

Our ref: DEV-2026-CAS-4784

11 August 2026

Blake Bell
Plantation Baringa Pty Ltd
C/- Murray & Associates (QLD) Pty Ltd
Att: Blake Bell
bwbell@mursurv.com & nambour@mursurv.com

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 Multiple Residential (Other than Duplex) and Reconfiguring a Lot (1 Lot into 2 Lots)
Property Location:	10 Lukin Terrace, Baringa
Property Description:	Lot 8002 on SP314150

On 11 August 2026, 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 Mr Ali Rizayee on (07) 3452 7531 or by email at Ali.Rizayee@edq.qld.gov.au.

Yours sincerely



Boris Lambert
A/Director
Development Services
Economic Development Queensland

Cc: mail@sunshinecoast.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Caloundra South	
Site address	10 Lukin Terrace, Baringa	
Lot on plan description	Lot number	Plan description
	Lot 8002	SP314150

PDA Development Approval details	
DEV Reference No.	DEV-2026-CAS-4784
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 Multiple Residential (Other than Duplex) and Reconfiguring a Lot (1 into 2 Lots)
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	11/08/2026
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
Architectural Drawings				
1.	Cover Page	Project No. 23040 Issue G	OGE Group Architects	8 May 2026
2.	Contents Page	Project No. 23040 Issue G	OGE Group Architects	8 May 2026

3.	Site Information	Project No. 23040 Issue G	OGE Group Architects	8 May 2026
4.	Location	Project No. 23040 Drawing No. DA_1.02 Issue F	OGE Group Architects	8 May 2026
5.	Design Principles – Overall	Project No. 23040 Drawing No. DA_1.03 Issue F	OGE Group Architects	8 May 2026
6.	Design Principles – Common Area	Project No. 23040 Drawing No. DA_1.04 Issue E	OGE Group Architects	8 May 2026
7.	Design Principles - Resort	Project No. 23040 Drawing No. DA_1.05 Issue E	OGE Group Architects	8 May 2026
8.	Design Principles - Bungalow	Project No. 23040 Drawing No. DA_1.06 Issue E	OGE Group Architects	8 May 2026
9.	Site Plan	Project No. 23040 Drawing No. DA_1.07 Issue F	OGE Group Architects	8 May 2026
10.	Building Matrix	Project No. 23040 Drawing No. DA_1.08 Issue F	OGE Group Architects	8 May 2026
11.	Staging Plan	Project No. 23040 Drawing No. DA_1.09 Issue F	OGE Group Architects	8 May 2026
12.	Floor Plans	Project No. 23040	OGE Group Architects	8 May 2026
13.	Ground Floor Plan	Project No. 23040 Drawing No. DA_2.02 Issue F	OGE Group Architects	8 May 2026 Amended in red (23 July 2026)
14.	Communal Plan	Project No. 23040 Drawing No. DA_2.03 Issue B	OGE Group Architects	8 May 2026
15.	Level 01	Project No. 23040 Drawing No. DA_2.04 Issue F	OGE Group Architects	8 May 2026
16.	Level 02	Project No. 23040 Drawing No. DA_2.05 Issue F	OGE Group Architects	8 May 2026
17.	Level 03	Project No. 23040 Drawing No. DA_2.06 Issue F	OGE Group Architects	8 May 2026

18.	Level 04	Project No. 23040 Drawing No. DA_2.07 Issue F	OGE Group Architects	8 May 2026
19.	Roof Level	Project No. 23040 Drawing No. DA_2.08 Issue F	OGE Group Architects	8 May 2026
20.	Elevations	Project No. 23040	OGE Group Architects	8 May 2026
21.	North & South Elevation	Project No. 23040 Drawing No. DA_3.02 Issue F	OGE Group Architects	8 May 2026
22.	West Elevation	Project No. 23040 Drawing No. DA_3.03 Issue F	OGE Group Architects	8 May 2026
23.	North-East & South-East Elevation	Project No. 23040 Drawing No. DA_3.04 Issue F	OGE Group Architects	8 May 2026
24.	Sections	Project No. 23040	OGE Group Architects	8 May 2026
25.	Section A, B & C	Project No. 23040 Drawing No. DA_4.02 Issue F	OGE Group Architects	8 May 2026
26.	Section D & E	Project No. 23040 Drawing No. DA_4.03 Issue F	OGE Group Architects	8 May 2026
27.	Planning Information	Project No. 23040	OGE Group Architects	8 May 2026
28.	Site Cover	Project No. 23040 Drawing No. DA_5.02 Issue F	OGE Group Architects	8 May 2026
29.	Landscape Calculation (Ground)	Project No. 23040 Drawing No. DA_5.03 Issue F	OGE Group Architects	8 May 2026
30.	Landscape Calculation (Level 1)	Project No. 23040 Drawing No. DA_5.04 Issue F	OGE Group Architects	8 May 2026
31.	Communal Area Calculation	Project No. 23040 Drawing No. DA_5.05 Issue F	OGE Group Architects	8 May 2026
32.	Shadow Diagram	Project No. 23040 Drawing No. DA_5.06 Issue D	OGE Group Architects	8 May 2026
33.	Typical GFA	Project No. 23040	OGE Group	8 May 2026

		Drawing No. DA_5.07 Issue D	Architects	
34.	Typical GFA	Project No. 23040 Drawing No. DA_5.08 Issue D	OGE Group Architects	8 May 2026
Engineering Services Assessment Report				
35.	Engineering Services Assessment Report	Job Ref: SC-10007 Revision B	Empire Engineering	2 July 2026
Stormwater Quality Management Plan				
36.	Stormwater Quality Management Plan	Job Ref: SC-10007 Revision B	Empire Engineering	1 July 2026
Supporting Plans and Documents previously approved as part of DEV2024/1474 on 8 May 2024				
Plan/Document Name		Reference No.	Prepared By	Date
1.	Vertical Retirement Village, Lot 8002 Baringa Drive Aura QLD - Landscape Plan set (7 pages)	Sheet 01 to Sheet 07, Issue D	Element Design Landscape Architecture	25 March 2024 (Amended in red 29 April 2024)
2.	Proposed Retirement Resort Lot 8002 Baringa Drive, Baringa for Plantation Retirement Resorts- Civil Drawing set (8 pages)	Drawing No. - C001, C005, C010, C011, C020, C030, C035, C040, C050, C055	Empire Engineering	27 March 2024 (Amended in red 29 April 2024)
3.	Geotechnical Investigation - Proposed Vertical Retirement Village, Lot 8002 Baringa Drive, Baringa	23387-001_Rev0	Tectonic Geotechnical Pty Ltd	15 January 2024
4.	Waste Management Plan	WMP-101088	Murray & Associates (QLD) Pty Ltd	March 2024
5.	Sustainability Report	Project No: 23040, Lot 8002	OGE Group Architects and associated addendums	26 March 2024

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 a duly completed Compliance Assessment form².
- iii) submit to EDQ 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) the Applicant submits items required under a) above to EDQ 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 EDQ, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.

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.

- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

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
3.	Communal Facilities The Communal Facilities, including associated administration and any reception areas, are to be available and constructed generally in accordance with the approved plans.	At time of occupation of the first dwelling in Stage 1.
4.	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
5.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ, 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
6.	Certification of Operational Works – Water and Sewerage All operational works for water and sewerage Contributed Assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the WIA.	As required by the WIA

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

PDA Development Conditions		
No.	Condition	Timing
7.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
8.	Construction Management Plan a) Submit to EDQ a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment.	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	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
9.	Noise Management Plan a) Submit to EDQ a Noise Management Plan for Works, certified by a suitably qualified and experienced RPEQ, or other suitably qualified and experienced person, including at a minimum: i) The process to be adopted for testing during Works to target noise levels; ii) Predicted zones of influence for the target noise levels outside of the Land where Works are being undertaken; iii) Identification of relevant sensitive receivers; iv) The approach to be taken to stakeholder engagement requirements in excessive noise circumstances, and aligned to the Stakeholder Management Plan (SMP); v) Significant equipment to be used and noise source levels; vi) Predicted impact and timeframes; vii) Proposed complaint handling and recording procedures; viii) Contingency plans for noise breaches; ix) Mitigation strategies and measures to be employed; x) Noise monitoring strategy outlining requirements for producing monthly Noise Monitoring Reports that record: 1) The number of complaints received and their resolution; and 2) Any incidents of exceeding the target noise levels, and the extent of exceedance b) Undertake Works in accordance with the certified Noise Management Plan required under part a) of this condition. c) Submit to the MEDQ quarterly Noise Monitoring Reports, certified by a suitably qualified and experienced RPEQ, or other suitably qualified and experienced person, confirming that the requirements of the certified Noise Management Plan required under part a) of this condition have been met.	a) Prior to commencement of site works for the relevant stage b) As indicated c) As indicated
10.	Erosion and Sediment Management a) Submit to EDQ an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	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.	b) During construction
11.	Public Access (Construction) – Baringa Drive and Lukin Terrace Provide and maintain unimpeded and safe public access to the Baringa Drive (west) and Lukin Terrace (south) footpaths and ensure that access ways are designed to cater for people with disabilities in accordance with Australian Standard - AS1428.1 Design for Access and Mobility - Part 1: General requirements for access - New building work. The unimpeded and safe public access from at least 6:30am to 6:30pm, or when siteworks are under way, and should be integrated with the outcomes of the Traffic Management Plan.	Prior to commencement of use for both stages.
12.	Compliance Assessment – Traffic Management Plan a) Submit to EDQ IS for Compliance Assessment a Traffic Management Plan (TMP) for all stages, 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) pedestrian access to be maintained through the linear park during construction works in the linear park; iv) provision of parking for workers and materials delivery; v) risk identification, assessment and identification of mitigation measures; vi) ongoing monitoring, management review and certified updates (as required); and vii) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austrroads Guide to</i>	a) Prior to commencement of site works for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	<i>Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	b) During construction for each stage.
13.	Hoarding and Gantry, and Placing of Advertising Devices a) Submit to the EDQ detailed plans of any proposed hoarding or gantry, certified by a suitably qualified and experienced RPEQ, and any advertising devices to be placed on the proposed hoarding and/or gantry. i) In Stage 1, provide a gantry to the south-eastern part of Baringa Drive certified by a suitably qualified and experienced RPEQ. The gantry should have suitable features and lighting to ensure public safety; ii) If required by the Construction Management Plan for Stage 1, provide a gantry to Lukin Terrace certified by a suitably qualified and experienced RPEQ; iii) If required by the Construction Management Plan for Stage 2, provide a gantry to Evans Lane certified by a suitably qualified and experienced RPEQ <i>Note: This condition should be read in conjunction with Conditions 9, 12 and 13.</i> <i>Note: Advertising devices are to be generally in accordance with the Sunshine Coast Council Planning Scheme requirements as set out in the Development Scheme. Where a performance outcome is sought, a separate application will be required. This application should include detailed plans with description of the type of advertising device; sign face dimensions in height, length, depth and area; any associated illumination or lighting; and details on how any advertising device/s are constructed to an appropriate standard to ensure public safety.</i> b) Erect the approved Hoarding and Gantry in accordance with the plans approved under part a) of this condition.	a) Prior to commencement of Level 1 construction works for Stages 1 and 2, and as required until completion of the relevant stage b) As required, prior to commencing works on the relevant stage
14.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.	a) Prior to commencement of use or BFP

PDA Development Conditions		
No.	Condition	Timing
	b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
15.	Acid Sulfate Soils Management Plan a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ an ASS Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition. c) Submit to EDQ a Validation Report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.	a) Prior to commencement of or during earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
16.	Retaining Walls a) Submit to EDQ 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. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencing earthworks b) Prior to commencement of

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ 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.	use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
17.	Vehicle Access a) Construct vehicle crossovers: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards IPWEA Standard Drawing RSD-102 Revision A. b) Submit to EDQ RPEQ certification that the crossovers 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
18.	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 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
19.	Bicycle Parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard</i>	a) Prior to commencement of use or BFP

PDA Development Conditions		
No.	Condition	Timing
	<i>AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking</i> and the approved plans. b) Submit to EDQ evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
20.	Electric Vehicle Readiness a) Include electric vehicle readiness in the development as follows: 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 iii) Provision of dedicated conduits, circuits and wiring to 2% of all parking bays to enable future Destination (regular) EVSE charger installation, located in a time-limited shared car parking bay b) Electric vehicle charging shall be: 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, 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.	a) For all parts of this condition, prior to endorsement of the BFP or commencement of the use for the relevant stage, whichever occurs first
21.	Sustainable Products/initiatives a) Submit to EDQ suitable documentation of the following to demonstrate use of sustainable products / initiatives for this development in accordance with the approved Sustainability Report and associated addendums: i) Procurement of contractor to undertake on-site vertically integrated waste management and recycling operations. ii) Pervious pavement product specification.	a) Prior to commencement of any site works for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	iii) Use of water-based, low-volatile-organic-compound (VOC) formulation for roof coating systems. iv) Procurement of 'green' concrete for low strength concrete (i.e. car parking slab). Examples of 'green' concrete is replacing Portland cement with supplementary cementitious materials by more than 30% measured by mass; using recycled material in coarse aggregate by more than 40% measured by mass (crushed concrete); and using recycled materials in fine aggregate by more than 25% measured by mass (crushed glass). v) Procurement of recycled material in road base; up to 20% of recycled material (crushed concrete, reclaimed asphalt, recycled brick, recycled glass in accordance with DTMR MRTS05). b) Carry out the works generally in accordance with the documentation submitted under part a) of this condition.	b) Prior to commencement of use
22.	Accessible Housing a) Ensure the development delivers sixteen (16) proposed accessible dwellings (Unit type D6) in accordance with the approved plans and staging, and Liveable Housing Australia Silver Performance Levels. b) Provide evidence to EDQ DA, that the dwellings have been certified by an LHA Assessor registered with LHA as meeting the Liveable Housing Australia Silver Performance Levels.	a) Prior to commencement of use or BFP endorsement for the relevant stage, whichever occurs first. b) Prior to commencement of use or BFP endorsement for the relevant stage, whichever occurs first.
23.	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

PDA Development Conditions		
No.	Condition	Timing
24.	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
25.	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
26.	Stormwater Management (Quality) a) Submit to EDQ 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) Approved Stormwater Quality Management Plan. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ RPEQ certification confirming stormwater treatment devices have been constructed 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 c) Prior to commencement of use or BFP endorsement, whichever occurs first
27.	Rainwater Tank/s a) Where required to meet landscaping requirements, undertake rainwater harvesting and provide a rainwater tank with a minimum capacity 5KL to meet on-site demand for irrigation of communal area landscaping requirements including level 1 podium landscaping. The rainwater tank is	a) Prior to commencement of use or BFP endorsement for the relevant stage,

PDA Development Conditions		
No.	Condition	Timing
	to be plumbed to the common property outdoor taps for non-potable water use. b) Submit to EDQ evidence that the rainwater harvesting system, works and any associated irrigation devices have been constructed in accordance with part a) of this condition.	whichever occurs first b) As indicated.
28.	Electricity a) Submit to EDQ 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
29.	Telecommunications a) Submit to EDQ 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
30.	Broadband a) Submit to EDQ 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

PDA Development Conditions		
No.	Condition	Timing
	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
31.	Refuse Collection a) Submit to EDQ evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) At all times following commencement of use
32.	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
33.	Car Parking Allocation Temporary visitor parking in Stage 1 to revert to permanent resident parking aligned to the preferred allocation of spaces for the dwellings across Stages' 1 and 2 and unit types.	Prior to commencement of use or BFP endorsement for Stage 2, whichever occurs first
34.	Landscape Works – Compliance Assessment a) Submit to EDQ for Compliance Assessment, detailed landscape plans for all stages of the development. The detailed landscape plan: i) is required to be certified by an AILA (and an RPEQ where it relates to podium level garden structures), in accordance with the approved Landscape Plan	a) Prior to commencement of site works for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	ii) demonstrate a minimum of 5% of site area for deep planting in accordance with the following: 1. Deep planting/soil zones are areas which provide soil volume and surface area which enable establishment of vegetation, with the capability to grow to a mature size; and 2. Deep planting areas are to be 100% open to the sky; 3. Not include areas with underground development (tanks, services and infrastructure); 4. in ground and not in planters; 5. include species that reach maturity and provide shade cover within 5 years of planting. iii) Include details regarding access, safety considerations, privacy considerations and maintenance for the rooftop gardens. Detail Landscape Plans are to include: Siteworks: • 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, stabilisation of batters, podium planters) • Basic specification notes on plan for all landscape works Planting • A planting schedule listing plants by botanical names, quantities, pot size, height, spread and calliper at time of planting Additional Requirements – Irrigation of common planting areas • 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	

PDA Development Conditions		
No.	Condition	Timing
	b) Construct the landscape works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ “as constructed” plans, certified by an AILA that the landscape works have been undertaken generally in accordance with part (a) of this condition.	b) Prior to commencement of use or BFP endorsement for the relevant stage, whichever occurs first c) Prior to commencement of use or BFP endorsement for the relevant stage, whichever occurs first
35.	Local Linear Park Enhancements – Lot 9048 a) Submit to EDQ a landscape plan for the works within the Local Linear Park (Lot 9048) in accordance with the approved plans. The plans demonstrate: i) the pathway construction as 125mm thick reinforced concrete; and ii) location and setback of pathway or any site works do not interfere with or result in the loss or removal of existing tree species. b) Submit evidence to EDQ that a site pre-start meeting has occurred with Sunshine Coast Council's Parks Service Deliver Leader, Council Arborist and the permit holder/contractor. c) Submit confirmation that <i>Vehicle Access to Council Open Space Permit</i> has been received from Council. d) Construct the landscape works generally in accordance with the certified plans submitted under part a) of this condition. e) Submit evidence that any damage to planter beds, turn and any other infrastructure within the Lot has been rectified.	a) Prior to commencement of works in the Lot. b) Prior to commencement of works in Lot 9048. c) Prior to commencement of works in Lot 9048. d) Prior to commencement of use or BFP endorsement, whichever occurs first e) Prior to commencement of use or BFP endorsement,

PDA Development Conditions		
No.	Condition	Timing
	f) Submit to EDQ “as constructed” plans, certified by an AILA that the landscape works have been undertaken generally in accordance with part (a) of this condition. <i>Note: Pedestrian access to be maintained through the linear park during construction. No spoil or waste materials are to be left or stored within the park at any time.</i>	whichever occurs first f) Prior to commencement of use or BFP endorsement, whichever occurs first
36.	Evans Lane Streetscape Works a) Submit to EDQ a detailed streetscape work plan for the remedial works within Evans Lane road reserve in accordance with the approved plans. The plans demonstrate: i) the relocation and retention of two (2) visitor car parking bays along Evans Lane adjoining the site; ii) the pathway construction as 125mm thick reinforced concrete; and iii) location and setback of pathway or any site works do not interfere with or result in the loss or removal of existing tree species, or where removal occurs these trees are replaced on a like-for-like basis. b) Submit evidence to EDQ that a site pre-start meeting has occurred with Sunshine Coast Council and the permit holder/contractor. c) If required, submit confirmation that a temporary road closure permit has been received from Council. d) Construct the streetscape works generally in accordance with the certified plans submitted under part a) of this condition. e) Submit evidence that any damage to planter beds, and any other infrastructure within Evans Lane road reserve adjoining the site has been rectified.	a) Prior to commencement of works in the streetscape. b) Prior to commencement of streetscape works. c) Prior to commencement of streetscape works. d) Prior to commencement of use or BFP endorsement for Stage 2 e) Prior to commencement of use or BFP endorsement for Stage 2

PDA Development Conditions		
No.	Condition	Timing
	f) Submit to EDQ “as constructed” plans, certified by an AILA that the streetscape works have been undertaken generally in accordance with part (a) of this condition. <i>Note: Unless approved through the Traffic Management Plan and/or a road closure permit, pedestrian access is to be maintained throughout Evans Lane during construction. No spoil or waste materials are to be left or stored within the road reserve at any time.</i>	f) Prior to commencement of use or BFP endorsement for Stage 2
37.	Implementation Charge Pay to the MEDQ the Implementation Charge calculated in accordance with the IFF and indexed to the date of payment.	For Reconfiguring a Lot, prior to the endorsement of a plan of subdivision. For Material Change of Use, prior to commencement of use or endorsement of a Community Management Statement, whichever is the earlier.

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 ****