

Our ref: DEV2025/1709

12 December 2025

Abacus Storage Funds Management Limited and
Stockland Development Pty Ltd
C/- Evolve Planning
Att: Ms Kate Evans
11 Staghorn Close
PALMVIEW QLD 4553

Email: kate@evolveplanning.net.au

Dear Applicant

PDA Decision Notice

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

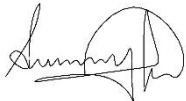
Priority Development Area (PDA):	Caloundra South PDA
PDA Development Type:	Development Permit for Material Change of Use for Warehouse (Self-storage Facility) and Operational Works for Advertising Devices
Property Location:	Potter Road, Baringa
Property Description:	Lot 345 on SP347408

On 12 December 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 PDA 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 Andrew Edwards on 3035 0120 or by email at andrew.edwards@edq.qld.gov.au.

Yours sincerely



Sunny Wong
Director
Development Services
Economic Development Queensland

Cc: Sunshine Coast Council – Email: mail@sunshinecoast.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Caloundra South PDA	
Site address	Potter Road, Baringa	
Lot on plan description	Lot number	Plan description
	Lot 345	SP347408
PDA Development Approval details		
DEV Reference No.	DEV2025/1709	
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	Material Change of Use for Warehouse (Self-storage Facility) and Operational Works for Advertising Devices	
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	12 December 2025	
Currency Period	Six (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.	Site & Setout Plan	1240092_A002 Issue A	Reid Campbell	15/10/2025
2.	Demolition Plan	1240092_A003 Issue A	Reid Campbell	15/10/2025
3.	Signage Plan	1240092_A010 Issue A	Reid Campbell	15/10/2025
4.	Ground Floor GA Plan	1240092_A101 Issue A	Reid Campbell	15/10/2025 (Amended by MEDQ 11/12/2025)
5.	Level 1 Floor GA Plan	1240092_A102 Issue A	Reid Campbell	15/10/2025 (Amended by MEDQ 11/12/2025)
6.	Level 2 Floor GA Plan	1240092_A103 Issue A	Reid Campbell	15/10/2025 (Amended by MEDQ 11/12/2025)
7.	Roof Plan	1240092_A104 Issue A	Reid Campbell	15/10/2025
8.	Building Elevations	1240092_A201 Issue A	Reid Campbell	15/10/2025
9.	Building Sections	1240092_A301 Issue A	Reid Campbell	15/10/2025
10.	NLA	1240092_A401 Issue A	Reid Campbell	15/10/2025
11.	GFA	1240092_A402 Issue A	Reid Campbell	15/10/2025
12.	GBA	1240092_A403 Issue A	Reid Campbell	15/10/2025
1.	Coversheet	25-1075-DA-CIV000 Issue A	HJ Consult	01/09/2025
2.	General Notes Sheet 1	25-1075-DA-CIV001 Issue A	HJ Consult	01/09/2025
3.	General Notes Sheet 2	25-1075-DA-CIV002 Issue A	HJ Consult	01/09/2025
4.	Earthworks Plan	25-1075-DA-CIV008 Issue C	HJ Consult	14/10/2025
5.	Site Sections	25-1075-DA-CIV010 Issue B	HJ Consult	14/10/2025
6.	Civil Works Plan	25-1075-DA-CIV020 Issue C	HJ Consult	14/10/2025
7.	Civil Works Details Sheet 1	25-1075-DA-CIV030 Issue A	HJ Consult	01/09/2025
8.	Civil Works Details Sheet 2	25-1075-DA-CIV031 Issue A	HJ Consult	01/09/2025
9.	Stormwater Longitudinal Sheet 1	25-1075-DA-CIV045 Issue A	HJ Consult	01/09/2025

10.	Stormwater Longitudinal Sheet 2	25-1075-DA-CIV045A Issue A	HJ Consult	01/09/2025
11.	Stormwater Drainage Calculation Sheet 1	25-1075-DA-CIV045B Issue A	HJ Consult	01/09/2025
12.	Stormwater Drainage Calculation Sheet 2	25-1075-DA-CIV045C Issue A	HJ Consult	01/09/2025
13.	Stormwater Drainage Details Sheet 1	25-1075-DA-CIV046 Issue A	HJ Consult	01/09/2025
14.	Stormwater Drainage Details Sheet 2	25-1075-DA-CIV047 Issue A	HJ Consult	01/09/2025
15.	Stormwater Drainage Details Sheet 3	25-1075-DA-CIV048 Issue A	HJ Consult	01/09/2025
16.	Stormwater Drainage Details Sheet 4	25-1075-DA-CIV049 Issue A	HJ Consult	01/09/2025
17.	Stormwater Drainage Details Sheet 5	25-1075-DA-CIV050 Issue A	HJ Consult	01/09/2025
18.	Stormwater Catchment Plan	25-1075-DA-CIV020 Issue C	HJ Consult	14/10/2025
19.	Erosion and Sediment Control Plan	25-1075-DA-CIV020 Issue A	HJ Consult	01/09/2025
20.	Erosion and Sediment Control Details Sheet 1	25-1075-DA-CIV061 Issue A	HJ Consult	01/09/2025
21.	Erosion and Sediment Control Details Sheet 2	25-1075-DA-CIV062 Issue A	HJ Consult	01/09/2025
22.	Retaining Wall Layout Plan	25-1075-DA-CIV070 Issue C	HJ Consult	14/10/2025
23.	Erosion and Sediment Control Details Sheet 2	25-1075-DA-CIV071 Issue A	HJ Consult	01/09/2025
24.	Stormwater Management Report	Ref: 25-1075 Revision B	HJ Consult	04/09/2025
25.	Landscape Works Package	Job: 25.204 Issue E	agal	Oct 2025

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentservices@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
Engineering		
3.	Construction Management Plan a) Submit to EDQ DS 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;	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	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.	b) During construction c) During construction
4.	Filling and Excavation a) Submit to EDQ DS, detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 2007“Guidelines on Earthworks for Commercial and Residential Developments. The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) be consistent with the Erosion and Sediment Control plans as required under this approval; iii) provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and iv) provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ DS, certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans submitted under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	c) Prior to commencement of use
5.	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 Heavy Vehicle Crossover – Standard Drawing IPWEAQ RS-051. b) Submit to EDQ DS RPEQ certification that the crossover has been constructed in accordance with 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
6.	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. b) Submit to EDQ DS RPEQ certification that parking facilities have been constructed in accordance with 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
7.	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

PDA Development Conditions		
No.	Condition	Timing
	b) Submit to EDQ DS 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
8.	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
9.	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
10.	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
11.	Stormwater Management (Quality) a) Submit to EDQ DS 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) The approved plans 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 endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ DS RPEQ certification confirming stormwater treatment devices 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
12.	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
13.	Electricity a) Submit to EDQ DS 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
14.	Telecommunications a) Submit to EDQ DS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
15.	Broadband a) Submit to EDQ DS 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
16.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use
17.	Landscape Works a) Submit to EDQ DS detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with approved Landscape Works Package. 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
18.	Refuse Collection a) Submit to EDQ DS 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
19.	Erosion and Sediment Management a) Submit to EDQ DS 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> . b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
20.	Streetscape Works Any street tree that is removed along Potter Road for the development works must be replaced with a similar tree type and age along the Potter Road frontage of the lot.	Prior to commencement of use
21.	Easements over Infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
Advertising Signage		
22.	Adverting Devices – General a) Submit to EDQ DS plans certified by an RPEQ that: i) Includes details of the form and installation methods to be used to fix and brace the sign; ii) <i>Confirms</i> that the sign is constructed and installed to all relevant standards. b) Install the sign in accordance with the plans submitted under part a) of this condition.	a) Prior to installation of the sign. b) At all times.

PDA Development Conditions		
No.	Condition	Timing
23.	Advertising Devices – Illumination, Lighting and Movement	
	a) Lighting levels are to not exceed a maximum luminance of 350 candelas per m ² .	a) At all times.
	b) The advertising device must not include flashing lights or digital displays.	b) At all times.

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 ****