



Our ref: DEV2024/1547

4 April 2025

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 Mr Bell

S89(1)(a) Approval of PDA Development Application
Development Permit for Material Change of Use for Other Residential (Retirement Village - 74 units), Food Premises and Business Use (Office), Reconfiguring a Lot - 1 Lot into 2 Lots and Access Easement and Operational Works (Advertising devices) at Baringa Drive, Baringa described as Lot 8001 on SP344660

On 4 April 2025, 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 Matthew Buchanan, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7835 or at matthew.buchanan@edq.qld.gov.au.

Yours sincerely

Amanda Dryden
A/Project Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Caloundra South	
Site address	Baringa Drive, Baringa	
Lot on plan description	Lot number	Plan description
	8001	SP344660
PDA development application details		
DEV reference number	DEV2024/1547	
'Properly made' date	19 September 2024	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input checked="" type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Material Change of Use for Other Residential (Retirement Village - 74 units), Food Premises and Business Use (Office), Reconfiguring a Lot - 1 Lot into 2 Lots and Access Easement and Operational Works (Advertising devices)	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice	
Decision date	4 April 2025	
Currency period	6 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Matthew Buchanan, Principal Planner	
Manager	Jennifer Sneesby, Manager	
Engineer	Matt Sturley, Engineer	
Delegate	Amanda Dryden, A/Project 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.	Site Plan, prepared by OGE Group Architects	DA_1.05, issue P9	4/02/2025
2.	Site Lot Plan, prepared by OGE Group Architects	DA_1.06, issue P7	4/02/2025 and amended in red 7/03/2025
3.	Building Matrix, prepared by OGE Group Architects	DA_1.07, issue P9	4/02/2025 and amended in red 7/03/2025
4.	Staging Plan, prepared by OGE Group Architects	DA_1.08, issue P9	4/02/2025 and amended in red 7/03/2025
5.	Ground floor, prepared by OGE Group Architects	DA_2.01, issue P14	4/02/2025
6.	Level 01, prepared by OGE Group Architects	DA_2.02, issue P14	4/02/2025
7.	Level 02, prepared by OGE Group Architects	DA_2.03, issue P12	4/02/2025
8.	Level 03, prepared by OGE Group Architects	DA_2.04, issue P11	4/02/2025
9.	Level 04, prepared by OGE Group Architects	DA_2.05, issue P11	4/02/2025
10.	Roof level, prepared by OGE Group Architects	DA_2.06, issue P12	4/02/2025
11.	Street elevations, prepared by OGE Group Architects	DA_3.01, issue P7	4/02/2025
12.	Residential elevations, prepared by OGE Group Architects	DA_3.02, issue P7	4/02/2025
13.	Residential elevations, prepared by OGE Group Architects	DA_3.03, issue P7	4/02/2025
14.	Commercial elevations, prepared by OGE Group Architects	DA_3.04, issue P7	4/02/2025
15.	Communal area calculation, prepared by OGE Group Architects	DA_4.04, issue P4	4/02/2025
16.	Signage – Reference Imagery, prepared by OGE Group Architects	DA_2.10, issue P1	4/02/2025
17.	Signage – Residential Lot, prepared by OGE Group Architects	DA_2.11, issue P1	4/02/2025
18.	Signage – Details, prepared by OGE Group Architects	DA_2.12, issue P1	4/02/2025
19.	Signage – Commercial Lot, prepared by OGE Group Architects	DA_2.13, issue P1	4/02/2025
20.	Signage – Commercial Lot, prepared by OGE Group Architects	DA_2.14, issue P1	4/02/2025
21.	Signage – Details, prepared by OGE Group Architects	DA_2.15, issue P1	4/02/2025

22.	Signage – Details, prepared by OGE Group Architects	DA_2.16, issue P1	4/02/2025
23.	Signage – Details, prepared by OGE Group Architects	DA_2.17, issue P1	4/02/2025
24.	Drawing index and Standard Notes, prepared by Empire Engineering	C001, issue B	22/01/2025
25.	Construction Management Plan, prepared by Empire Engineering	C005, issue B	22/01/2025
26.	Erosion and sediment control notes and details, prepared by Empire Engineering	C010, issue B	22/01/2025
27.	Erosion and sediment control plan, prepared by Empire Engineering	C011, issue B	22/01/2025
28.	Siteworks and drainage plan, prepared by Empire Engineering	C020, issue B	22/01/2025 and amended in red 7/03/2025
29.	Pavement plan, prepared by Empire Engineering	C030, issue B	22/01/2025
30.	Pavement notes and details, prepared by Empire Engineering	C035, issue B	22/01/2025
31.	Signs and line marking plan, prepared by Empire Engineering	C040, issue B	22/01/2025
32.	Stormwater Quality Management Plan, prepared by Empire Engineering	SC-10130, revision B	23/01/2025
33.	Sustainability report detailing key innovation and initiatives, prepared by OGE Group Architects	23051	30/01/2025
<i>The documents listed below (34-41 inclusive) form part of the Sustainability report detailing key innovation and initiatives, prepared by OGE Group Architects included as 33 above. They are attached to the Sustainability report and not included as separate documents.</i>			
34.	Rooftop Design: Sustainability Approach, prepared by Vantage Building Group	N/A	18/12/2024
35.	RE: Lot 8001 Baringa Drive, Baringa - Information request response, prepared by Acoustic Works	2024245 L01A Lot 8001 Baringa Drive Baringa ENV - EDQ RFI Response	2/07/2024
36.	Re: Lot 8001 Baringa Drive – Information Request Response, prepared by Progressive Energy Australia	N/A	18/12/2024
37.	Re: Lot 8001 Baringa Drive – Information Request Response, prepared by Progressive Energy Australia	N/A	18/12/2024
38.	Sustainability Report – Hydraulic and Fire Services, prepared by MRP Hydraulic & Fire Service Consultants	24-0357 - Residential Development, Lot 8001, Baringa Drive Aura	17/12/2024

39.	Project - Lot 8001 Barina Drive, Baringa (Stage 3 & Stage 4), prepared by RAWSKIPS	N/A	17/12/2024
40.	RE: Glazing Review – Lot 8001 Baringa Drive, Baringa, prepared by Acoustic Works	2024245 L02A Lot 8001 Baringa Drive Baringa Glazing Review	18/07/2024
41.	Waste Management Plan: Plantation Baringa Mixed Use Vertical Retirement Village & Commercial Development, prepared by Murray & Associates	WMP-101201, revision A	11/09/2024
42.	Sheet 01 – Site Location Plan – MCU Application, prepared by Element Design Landscape Architecture	ED 24147 MCU – 01, issue D	28/01/2025
43.	Sheet 02 – Landscape Concept Plan – Front – MCU Application, prepared by Element Design Landscape Architecture	ED 24147 MCU – 02, issue D	28/01/2025
44.	Sheet 03 – Landscape Concept Plan – Ground level – MCU Application, prepared by Element Design Landscape Architecture	ED 24147 MCU – 03, issue D	28/01/2025
45.	Sheet 04 – Landscape Concept Plan – Level 1 – MCU Application, prepared by Element Design Landscape Architecture	ED 24147 MCU – 04, issue D	28/01/2025
46.	Sheet 05 – Landscape Details Plan – MCU Application, prepared by Element Design Landscape Architecture	ED 24147 MCU – 05, issue D	28/01/2025
47.	Sheet 06 – Landscape Specification Plan – MCU Application, prepared by Element Design Landscape Architecture	ED 24147 MCU – 06, issue D	28/01/2025
48.	Sheet 07 – Photo montage – MCU Application, prepared by Element Design Landscape Architecture	ED 24147 MCU – 07, issue D	28/01/2025 and amended in red 7/03/2025

Supporting plans and documents		Number	Date
49.	Traffic Impact Assessment, prepared by rytenskild Traffic Engineering	24127, version 1	4/09/2024

Preamble, abbreviations, and definitions

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

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.

BASIC (SLOW) EVSE 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.

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.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 2 August 2024 (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.

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 – Reconfiguring a Lot

No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement
2.	Access easement An access easement burdening Lot 2 in favour of Lot 1 as shown on the approved plans is to be created at the registration of the survey plan.	As indicated
3.	Erosion and sediment control Ensure any works are carried out in accordance with: <ul style="list-style-type: none"> a) construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); b) Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites 	a) and b) During any construction
4.	Public infrastructure (damage, repairs and relocation) <ul style="list-style-type: none"> 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 adopted design standards. <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>	a) and b) Prior to survey plan endorsement

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
General		
5.	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 of the relevant stage
6.	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
Use		
7.	Other Residential The applicant must operate the use under the <i>Retirement Villages Act 1999</i> .	At all times
8.	Communal Facilities/Areas a) The Communal Facilities/Areas, are to be available and constructed generally in accordance with the approved plans. b) The Communal Facilities located in Stage D must be accessible to the residents of the Other Residential approved pursuant to DEV2024/1474. c) Residents of the Other Residential approved herein must have access to the Communal Facilities provided by the Other Residential approved pursuant to DEV2024/1474.	a) At time of occupation of the first dwelling in Stage D. b) At all times following commencement of use of Stage D c) At time of occupation of the first dwelling unit.
9.	Accessible Housing Submit to EDQ DA evidence that the approved development delivers twelve (12) accessible units, generally in accordance with the approved plans, staging and Liveable Housing Australia Gold Performance Levels. This submission must include certification by an LHA Assessor registered with LHA as meeting the Liveable Housing Australia Gold Performance Levels. <i>NOTE: For the purposes of this condition, copies of building work floor plans and an accompanying statement are considered evidence.</i>	Prior to commencement of use for each relevant stage

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
Construction management		
10.	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
11.	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
12.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
13.	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: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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; 	a) Prior to commencing work

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

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
	<ul style="list-style-type: none"> 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. <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>
14.	Erosion and Sediment Management <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"> 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>. <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>
15.	Traffic Management Plan <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"> 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. 	<p>a) Prior to commencing work</p>

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
	<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
16.	<p>Construction Noise Management Plan</p> <p>a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities:</p> <ul style="list-style-type: none"> i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p> <p>c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) As requested by EDQ</p>
17.	<p>Public Infrastructure (Damage, Repairs and Relocation)</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 for the relevant stage</p> <p>b) Prior to commencement of use for the relevant stage</p>

PDA Development Conditions – Material Change of Use

No.	Condition	Timing
18.	<p>Acid Sulfate Soils Management Plan</p> <p>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).</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 for the relevant stage</p> <p>c) Prior to commencement of use for the relevant stage</p>
Engineering		
19.	<p>Retaining Walls</p> <p>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:</p> <ul style="list-style-type: none"> 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 plans <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>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.</p>	<p>a) Prior to commencing earthworks for the relevant stage</p> <p>b) Prior to commencement of use for the relevant stage</p> <p>c) Prior to commencement of use for the relevant stage</p>
20.	<p>Roadworks</p> <p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for all roadworks, including driveway crossover works, traffic devices and footpaths and removal of existing on-street parking bays. The certified engineering plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved engineering drawings. 	<p>a) Prior to commencing roadworks for the relevant stage</p>

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
	<p>b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS:</p> <ul style="list-style-type: none"> i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition. <p>Note: Works on Council's infrastructure must be constructed through EDQ's CPM Process.</p>	<p>b) Prior to commencement of use for the relevant stage.</p> <p>c) Prior to commencement of use for the relevant stage.</p>
21.	<p>Stormwater Management (Quality)</p> <p>a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) The approved Stormwater Management Plan; and iii) Inclusion of rainwater tanks for on-site stormwater re-use as required by the Landscape works condition. <p>b) Construct stormwater 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 a RPEQ, including an asset register, in a format acceptable to Council.</p>	<p>a) Prior to commencing stormwater work</p> <p>b) Prior to commencement of use for the relevant stage/s.</p> <p>c) Prior to commencement of use for the relevant stage/s.</p>
22.	<p>Stormwater Management (Quantity)</p> <p>a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and; ii) Approved Stormwater Management Plan and Engineering Drawings. 	<p>a) Prior to commencement of stormwater works</p>

PDA Development Conditions – Material Change of Use

No.	Condition	Timing
	<p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS:</p> <ul style="list-style-type: none"> i) certification from a suitably qualified and experienced RPEQ that all stormwater works have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all stormwater works constructed under this condition. <p><i>Note: Works involving new public stormwater infrastructure must be constructed through EDQ's CPM Process.</i></p>	<p>b) Prior to commencement of use for the relevant stage/s.</p> <p>c) Prior to commencement of use for the relevant stage/s.</p>
23.	<p>Vehicle Access</p> <p>a) Construct the vehicle crossover:</p> <ul style="list-style-type: none"> i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a heavy duty crossover per IPWEA RS-051. <p>b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use for the first stage delivered</p> <p>b) Prior to commencement of use for the first stage delivered</p>
24.	<p>Redundant Driveway Crossover</p> <p>Carry out all necessary works to remove the redundant driveway crossover on Lukin Terrace and carry out works to re-instate the Lukin Terrace kerb, verge and footpath to existing conditions.</p>	<p>Prior to commencement of use of the relevant stage/s</p>
25.	<p>Car Parking</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 for the relevant stage</p>
26.	<p>Bicycle Parking</p> <p>Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking</i> and the approved plans.</p>	<p>Prior to commencement of use for the relevant stage</p>

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
27.	End of trip facilities Provide access to the end of trip facilities during business hours for all uses located in Stage B.	Prior to commencement of use for Stage B and maintained in perpetuity
28.	Electric Vehicle Readiness a) Include electric vehicle readiness in the development as follows: Other Residential <ul style="list-style-type: none"> i) Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of parking bays, including visitor spaces; and 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 Non-residential <ul style="list-style-type: none"> iii) Provision of electrical capacity for Basic (slow) EVSE chargers to a minimum of 50% of all other parking bays, and provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces; and iv) Installation of Basic (slow) EVSE chargers to a minimum of 2% of other parking bays; and b) Electric vehicle charging shall be: <ul style="list-style-type: none"> i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii) designed with regard to fire retardance and ventilation 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.	For all parts of this condition, prior to commencement of the use for the relevant stage
29.	Sustainability The development must be designed, constructed and operated to include all identified outcomes included in the approved Sustainability Report Detailing Key Innovation and Initiatives (including associated addendums).	At all times

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
30.	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 for each stage
31.	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 for each stage
32.	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 for each stage b) Prior to commencement of use for each stage
33.	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 for each stage b) Prior to commencement of use for each stage
34.	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 for each stage b) Prior to commencement of use for each stage
35.	Refuse Collection 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.	a) Prior to commencement of use for the relevant stage

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
	b) Implement the refuse collection arrangements submitted under part a) of this condition including access control limiting access to Patricia Lane to service vehicles only.	b) At all times following commencement of use
Landscaping/Streetscaping		
36.	<p>Landscape Works</p> <p>a) Submit to EDQ DA, detailed landscape plans for all stages of the development. The detailed landscape plan:</p> <ol style="list-style-type: none"> Is prepared generally in accordance with the approved concept landscape plans; is required to be certified by an AILA (and an RPEQ where it relates to on-structure/podium level garden structures), in accordance with the approved Landscape Plan Include details regarding access, safety considerations, privacy considerations and maintenance for on-structure/podium gardens and climbing plants; Provide a fencing palette that ensures privacy for existing and future residents of Patricia Lane and fencing and gates proposed to road frontages that provides visual permeability and ties into the approved built-form generally in accordance with the approved architectural plans. <p>Detail Landscape Plans are to include:</p> <p><i>Siteworks:</i></p> <ul style="list-style-type: none"> The extent of soft and hard landscape; Location and description of fencing, retaining walls and ramps Existing and finished levels to works particularly in critical areas (e.g. Communal Open Space, Top and toe of retaining walls and steps); Description/details of critical design elements where applicable (e.g. surface treatments, on-structure/podium planters) Basic specification notes on plan for all landscape works <p><i>Planting</i></p> <ul style="list-style-type: none"> A planting schedule listing plants by botanical names, quantities, pot size, height, spread and calliper at time of planting <p><i>Additional Requirements – Irrigation of common planting areas</i></p> <ul style="list-style-type: none"> 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 	<p>a) Prior to commencement of landscaping works for the relevant stage</p>

PDA Development Conditions – Material Change of Use		
No.	Condition	Timing
	b) Construct the landscape works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use for the relevant stage
37.	<p>Streetscape Works – Compliance Assessment</p> <p>a) Submit to EDQ IS for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works (in the Patricia Lane (and pedestrian connection) and Aura Boulevard road reserve), including a schedule of proposed standard and non-standard Contributed Assets (if any) to be transferred to Council. The streetscape works must be designed generally in accordance with the following approved concept landscape plans</p> <p>The certified drawings are to include details of the trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines.</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>c) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.</p> <p>d) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement of streetscape works</p> <p>b) Prior to commencement of streetscape works.</p> <p>c) Prior to commencement of use for the relevant stage</p> <p>d) Prior to commencement of use for the relevant stage</p>
Infrastructure Charges		
38.	<p>Implementation Charge</p> <p>The applicant must pay to the MEDQ the Implementation Charge calculated in accordance with the IFF and indexed to the date of payment.</p>	In accordance with the IFF

PDA Development Conditions – Operational Works (Advertising devices)		
No.	Condition	Timing
39.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans.	Prior to expiration of the currency period
40.	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

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.

All EDQ practice notes, guidelines and forms, such as those for Compliance Assessment, Plan Sealing, Out of Hours Work Requests, can be accessed at the EDQ website.

**** End of Package ****