



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1576

17 April 2025

SST Pty Ltd
C/- Reel Planning Pty Ltd
Att: Tim O'Leary
1/9 Camford Street
MILTON QLD 4064

Email: tim@reelplanning.com

Dear Mr O'Leary

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

PDA Development Permit for Material Change of Use for Warehouse (self-storage facility) at 69-77 Old Pub Lane, Greenbank described as Lot 3 on SP328307

On 17 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 Mr Ali Rizayee, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7521 or at Ali.rizayee@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)	Name of PDA	
Site address	Street address of the land the subject of the application	
Lot on plan description	Lot number	Plan description
	3	SP328307

PDA development application details	
DEV reference number	DEV2024/1576
'Properly made' date	24/12/2024
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 type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input 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 Warehouse (self-storage facility)

PDA development approval details	
Decision of the MEDQ	<p>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.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> • Material Change of Use for Warehouse (self-storage facility)
Decision date	17 April 2025
Currency period	6 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Ali Rizayee, Planner
Manager	Jennifer Sneesby, Manager
Engineer	Demi Ebrahimi, Principal 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
Proposed Plans, prepared by Bruac Design			
1.	Cover Page	DWG No: BD025-DA00-H	18/03/2025 Amended in red 10/04/2025
2.	Existing Conditions	DWG No: BD025-DA01-G	18/03/2025
3.	Site Location Plan	DWG No: BD025-DA02-I	18/03/2025 Amended in red 10/04/2025
4.	Proposed Site Plan	DWG No: BD025-DA03-I	18/03/2025 Amended in red 10/04/2025
5.	Building A – Ground Floor Plan	DWG No: BD025-DA04-I	18/03/2025 Amended in red 10/04/2025
6.	Building A – Level 1 Floor Plan	DWG No: BD025-DA05-I	18/03/2025
7.	Building B – Ground Floor Plan	DWG No: BD025-DA06-G	18/03/2025 Amended in red 10/04/2025
8.	Building B – Level 1 Plan	DWG No: BD025-DA07-G	18/03/2025
9.	Building A – North Elevation	DWG No: BD025-DA08-I	18/03/2025
10.	Building B – North Elevation	DWG No: BD025-DA09-I	18/03/2025
11.	Elevations Overall	DWG No: BD025-DA010-I	18/03/2025
12.	Sections	DWG No: BD025-DA011-I	18/03/2025
13.	Perspective Views	DWG No: BD025-DA012-I & BD025-DA013-I	18/03/2025
Civil Engineering Services Report, prepared by Hurley Consulting Engineers			
14.	Civil Engineering Services Report	Report No: C24032AR001 Rev B	17/03/2025 Amended in red 10/04/2025
15.	Concept Civil Services Layout Plan	Drawing No: C24032A-SK-C100 Rev B	14/03/2025 Amended in red 10/04/2025
16.	Concept Bulk Earthworks Layout Plan	Drawing No: C24032A-SK-C200 Rev B	14/03/2025 Amended in red

			10/04/2025
Traffic Engineering Assessment, prepared by PTT Traffic & Transport Engineering			
17.	Traffic Engineering Assessment		19/03/2025 Amended in red 10/04/2025
18.	Traffic Engineering Assessment – MRV Servicing	Drawing No. 25-069-001	19/03/2025
Stormwater Management Plan, prepared by Hurley Consulting Engineers			
19.	Stormwater Management Plan	Drawing No: C24032AR002 Rev B	17/03/2025 Amended in red 10/04/2025

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.

BFP means Building Format Plan.

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.	<p>Construction Management Plan</p> <p>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:</p> <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; 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>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) During construction</p>
8.	<p>Erosion and Sediment Management</p> <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>	<p>a) Prior to commencing work</p>

PDA Development Conditions		
No.	Condition	Timing
	<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); and 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>	b) During construction
9.	<p>Traffic Management Plan</p> <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>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. <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>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
10.	<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; 	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. 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. 	<ul style="list-style-type: none"> b) At all times c) As requested by EDQ
11.	<p>Public Infrastructure (Damage, Repairs and Relocation)</p> <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 the External Authority's 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>	<ul style="list-style-type: none"> a) Within an acceptable timeframe set by the asset custodian b) Prior to carrying out the repair or relocation unless otherwise agreed by the asset custodian
12.	<p>Earthworks</p> <ul style="list-style-type: none"> a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <ul style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved drawings and Civil engineering services report <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; and 	<ul style="list-style-type: none"> 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;</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> <ul style="list-style-type: none"> 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. 	<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>
13.	<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 documents <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</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>
14.	<p>Vehicle Access</p> <p>a) Construct a 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 the approved plans and endorsed drawings under Condition 16(a) 	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

PDA Development Conditions		
No.	Condition	Timing
	b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
15.	Car Parking – Compliance Assessment	
	a) Submit to EDQ IS for Compliance Assessment, car parking design drawings and report demonstrating compliance with <i>Australian Standard AS2890 – Parking Facilities</i> and generally in accordance with the approved plans. The submitted drawings and report must also demonstrate compliant HRV access and manoeuvring are achieved without impacting other assets, including but not limited to kerbs and other public assets.	a) Prior to commencement of works
	b) Construct, sign and delineate car parking spaces generally in accordance with the car parking design drawings endorsed under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
	c) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first
	d) Maintain the car parking facilities constructed and certified under part b) and part c) of this condition.	d) At all times
16.	Water Connection – Compliance Assessment	
	a) Submit to EDQ IS for Compliance Assessment detailed design engineering drawings certified by a RPEQ providing details of any works required to be carried out on the existing water mains within the road reserve and the property.	a) Prior to commencing works
	b) Carry out any works required under part a) of this condition.	b) Prior to the construction of vehicle crossing
	c) Connect the approved development to the existing water reticulation network generally in accordance with Council current adopted standards.	c) Prior to commencement of use or BFP endorsement, whichever occurs first

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No.	Condition	Timing
17.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Council current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
18.	Stormwater Connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use 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; ii) Stormwater Management Plan, document number C24032AR002, revision B, dated 17 March 2025. 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. d) Maintain the stormwater treatment devices constructed and certified under part b) and part c) of this condition in accordance with the relevant manufacturer/ supplier maintenance requirements.	a) Prior to commencement of stormwater works b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first d) At all times
20.	Stormwater Management (Quantity) 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: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and; ii) Stormwater Management Plan, document number C24032AR002, revision B, dated 17 March 2025. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use or BFP

PDA Development Conditions		
No.	Condition	Timing
	<p>c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ.</p> <p>d) Maintain the stormwater management devices constructed and certified as per part b) and part c) of this condition in accordance with the relevant manufacturer/ supplier maintenance requirements.</p>	<p>endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>d) At all times</p>
21.	Electricity <p>a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</p> <p>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) 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>
22.	Telecommunications <p>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.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) 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>
23.	Broadband <p>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</i></p>	<p>a) Prior to commencement of use or BFP endorsement,</p>

PDA Development Conditions		
No.	Condition	Timing
	<p><i>Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects.</i></p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p>	<p>whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
24.	Landscape Works <p>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:</p> <ul style="list-style-type: none"> i) Master Site Plan, prepared by Verve Building Design Co, dated 16.08.2021, drawing number 19222 DA21, revision C. <p>a) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of ground level building work</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
Railway Corridor		
25.	Setback requirements <p>Setback the development a minimum of 30m from the railway corridor boundary and provide fencing along the development site (Warehouse – self storage facility) boundary generally in accordance with the following:</p> <ul style="list-style-type: none"> • Concept Bulk Earthworks Layout Plan, prepared by Hurley Consulting Engineers, dated 14/03/25, drawing number C24032A-SK-C200, revision B, as amended in red; and • Concept Civil Services Layout Plan, prepared by Hurley Consulting Engineers, dated 14/03/25, drawing number C24032A-SK-C100, revision B, as amended in red. 	<p>Prior to the commencement of use and to be maintained at all times</p>
26.	Stormwater Management <p>a) Carry out the stormwater management of the development generally in accordance with sections 3.1 and 3.3 and Appendix B of the Stormwater Management Plan, prepared by Hurley Consulting Engineers, dated 17/03/2025, ref: C24032AR002, revision B amended as follows:</p> <ul style="list-style-type: none"> • The retaining walls of 0.5m – 1.8m in height along the western boundary of the development site (Warehouse building pad) must make provision for drainage, including external catchment flows (such as by way of a diversion drain), and any flows back towards the railway corridor must not be concentrated (sheet flow must be replicated). 	<p>a) At all times</p>

PDA Development Conditions		
No.	Condition	Timing
	b) Submit RPEQ certification with supporting documentation to EDQ Development Assessment confirming that the development has been designed in accordance with part (a) of this condition. In particular, the RPEQ certification must include the retaining wall drainage design.	b) Prior to the commencement of works
	c) Submit RPEQ certification with supporting documentation to EDQ Development Assessment confirming that the development has been constructed in accordance with parts (a) and (b) of this condition.	c) Within 20 business days of the completion of works

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 ****