



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1534

21 November 2024

AIP Industrial Pty Ltd
C/- Building Suncoast Green
Att: Mr Will Johnson
4-6 Lorraine Avenue
MARCOOLA QLD 4564

Email: will@buildingsuncoastgreen.com.au

Dear Mr Johnson

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

PDA Development Application DEV2024/1534 for Development Permit for Material Change of Use for Warehouse and Business Use (Office) at Hancock Way, Baringa described as Lot 1134 on SP336551

On 21 November 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, 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	Corner Handcock Way and Potter Road, Baringa	
Lot on plan description	Lot number	Plan description
	Lot 345	SP305382
PDA development application details		
DEV reference number	DEV2024/1534	
'Properly made' date	19/08/2024	
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☒ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Material Change of Use for Warehouse and Business Use	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice The approval is for: • Material Change of Use for Warehouse and Business Use	
Decision date	21/11/2024	
Currency period	6 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Jennifer Davison, A/Manager	
Manager	Jennifer Sneesby, Manager	
Engineer	Matt Sturley, Engineer	
Delegate	Amanda Dryden, Director EDQ Development Assessment	

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
Proposed Plans prepared by Building Suncoast Green			
1.	Cover Sheet	Project No. 2023-22 Sheet No. 01 of 25 Issue X	10.10.24
2.	Notes	Project No. 2023-22 Sheet No. 02 of 25 Issue X	10.10.24 - Amended in red 11/11/2024
3.	Site Plan	Project No. 2023-22 Sheet No. 03 of 25 Issue X	10.10.24 - Amended in red 11/11/2024
4.	Site Setout Plan	Project No. 2023-22 Sheet No. 04 of 25 Issue X	10.10.24
5.	Roof Plan	Project No. 2023-22 Sheet No. 05 of 25 Issue X	10.10.24
6.	Ground Floor Plan	Project No. 2023-22 Sheet No. 06 of 25 Issue X	10.10.24
7.	Upper Floor Plan	Project No. 2023-22 Sheet No. 07 of 25 Issue X	10.10.24
8.	Part Ground Floor Plan	Project No. 2023-22 Sheet No. 08 of 25 Issue X	10.10.24
9.	Part Upper Floor Plan	Project No. 2023-22 Sheet No. 09 of 25 Issue X	10.10.24
10.	Elevations	Project No. 2023-22 Sheet No. 10 of 25 Issue X	10.10.24
11.	Sections	Project No. 2023-22 Sheet No. 11 of 25 Issue X	10.10.24
12.	3D Views	Project No. 2023-22 Sheet No. 12 of 25 Issue X	10.10.24

13.	3D Views	Project No. 2023-22 Sheet No. 13 of 25 Issue X	10.10.24
14.	3D Views	Project No. 2023-22 Sheet No. 14 of 25 Issue X	10.10.24
15.	Aura Notes/Details	Project No. 2023-22 Sheet No. 15 of 25 Issue X	10.10.24
16.	Ground Floor Accessible	Project No. 2023-22 Sheet No. 16 of 25 Issue X	10.10.24
17.	Upper Floor Accessible	Project No. 2023-22 Sheet No. 17 of 25 Issue X	10.10.24
18.	Ambulant Details	Project No. 2023-22 Sheet No. 18 of 25 Issue X	10.10.24
19.	Window 1-8 Details	Project No. 2023-22 Sheet No. 19 of 25 Issue X	10.10.24
20.	Awning Details	Project No. 2023-22 Sheet No. 20 of 25 Issue X	10.10.24
21.	Landscape Part 1	Project No. 2023-22 Sheet No. 21 of 25 Issue X	10.10.24
22.	Landscape Part 2	Project No. 2023-22 Sheet No. 22 of 25 Issue X	10.10.24 - Amended in red 11/11/2024
23.	Landscape Part 3	Project No. 2023-22 Sheet No. 23 of 25 Issue X	10.10.24
24.	Landscape Part 4	Project No. 2023-22 Sheet No. 24 of 25 Issue X	10.10.24
25.	Landscape Details	Project No. 2023-22 Sheet No. 25 of 25 Issue X	10.10.24

Engineering Plans Plans prepared by BAX Engineering			
26.	Cover Sheet	Project No. 210-030 Plan No. 210-030-001 Revision D	11.10.24
27.	General Notes	Project No. 210-030 Plan No. 210-030-002 Revision D	11.10.24
28.	Site Layout Plan	Project No. 210-030 Plan No. 210-030-100 Revision D	11.10.24
29.	Earthworks Layout Plan	Project No. 210-030 Plan No. 210-030-200 Revision D	11.10.24
30.	Earthworks Sections	Project No. 210-030 Plan No. 210-030-201 Revision D	11.10.24
31.	Sediment & Erosion Control Plan	Project No. 210-030 Plan No. 210-030-250 Revision D	11.10.24
32.	Sediment and Erosion Details – Sheet 1 of 3	Project No. 210-030 Plan No. 210-030-251 Revision D	11.10.24
33.	Sediment and Erosion Details – Sheet 2 of 3	Project No. 210-030 Plan No. 210-030-252 Revision D	11.10.24
34.	Sediment and Erosion Details – Sheet 3 of 3	Project No. 210-030 Plan No. 210-030-253 Revision D	11.10.24
35.	Grading and Drainage Layout Plan	Project No. 210-030 Plan No. 210-030-300 Revision D	11.10.24
36.	Jointing Layout Plan	Project No. 210-030 Plan No. 210-030-330 Revision D	11.10.24
37.	Concrete & Jointing Details	Project No. 210-030 Plan No. 210-030-331 Revision D	11.10.24
38.	Drainage Catchment Layout Plan	Project No. 210-030 Plan No. 210-030-400 Revision D	11.10.24
39.	Drainage Longitudinal Section Sheet 1 of 2	Project No. 210-030 Plan No. 210-030-401 Revision D	11.10.24
40.	Drainage Longitudinal Section Sheet 2 of 2	Project No. 210-030 Plan No. 210-030-402 Revision D	11.10.24

41.	Drainage Calculations Table	Project No. 210-030 Plan No. 210-030-403 Revision D	11.10.24
42.	Swept Path Plan – Sheet 1 of 4	Project No. 210-030 Plan No. 210-030-800 Revision D	11.10.24
43.	Swept Path Plan – Sheet 2 of 4	Project No. 210-030 Plan No. 210-030-801 Revision D	11.10.24
44.	Swept Path Plan – Sheet 3 of 4	Project No. 210-030 Plan No. 210-030-802 Revision D	11.10.24
45.	Swept Path Plan – Sheet 4 of 4	Project No. 210-030 Plan No. 210-030-803 Revision D	11.10.24

Preamble, abbreviations, and definitions

PREAMBLE

Nil

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:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and

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*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

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.

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

b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
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.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times

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

PDA Development Conditions		
No.	Condition	Timing
7.	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: 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.	a) Prior to commencing work b) During construction c) During construction
8.	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:	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
9.	Traffic Management Plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. 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>	a) Prior to commencing work b) During construction
10.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of</i>	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	<i>the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	
	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>; - Earthworks Layout Plan, Plan No. 210-030-200, Rev. D prepared by BAX Engineering and dated 11 October 2024; and - Earthworks Sections, Plan No. 210-030-201, Rev. D prepared by BAX Engineering and dated 11 October 2024. 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 8 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and 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.	a) Prior to commencing earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
11.	Acid Sulfate Soils Management Plan a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ IS an ASS Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition. c) Submit to EDQ IS a Validation Report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.	a) Prior to commencement of or during earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
12.	Retaining Walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved Earthworks Layout Plan, Plan No. 210-030-200, Rev. D prepared by BAX Engineering and dated 11 October 2024; 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 constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
13.	Vehicle Access a) Construct a vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a IPWEQ Standard Drawings as adopted by Sunshine Coast Regional Council.	a) Prior to commencement of use or BFP endorsement,

PDA Development Conditions		
No.	Condition	Timing
	iii) re-construct the concrete access to the drainage corridor in accordance with the approved engineering drawings. b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	- whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
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 or BFP endorsement, whichever occurs first
15.	Bicycle Parking Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.	Prior to commencement of use or BFP endorsement, whichever occurs first
16.	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 or BFP endorsement, whichever occurs first
17.	Rainwater Tanks Connect the underground rainwater tank (1x 18kL) as shown on the <i>Site Plan – Project No.2023-22, Issue X prepared by Building Suncoast Green and dated 10 October 2024</i> to supply non-potable water to all of the relevant components of the non-residential building (i.e. all toilets, urinals, outdoor taps, non-potable taps).	Prior to commencement of use
18.	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 or BFP endorsement, whichever occurs first
19.	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> and:	a) Prior to commencement of stormwater works

PDA Development Conditions		
No.	Condition	Timing
	ii) <i>Drainage Catchment Layout Plan, Plan No. 210-030-400 Rev. D</i> prepared by BAX Engineering dated 11 October 2024 iii) <i>Drainage Longitudinal Section Sheet 1 of 2, Plan No. 210-030-400 Rev. D</i> prepared by BAX Engineering dated 11 October 2024 iv) <i>Drainage Longitudinal Section Sheet 2 of 2, Plan No. 210-030-400 Rev. D</i> prepared by BAX Engineering dated 11 October 2024 v) <i>Drainage Calculations Table, Plan No. 210-030-400 Rev. D</i> prepared by BAX Engineering dated 11 October 2024 b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
20.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
21.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement,

PDA Development Conditions		
No.	Condition	Timing
		whichever occurs first
22.	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
23.	Landscape Works a) Submit to EDQ IS detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the following approved plans prepared by Building Suncoast Green dated 10 October 2024: i) Landscape Part 1 – Sheet 21 of 25, Project No. 2023-22, Issue X 10/10/2024 ii) Landscape Part 2 – Sheet 22 of 25, Project No. 2023-22, Issue X 10/10/2024 iii) Landscape Part 3 – Sheet 23 of 25, Project No. 2023-22, Issue X 10/10/2024 iv) Landscape Part 4 – Sheet 24 of 25, Project No. 2023-22, Issue X 10/10/2024 v) Landscape Details – Sheet 25 of 25, Project No. 2023-22, Issue X 10/10/2024. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of ground level building work b) Prior to commencement of use or BFP endorsement, whichever occurs first
24.	Refuse Collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.	a) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	b) Implement the refuse collection arrangements submitted under part a) of this condition.	b) At all times following commencement of use
25.	Outdoor Lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use or BFP endorsement, whichever occurs first
26.	Development Sequencing Aura Precinct 4 Stage 14 and 17 (permit reference DEV2013/439/142) must be accepted on-maintenance prior to commencement of use.	a) 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.

**** End of Package ****