennifer.davison@edq.qld.gov.au](mailto:Jennifer.davison@edq.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	6-10 Carnegie Street, Baringa	
Lot on plan description	Lot number	Plan description
	1180	SP305381
	1181	SP305381
	1182	SP305381
PDA development application details		
DEV reference number	DEV2024/1541	
'Properly made' date	29 August 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 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> </ul> <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Material Change of Use for Hardware and Trade Supplies and Showroom	
Decision of the MEDQ	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.	
Decision date	30 August 2024	
Currency period	6 years from the date of the decision	
Assessment Manager (Lead)	Jennifer Davison, Principal Planner	
Manager	Jennifer Sneesby, Manager	
Engineer	Amna Rehan, Junior Engineer	
Delegate	Amanda Dryden, Director	

## 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.	Architectural DA Drawings – Proposed Hardware Trade Supplies Development Lot 1180-1182 Carnegie Street, Aura prepared by Verve Building Design Co. <ul style="list-style-type: none"> <li>○ Cover Page</li> <li>○ Proposed Site Plan</li> <li>○ Proposed Floor Plan – T1</li> <li>○ Building Elevations and Perspectives</li> <li>○ Building Perspectives</li> <li>○ Building Sections</li> <li>○ Prop. Roof Plan</li> <li>○ Proposed Floor Plan T2</li> </ul>	23042 DA01 Revision F 23042 DA02 Revision I 23042 DA03 Revision F 23042 DA04 Revision E 2304 DA05 Revision E 23042 DA06 Revision C 23042 DA07 Revision C 23042 DA08 Revision D	Amended in red on 29 August 2024 20.06.2024 20.06.2024 20.06.2024 20.06.2024 20.06.2024 20.06.2024 20.06.2024 20.06.2024
2.	Landscape Concept Plan, prepared by Agla	Job No 23.177 Sheet 1-3 Issue C	14/02/24 Amended in red on 29 August 2024
3.	Access and Civil Plan Set, prepared by Meliora <ul style="list-style-type: none"> <li>○ Access and Civil Plan Set Layout Plan and Notes</li> <li>○ Preliminary Drainage Longitudinal Section</li> <li>○ Turning Path Layout Plan AV Movement</li> <li>○ Turning Path Layout Plan HRV Movement</li> <li>○ Turning Path Layout Plan RV Movement</li> </ul>	2450 SK10 Revision 01 2450 SK11 Revision 01 2450 SK12 Revision 01 2450 SK13 Revision 01 2450 SK14 Revision 01	Amended in red on 29 August 2024 04.07.24 04.07.24 04.07.24 04.07.24 04.07.24
4.	Traffic Memorandum prepared by TTM Consulting Pty Ltd	24BRT0494	23.08.24

## Preamble, 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.

**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:

- External Authority** means a public-sector entity other than the MEDQ;
- Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- 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.

**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).

**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).

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

- 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.
  - 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@edq.qld.gov.au](mailto:pdadevelopmentassessment@edq.qld.gov.au)
- b) EDQ IS: [PrePostConstruction@edq.qld.gov.au](mailto:PrePostConstruction@edq.qld.gov.au)

### PDA Development Conditions

No.	Condition	Timing
1.	<b>Carry out and Maintain the Approved Development</b>  Carry out and 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.	Prior to commencement of use or BFP endorsement, whichever occurs first

<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.

PDA Development Conditions		
No.	Condition	Timing
2.	<b>Restriction of Use</b>  Limit the use of the premises to Hardware and Trade Supplies and Showroom servicing trade-based customers in accordance with the approved Traffic Memorandum.	At all times
<b>Construction Management</b>		
3.	<b>Hours of Work – Construction</b>  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.	<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 <sup>3</sup> .	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	<b>Construction Management Plan</b>  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: <ul style="list-style-type: none"> <li>i) noise and dust in accordance with the EP Act;</li> <li>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;</li> <li>iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</li> <li>iv) complaints procedures;</li> <li>v) 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> <li>4. for the safe and functional loading and unloading of materials including the location of any remote loading sites;</li> </ul> </li> </ul>	a) Prior to commencing work

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

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> <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> <li>12. any out of hours work as endorsed via Compliance Assessment.</li> </ul> <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>
6.	<b>Erosion and Sediment Management</b> <p>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:</p> <ul style="list-style-type: none"> <li>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);</li> <li>ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i></li> </ul> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
7.	<b>Traffic Management Plan</b> <p>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:</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) provision of parking for workers and materials delivery;</li> <li>iv) risk identification, assessment and identification of mitigation measures;</li> <li>v) ongoing monitoring, management review and certified updates (as required); and</li> </ul>	<p>a) Prior to commencing work</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>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.</p> <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><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></p>	b) During construction
8.	<p><b>Public Infrastructure (Damage, Repairs and Relocation)</b></p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>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.</p> <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>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
9.	<p><b>Earthworks</b></p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <p>i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments.</i></p> <p>The certified earthworks plans are to:</p> <p>i) include a geotechnical soils assessment of the site;</p> <p>ii) accord with the Erosion and Sediment Control Plans;</p> <p>iii) include the location and finished surface levels of any cut and/or fill;</p> <p>iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</p> <p>v) provide details of any areas where surplus soils are to be stockpiled;</p> <p>vi) detail protection measures to:</p> <p>1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;</p>	a) Prior to commencing earthworks



PDA Development Conditions		
No.	Condition	Timing
	<p>2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and</p> <p>vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).</p> <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <p>i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and</p> <p>ii) any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
10.	<p><b>Acid Sulfate Soils</b></p> <p>a) Where on-site ASS are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014 (as amended from time to time.</p> <p>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.</p> <p>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.</p>	<p>a) Prior to commencement of or during earthworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
11.	<p><b>Vehicle Access and Street Tree</b></p> <p>a) Construct 2 vehicle crossovers located in accordance with the approved plans.</p> <p>b) Replace 2 street trees along Carnegie Street frontage in accordance with IPWEA Standard Drawing GS-010.</p> <p>c) Submit to EDQ IS RPEQ certification that the crossovers and street tree have been constructed in accordance with part a) and b) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

PDA Development Conditions		
No.	Condition	Timing
12.	<b>Car Parking</b>  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 or BFP endorsement, whichever occurs first
13.	<b>Bicycle Parking</b>  a) Provide bike parking and storage facilities which are easily accessible to employees and the general public in accordance with the following: <ul style="list-style-type: none"> <li>• 5 bike spaces for showroom employees within the building;</li> <li>• 5 bike spaces for hardware trade supplies employees within the building;</li> <li>• 5 bike spaces for customers.</li> </ul> b) Sign and delineate the bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.	a) Prior to commencement of use or BFP endorsement, whichever occurs first  b) Prior to commencement of use or BFP endorsement, whichever occurs first
14.	<b>Water Connection</b>  Connect the approved development to the existing water reticulation network generally in accordance with Unitywater current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
15.	<b>Sewer Connection</b>  Connect the approved development to the existing sewer reticulation network generally in accordance with Unitywater current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
16.	<b>Stormwater Connection</b>  Connect the approved development to a lawful point of discharge: <ul style="list-style-type: none"> <li>a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and</li> <li>b) generally in accordance with Council's current adopted standards.</li> </ul>	Prior to commencement of use or BFP endorsement, whichever occurs first
17.	<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: <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>, and;</li> <li>ii) <i>Gross pollutant and oil management traps (litter, coarse sediment and oil removal) are to be provided to capture all ground level runoff; and</i></li> </ul>	a) Prior to commencement of stormwater works

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
	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 stormwater works  c) Prior to commencement of use or BFP endorsement, whichever occurs first
<b>18.</b>	<b>Electricity</b>	
	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
<b>19.</b>	<b>Telecommunications</b>	
	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
<b>20.</b>	<b>Broadband</b>	
	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
<b>21.</b>	<b>Landscape Works</b>	
	a) Shade trees must be planted in in the car parks at a rate of a minimum of one (1) tree per six (6) car parking spaces.  b) Construct landscape works generally in accordance with the approved Landscape Concept Plan and part a) of this condition.	a) Prior to commencement of ground level building work  b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS “as constructed” plans, certified by an AILA that the landscape works have been undertaken generally in accordance with the approved Landscape Concept Plan and part (a) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first
<b>22.</b>	<b>Refuse Collection</b>  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
<b>23.</b>	<b>Outdoor Lighting</b>  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
<b>24.</b>	<b>Rainwater Tanks</b>  Install a minimum 5kL rainwater tank and ensure minimum 50% roof capture and reuse. Tanks must be installed in accordance with all Council, State Government, Federal Government and industry plumbing standards for rainwater tanks. Tanks must be connected to and supply water to all of the following: <ul style="list-style-type: none"> <li>• Toilets (all toilets)</li> <li>• Urinals (all urinals)</li> <li>• Outdoor taps (all outdoor taps) and irrigation; and</li> <li>• All non-potable taps (i.e. wash down taps).</li> </ul>	Prior to commencement of use or BFP endorsement, whichever occurs first, and to be maintained at all times.
<b>25.</b>	<b>Plant Rooms</b>  Plant rooms and other roof top equipment are screened from view from adjoining streets and noise sensitive areas.	Prior to commencement of use or BFP endorsement, whichever occurs first.
<b>26.</b>	<b>Roof Colour</b>  The roof colour is to have a solar absorbance of not more than 0.45.	Prior to commencement of use or BFP endorsement, whichever occurs first.
Environment		
<b>27.</b>	<b>Environment</b>  a) Development achieves the noise generation levels set out in the Environmental Protection (Noise) Policy 2008, as amended.	a) Prior to commencement of use or BFP endorsement, whichever occurs first.

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
	b) Development achieves the air quality objectives set out in the Environmental Protection (Air) Policy 2008, as amended.	b) Prior to commencement of use or BFP endorsement, whichever occurs first.
<b>28.</b>	<b>Street Trees</b>  Any street trees that are damaged or removed as part of construction are to be replanted within the street verge in an appropriate location.	Prior to commencement of use or BFP endorsement, whichever occurs first.
<b>Infrastructure Contributions</b>		
<b>29.</b>	<b>Sub-Regional (Water and Sewer) Charge</b>  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 or BFP endorsement, whichever occurs first.

### **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.