



Department of Infrastructure,  
Local Government and Planning

Our ref: DEV2017/839

24 July 2017

SunCentral Maroochydore Pty Ltd  
C/- Mr Glen Wright  
Project Urban  
PO Box 6380  
MAROOCHYDORE BC QLD 4558

Dear Glen

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT – 5 INTO 3 LOTS AND NEW ROAD AT 1 GOLF STREET, 1 MUNGAR STREET AND 93 DALTON DRIVE, MAROOCHYDORE DESCRIBED AS LOT 2 ON RP868296, LOT 2 ON SP154798, LOT 7 ON SP239529, LOT 33 ON RP149066 AND LOT 41 ON SP130328**

On 21 July 2017 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://www.dilgp.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Laura Shobbrook on 3452 7196.

Yours sincerely

A handwritten signature in black ink, appearing to read "J. Stone".

Jeanine Stone  
**Director – EDQ development Assessment**

Minister for Economic Development  
Queensland  
GPO Box 2202  
Brisbane Queensland 4001 Australia  
**Website** [www.edq.qld.gov.au](http://www.edq.qld.gov.au)  
ABN 76 590 288 697

## PDA Decision Notice – Approval

| Site information                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Name of priority development area (PDA) | Maroochydore City Centre PDA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |
| Site address                            | 1 Gold Street, 1 Mungar Street and 93 Dalton Drive, Maroochydore                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Plan description |
|                                         | Lot 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | RP868296         |
|                                         | Lot 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | SP154798         |
|                                         | Lot 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | SP239529         |
|                                         | Lot 33                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | RP149066         |
|                                         | Lot 41                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | SP130328         |
| PDA development application details     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |
| DEV reference number                    | DEV2017/839                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |
| 'Properly made' date                    | 5 April 2017                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |
| Type of application                     | <input checked="" type="checkbox"/> New development involving:- <div style="margin-left: 20px;"> <input type="checkbox"/> Material change of use               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> <input checked="" type="checkbox"/> Reconfiguring a lot               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input checked="" type="checkbox"/> Development permit                 </div> <input type="checkbox"/> Operational work               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> <input type="checkbox"/> Changing a PDA development approval               <input type="checkbox"/> Extending the currency period of a PDA approval             </div> |                  |
| Description of proposal applied for     | Reconfiguring a Lot - 5 into 3 Lots and new road for: <ul style="list-style-type: none"> <li>Stage 1: Lots 21, 22 and new road</li> <li>Stage 2: Lot 20.</li> </ul> It is to be noted that stage 2 may be completed before stage 1 and vice versa.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |

| PDA development approval details                                                                                                |                                                                                 |                                                                                                                                                            |                                            |
|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| Decision of the MEDQ                                                                                                            |                                                                                 | The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. |                                            |
| Decision date                                                                                                                   |                                                                                 | 21 July 2017                                                                                                                                               |                                            |
| Currency period                                                                                                                 |                                                                                 | 4 years from decision date                                                                                                                                 |                                            |
| Plans and documents                                                                                                             |                                                                                 |                                                                                                                                                            |                                            |
| The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below. |                                                                                 |                                                                                                                                                            |                                            |
| Approved plans and documents                                                                                                    |                                                                                 | Number (if applicable)                                                                                                                                     | Date (if applicable)                       |
| 1.                                                                                                                              | Proposed Lot 20, 21, 22 and new road                                            | 14422.PP.02 Sheet 1 of 2<br>Revision C                                                                                                                     | 07/06/2017 (Amended in red on 8 June 2017) |
| 2.                                                                                                                              | Proposal Plan                                                                   | 14422.P2 Sheet 2 of 2                                                                                                                                      | 18/05/2017 (Amended in red on 8 June 2017) |
| 3.                                                                                                                              | Maroochydore City Centre Priority Development Area Precinct 4 (Commercial) Plan |                                                                                                                                                            | 16/05/2017                                 |

## **PREAMBLE**

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

## **WORKS EXTERNAL TO THE PDA**

When a condition of this PDA development approval requires works external to the PDA, as identified under the headings:

- Road Access - External to the Priority Development Area
- Water Reticulation - External to the Priority Development Area
- Sewer Reticulation - External to the Priority Development Area

The following information is applicable:

## ***PDA-associated development definition in Economic Development Act 2012***

*“PDA-associated development, for a priority development area, means development that is –*

- (a) Declared to be PDA-associated development for the area under section 40c(1); or*
- (b) Identified as PDA-associated development for the area in the relevant development instrument for the area.”*

## **Development external to the PDA that is not PDA-associated development**

Where a condition of a PDA Development Approval states that works external to the PDA are required as a result of the proposed development and:

- i. the works are not identified as PDA-associated development in the relevant development instrument; and

- ii. the works are not exempt works under the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*;

There are two options to obtain approval to undertake work outside the PDA:

1. Declaration of PDA-associated development by the MEDQ, by the process detailed in sections 40B and 40C of the *Economic Development Act 2012*; or
2. Development Approval under the *Sustainable Planning Act 2009* through the relevant local government authority or planning body.

### **Compliance assessment**

Where a condition of this PDA Development 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 the MEDQ's development assessment fee schedule (as amended from time to time).
  - ii. submit to MEDQ a duly completed compliance assessment form.
  - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DILGP is required prior to any work commencing.
- 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 liaises with EDQ Development Assessment, DILGP to determine the relevant plans/supporting information required to be submitted.
  - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
  - iii. **within 20 business days** – EDQ Development Assessment, DILGP assesses the plans/supporting information and:
    1. if satisfied with the plans/supporting information as submitted - endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
    2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
  - iv. if the applicant **is** notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DILGP **within 20 business days** from the date of the notice.

- v. **within 20 business days** – EDQ Development Assessment, DILGP assesses the revised plans/supporting information and:
1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
  2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
- vi. if EDQ Development Assessment, DILGP is not satisfied that compliance has been achieved within **20 business days** - repeat steps iv. and v. 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 vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DILGP endorses relevant plans/supporting information.

### **ABBREVIATIONS**

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered Australian Institute Landscape Architect
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time)
3. **Council** means Sunshine Coast City Council
4. **DILGP** means The Department of Infrastructure, Local Government and Planning
5. **EDQ** means Economic Development Queensland
6. **IFF** means Infrastructure Funding Framework (July 2016)
7. **MEDQ** means The Minister of Economic Development Queensland
8. **PDA** means Priority Development Area
9. **RPEQ** means Registered Professional Engineer of Queensland.



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|    | <p>assessment, staging, etc;<br/> iv. ongoing monitoring, management review and certified updates (as required);<br/> v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s).</p> <p>Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP.</p> <p>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.</p> | <p>b) At all times during construction</p>                                                                                     |
| 4. | <p><b>Compliance Assessment - Road fronting Lot 21</b></p> <p>a) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings, certified by a RPEQ and endorsed by Council, for the internal road fronting Lot 21.</p> <p>b) Construct the works generally in accordance with the approved plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, and approved by Council for all works constructed in accordance with this condition.</p>                                                                                                                                                           | <p>a) Prior to commencement of works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p> |
| 5. | <p><b>Water Reticulation</b></p> <p>a) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings, certified by a RPEQ and approved by Unitywater, for the water main fronting Lot 21, generally in accordance <i>PDA Guideline No. 13 – Engineering standards – water and sewerage</i>.</p> <p>b) Construct the works generally in accordance with the approved plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP 'as-constructed' drawings, asset register, bacterial and pressure test results, certified by a RPEQ and approved by Unitywater.</p>                                                                                                                         | <p>a) Prior to commencement of works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p> |

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| 6. | <p><b>Sewer Reticulation</b></p> <p>a) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings, certified by a RPEQ and approved by Unitywater, for the sewer main fronting Lot 21, generally in accordance with PDA Guideline No. 13 – Engineering standards – water and sewerage.</p> <p>b) Construct the works generally in accordance with the approved plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP ‘as–constructed’ drawings, asset register, CCTV and pressure test results, certified by a RPEQ and approved by Unitywater.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>a) Prior to commencement of works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p> |
| 7. | <p><b>Street Lighting</b></p> <p>a) Design and install a street lighting system certified by a RPEQ for all roads including footpaths within Stage 1.</p> <p>The street lighting must comply with either:</p> <p>i. <b>Rate 2 (Energex owned) Public Lighting</b>, which is to be:</p> <ul style="list-style-type: none"> <li>• acceptable to Energex;</li> <li>• endorsed by Council as the Energex ‘billable customer’; and</li> <li>• generally in accordance with AS1158 – <i>‘Lighting for Roads and Public Spaces’</i></li> </ul> <p>or</p> <p>ii. <b>Rate 3 (Council owned) Public Lighting</b>, which is to be:</p> <ul style="list-style-type: none"> <li>• acceptable to Council;</li> <li>• generally in accordance with AS1158 – <i>‘Lighting for Roads and Public Spaces’</i> and AS3000 – <i>‘SAA Wiring Rules’</i>.</li> </ul> <p>b) Where Rate 3 lighting is used, submit to EDQ Development Assessment, DILGP ‘as-constructed’ plans including an asset register and relevant test results, certified by a RPEQ, in a format acceptable to Council.</p> | <p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p>                                          |
| 8. | <p><b>Electricity</b></p> <p>Submit to EDQ Development Assessment, DILGP either:</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Prior to survey plan endorsement</p>                                                                                        |



|                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                   |
|------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
|                                    | <p>a) Written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or</p> <p>b) Written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.</p>                                                                                                                                                                                                                                             |                                   |
| 9.                                 | <p><b>Telecommunications</b></p> <p>Submit to EDQ Development Assessment, DILGP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to each new lot within the proposed subdivision.</p>                                                                                                                                                                                                                                     | Prior to survey plan endorsement  |
| 10.                                | <p><b>Broadband</b></p> <p>Submit to EDQ Development Assessment, DILGP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.</p>                                                                           | Prior to survey plan endorsement  |
| 11.                                | <p><b>Public Infrastructure - Damage, Repairs and Relocation</b></p> <p>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.</p>                                                                                                                   | Prior to survey plan endorsement  |
| <b>Landscaping and Environment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                   |
| 12.                                | <p><b>Streetscape Works</b></p> <p>a) Submit to EDQ Development Assessment, DILGP detailed streetscape works drawings certified by an AILA.</p> <p>The detailed streetscape plans are to include where applicable:</p> <ul style="list-style-type: none"> <li>i. location and type of street lighting in accordance with Australian Standard AS1158 –'Lighting for Roads and Public Spaces';</li> <li>ii. footpath treatments;</li> <li>iii. location and types of streetscape furniture;</li> <li>iv. location and size of stormwater treatment</li> </ul> | a) Prior to commencement of works |

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|                                               | <p>devices; and</p> <p>v. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines.</p> <p>b) Construct the works generally in accordance with the certified streetscape plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA.</p>                                                                                                                            | <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>              |
| 13.                                           | <p><b>Acid Sulfate Soils (ASS)</b></p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DILGP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be:</p> <p>i. prepared generally in accordance with the <i>State Planning Policy</i>, July 2014 (as amended from time to time) and relevant guidelines; and</p> <p>ii. certified by a suitably qualified professional in soils and/or erosion sediment control.</p> <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p> | <p>a) Prior to commencement of or during site works</p> <p>b) Prior to survey plan endorsement</p> |
| 14.                                           | <p><b>Erosion and Sediment Management</b></p> <p>a) Submit to EDQ Development Assessment, DILGP an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines:</p> <p>i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP);</p> <p>ii. Best Practice Erosion and Sediment Control (International Erosion Control Association).</p> <p>b) Implement the certified ESCP as required under part a) of this condition.</p>                                   | <p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>           |
| <b>Works (Infrastructure) External to PDA</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                    |
| 15.                                           | <p><b>Road Access - External to the Priority Development Area</b></p> <p>a) Submit to EDQ Development Assessment, DILGP evidence that the portion of Lot 2 on RP895681 required for road has been dedicated in favour of proposed Lot 21 by:</p> <p>i. registering an access easement over the</p>                                                                                                                                                                                                                                                                                              | <p>a) Prior to survey plan endorsement</p>                                                         |

|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                       |
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|                               | <p>required portion of Lot 2 on RP895681; or</p> <p>ii. dedication of the required portion of Lot 2 on RP895681 as a road reserve.</p> <p>b) Submit to EDQ Development Assessment, DILGP detailed engineering design plans, including road drainage certified by a RPEQ, for the access road across Lot 2 between Carnaby Street and the western boundary of proposed Lot 21.</p> <p>c) Submit to EDQ Development Assessment, DILGP evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.</p> | <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p> |
| 16.                           | <p><b>Water Reticulation - External to the Priority Development Area</b></p> <p>a) Submit to EDQ Development Assessment, DILGP detailed water reticulation design plans, endorsed by Unitywater to service proposed Lot 21.</p> <p>b) Submit to EDQ Development Assessment, DILGP evidence from a RPEQ that the works have been constructed generally in accordance with the endorsed plans required under part a) of this condition.</p>                                                                                                                                                    | <p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p> |
| 17.                           | <p><b>Sewer Reticulation- External to the Priority Development Area</b></p> <p>a) Submit to EDQ Development Assessment, DILGP detailed sewer reticulation design plans, endorsed by Unitywater to service proposed Lot 21.</p> <p>b) Submit to EDQ Development Assessment, DILGP evidence from a RPEQ that the works have been constructed generally in accordance with the endorsed plans required under part a) of this condition.</p>                                                                                                                                                     | <p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p> |
| <b>Infrastructure charges</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                       |
| 18.                           | <p><b>Infrastructure contributions</b></p> <p>Unless an IA provides to the contrary, pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2016 indexed to the date of payment.</p>                                                                                                                                                                                                                                                                                                                                                          | In accordance with the IFF                                                            |

| Stage 2 |                                                                                                                                                    |                                  |
|---------|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| General |                                                                                                                                                    |                                  |
| No.     | Condition                                                                                                                                          | Timing                           |
| 19.     | <b>Carry out the approved development</b><br><br>Carry out the approved development generally in accordance with the approved plans and documents. | Prior to survey plan endorsement |

#### **STANDARD ADVICE**

Please note that in order 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 \*\***