

Our ref: DEV2025/1685

11 November 2025

Thompson Projects AL1127 Pty Ltd
C/- Evolve Planning
Att: Ms Kate Evans
11 Staghorn Close
PALMVIEW QLD 4553

Email: kate@evolveplanning.net.au

Priority Development Area (PDA) Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

PDA:	Caloundra South Priority Development Area
PDA Development Type:	Development Permit for Material Change of Use for Business (Design and Colour Selection Centre) and Low Impact Industry
Property Location:	30 Squire Crescent, Baringa
Property Description:	Lot 1127 on SP34740

On 11 November 2025, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Ms Jennifer Davison on (07) 3452 7127 or by email at Jennifer.davison@edq.qld.gov.au

Yours sincerely



Brandon Bouda
Manager
Development Services
Economic Development Queensland

cc. Sunshine Coast Council – email mail@sunshinecoast.qld.gov.au

PDA Decision Notice

Approved form made under section 175 of the *Economic Development Act 2012*

Site information

Name of Priority Development Area (PDA)	Caloundra South Priority Development Area	
Site address	30 Squire Crescent, Baringa	
Lot on plan description	Lot number	Plan description
	Lot 1127	SP34740

PDA Development Approval details

DEV Reference No.	DEV2025/1685	
PDA Development Approval Type	☒ Material change of use ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Reconfiguring a lot ☐ PDA Preliminary Approval ☐ PDA Development Permit ☐ Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit	
Approval details	Business Use – Colour and Design Selection Centre Low Impact Industry	
Decision	EDQ 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	11 November 2025	
Currency Period	6 years from the Decision date	

Approved plans and documents

The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.

Plan/Document Name	Reference No.	Prepared By	Date
1. Proposed Industrial Shed For Thompson Building Group - Brad Thompson – Cover Page	Project No. A0000 Revision 2	Zeen Design	18 July 2025 and marked up in red on 7 November 2025
Cover Page	Project No. A0000 Revision 2 A000	Zeen Design	18 July 2025
Site Plan	Project No. A0000 Revision 2 A050	Zeen Design	18 July 2025 and marked up in red on 7 November 2025
Ground Floor - General Arrangement	Project No. A0000 Revision 2 A101	Zeen Design	18 July 2025
First Floor - General Arrangement	Project No. A0000 Revision 2 A102	Zeen Design	18 July 2025
Roof Top - General Arrangement	Project No. A0000 Revision 2 A103	Zeen Design	18 July 2025
Roof Plan - General Arrangement	Project No. A0000 Revision 2 A104	Zeen Design	18 July 2025
Elevations	Project No. A0000 Revision 2 A201	Zeen Design	18 July 2025
Elevations	Project No. A0000 Revision 2 A202	Zeen Design	18 July 2025
Elevations	Project No. A0000 Revision 2 A203	Zeen Design	18 July 2025
Elevations	Project No. A0000 Revision 2 A204	Zeen Design	18 July 2025
Sections	Project No. A0000 Revision 2 A300	Zeen Design	18 July 2025
Section	Project No. A0000 Revision 2 A301	Zeen Design	18 July 2025
2. Landscape Plan	Revision A	Element Design Landscape Architecture	27 June 2025
Sheet 01 - Overall Site Layout Plan	ED 25145 OPW – 01 Revision A	Element Design Landscape Architecture	27 June 2025
Sheet 02 - Planting Plan	ED 25145 OPW – 02 Revision A	Element Design Landscape Architecture	27 June 2025
Sheet 03 - Schedule / Specification Plan	ED 25145 OPW – 03 Revision A	Element Design Landscape Architecture	27 June 2025

	Sheet 04 - Landscape Details Plan	ED 25145 OPW – 04 Revision A	Element Design Landscape Architecture	27 June 2025
3.	Warehouse Development Operational Works - Civil	2500277	Arcos	19 August 2025
	Cover Sheet, Locality & Drawing Index	2500277-OPW-C-001	Arcos	19 August 2025
	General Notes & Details	2500277-OPW-C-011	Arcos	19 August 2025
	Existing Features Plan	2500277-OPW-C-101	Arcos	19 August 2025
	Earthworks Plan	2500277-OPW-C-201 A	Arcos	19 August 2025
	Earthworks Sections & Details	2500277-OPW-C-211 A	Arcos	19 August 2025
	Erosion & Sediment Control Notes & Standard Details	2500277-OPW-C-231 A	Arcos	19 August 2025
	Development Site Plan	2500277-OPW-C-301 A	Arcos	19 August 2025
	Concrete Jointing Plan	2500277-OPW-C-371 A	Arcos	19 August 2025
	Concrete Jointing Details	2500277-OPW-C-372 A	Arcos	19 August 2025
	Stormwater Longitudinal Sections	2500277-OPW-C-411 A	Arcos	19 August 2025
	Vehicle Tracking Plan	2500277-SKT-C0001 A	Arcos	19 August 2025
4.	Engineering Report Incl. Stormwater Management	Arcos Project: 2500277 Rev 1 AG-2500277-RPT-C-01	Arcos	19 August 2025

Compliance assessment

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

- a) The Applicant must:
 - i. pay to EDQ 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 DA 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.

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.

- 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. the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment.
 - ii. **within 20 business days** – MEDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the Applicant accordingly.
 - iii. if the Applicant is notified under ii) 2. above, revised documentation must be submitted **within 20 business days from the date of notification**.
 - iv. **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v. where EDQ notifies the Applicant as stated under iv) 2. above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ Development Services use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to:

- a) EDQ DA: developmentservices@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
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

PDA Development Conditions

No.	Condition	Timing
Engineering conditions		
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.	Construction Management Plan	
	a) Submit to EDQ DA 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: - noise and dust in accordance with the EP Act; - 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; - contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; - complaints procedures; - site management: - for the provision of safe and functional alternative pedestrian routes, past, through or around the site; - to mitigate impacts to public sector entity assets, including street trees, on or external to the site; - for safe and functional temporary vehicular access points and frequency of use; - for the safe and functional loading and unloading of materials including the location of any remote loading sites; - for the location of materials, structures, plant and equipment; - of waste generated by construction activities; - detailing how materials are to be loaded/unloaded; - of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); - of employee and visitor parking areas; - of anticipated staging and programming; - for the provision of safe and functional emergency exit routes; and - 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

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

PDA Development Conditions

No.	Condition	Timing
6.	Erosion and Sediment Management	
a)	Submit to EDQ DA 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: 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>.	a) Prior to commencing work
b)	Implement the certified ESCP submitted under part a) of this condition.	b) During construction
7.	Traffic Management Plan	
a)	Submit to EDQ DA 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.	a) Prior to commencing work
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.	b) During construction
	<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>	
8.	Retaining Walls	
a)	Submit to EDQ DA 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 plans.	a) Prior to commencing earthworks
b)	Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ DA 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.	c) Prior to commencement of use or BFP endorsement, whichever occurs first
9.	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.	a) Prior to commencement of use or BFP endorsement, whichever occurs first
	b) Submit to EDQ DA 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
10.	Car Parking	
	a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	a) Prior to commencement of use or BFP endorsement, whichever occurs first
	b) Submit to EDQ DA RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
11.	Bicycle Parking	
	a) 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.	a) Prior to commencement of use or BFP endorsement, whichever occurs first
	b) Submit to EDQ DA evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
12.	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
13.	Sewer Connection	
	Connect the approved development to the existing sewer reticulation network generally in accordance with Unitywater's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
14.	Stormwater Connection	
	Connect the approved development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability and generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
15.	Electricity	
	a) Submit to EDQ DA a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.	a) Prior to commencement of use or BFP endorsement, whichever occurs first
	b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
16.	Telecommunications	
	a) Submit to EDQ DA 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.	a) Prior to commencement of use or BFP endorsement, whichever occurs first
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
17.	Broadband	
	a) Submit to EDQ DA 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> .	a) Prior to commencement of use or BFP endorsement, whichever occurs first
	b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
18.	Refuse Collection	
	a) Submit to EDQ DA 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
	b) Implement the refuse collection arrangements submitted under part a) of this condition.	b) At all times following commencement of use

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.

