



Our ref: DEV2017/867

Department of Infrastructure,
Local Government and Planning

30 November 2017

SunCentral
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 A RECONFIGURATION OF A LOT (5 INTO 25) AT 1 GOLF STREET, 83 DALTON DRIVE AND GOLF STREET, MAROOCHYDORE DESCRIBED AS LOT 2 ON RP868296, LOT 2 ON SP154798, LOT 7 SP239529, LOT 33 ON RP149066 AND LOT 41 ON SP130328

On 29 November 2017, the above Priority Development Area (PDA) development approval has been granted under s.85(4)(b) of the *Economic Development Act 2012*. It approves all of the PDA development approval applied for subject to PDA development conditions set out in this decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the Development Approvals Register via the Department of Infrastructure, Local Government and Planning website www.dilgp.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Leila Torrens on 3452 7466.

Yours sincerely

Beatriz Gomez
Director – EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Maroochydore City Centre	
Site address	1 Golf Street, 1 Mungar Street and 93 Dalton Drive, Maroochydore	
Lot on plan description	Lot number	Plan description
	Lot 2	RP868296
	Lot 41	SP130328
	Lot 2	SP154798
	Lot 7	SP239529
PDA development application details		
DEV reference number	DEV2017/867	
'Properly made' date	18 August 2017	
Type of application	☐ New development involving: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Reconfiguration of a Lot (1 into 25) and Precinct Plans for Precincts 5 and 6	

PDA development approval details			
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		29 November 2017	
Currency period		4 years from Decision Date	
Plans and documents			
The plans and documents approved referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Plan of Subdivision, prepared by Project Urban	14422.PP.04	07/06/2017
2.	Precinct 5 (Main Street South) Plan, prepared by SunCentral Maroochydore		10/11/2017
3.	Precinct 6 (Main Street North) Plan, prepared by SunCentral Maroochydore		10/11/2017

PREAMBLE

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

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 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 the EDQ's development assessment fee schedule (as amended from time to time).
 - ii. submit to EDQ a duly completed compliance assessment form.
 - iii. submit to EDQ 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 by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, October 2017 (as amended from time to time).
3. **Council** means Sunshine Coast Regional Council.
4. **DILGP** means The Department of Infrastructure, Local Government and Planning.
5. **EDQ** means Economic Development Queensland.
6. **PDA** means Priority Development Area.
7. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents, SunCentral Maroochydhore Infrastructure Agreement 2016, SunCentral Maroochydhore Water Infrastructure Agreement 2016 and any other executed Infrastructure Agreement.	Prior to survey plan endorsement for each stage
2.	Street Naming Submit to EDQ Development Assessment, DILGP a schedule of street names approved by Council.	Prior to survey plan endorsement for each stage
3.	Entry walls or features The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ Development Assessment, DILGP.	As indicated

Engineering

4.	Construction Management Plan a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	a) Prior to commencement of works for each stage b) At all times during construction
5.	Traffic Management Plan a) Submit to EDQ Development Assessment, DILGP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Design Management qualification. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; planning including risk identification and assessment, staging, etc; iii. ongoing monitoring, management review and certified updates (as required); iv. 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	a) Prior to commencement of site works for each stage

	road(s). 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. b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	b) At all times during construction
6.	Retaining Walls a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DILGP. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 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 required under part a) of this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
7.	Filling and Excavation a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments”</i>. The certified earthworks plans shall: - be consistent with the Erosion and Sediment Control plans; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide full details of any areas where surplus soils are to be stockpiled.	a) Prior to commencement of site works for each stage

	b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
8.	Roads a) Submit to EDQ Development Assessment, DILGP detailed engineering concept functional road layout plans (including intersection treatments, footpaths and cycle tracks) certified by a RPEQ and endorsed by Council as being generally in accordance with the approved precinct plans. b) Submit to EDQ Development Assessment, DILGP detailed engineering plans certified by a RPEQ and endorsed by Council for all roads generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans as required under part b) of this condition. d) Submit to EDQ Development Assessment, DILGP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, and approved by Council in a format acceptable to the Council of all road works constructed in accordance with this condition.	a) Prior to commencement of work for the first stage b) Prior to commencement of work for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement of the first stage
9.	Roads – Signalised Intersections a) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings, certified by a RPEQ and endorsed by Council for all signalised intersections. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as-constructed' drawings, asset register and test results, certified by a RPEQ,	a) Prior to commencement of road works of the relevant stage b) Prior to survey plan endorsement of the relevant stage c) Prior to survey plan endorsement of the relevant stage

	in a format acceptable to the Council of all works constructed in accordance with this condition.	
10.	Water - Internal a) Submit to EDQ Development Assessment, DILGP detailed water reticulation design plans including connections to all lots, certified by a RPEQ and approved by Unitywater. b) Construct the works generally in accordance with the certified plans required under part b) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Unitywater's current adopted standards.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
11.	Sewer – Internal a) Submit to EDQ Development Assessment, DILGP detailed sewer reticulation design plans including connections to all lots, certified by a RPEQ and approved by Unitywater. b) Construct the works generally in accordance with the certified plans required under part b) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with Unitywater's current adopted standards.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
12.	Flooding Submit to EDQ Development Assessment, DILGP a hydrology and hydraulic report certified by a RPEQ and endorsed by Council as being generally in accordance with QUDM.	Prior to commencement of works for the first stage
13.	Stormwater Management (Quantity) a) Submit to EDQ Development Assessment, DILGP detailed engineering design plans and hydraulic calculations, certified by a RPEQ and endorsed by Council, for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>	a) Prior to commencement of works for each stage

	and the endorsed flood study required under Condition 13 Compliance Assessment – Flooding. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council.	b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
14.	Street Lighting a) Design and install a street lighting system certified by a RPEQ for all roads as shown on the approved plans including footpaths/bikeways within road reserves. The street lighting must comply with either: i. Rate 2 (Energex owned) Public Lighting, which is to be: • acceptable to Energex; • endorsed by Council as the Energex 'billable customer'; and • generally in accordance with AS1158 – '<i>Lighting for Roads and Public Spaces</i>' or ii. Rate 3 (Council owned) Public Lighting, which is to be: • acceptable to Council; • generally in accordance with AS1158 – '<i>Lighting for Roads and Public Spaces</i>' and AS3000 – '<i>SAA Wiring Rules</i>'. 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	a) Prior to survey plan endorsement for each stage b) Prior to survey plan endorsement for each stage
15.	Electricity Submit to EDQ Development Assessment, DILGP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or	Prior to survey plan endorsement for each stage

	b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	
16.	Telecommunications 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.	Prior to survey plan endorsement for each stage
17.	Broadband 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</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.	Prior to survey plan endorsement for each stage
18.	Waste Collection System a) Submit to EDQ Development Assessment, DILGP a copy of the Prescribed Waste Infrastructure Consent given by the Council for the establishment of the internal waste collection system. b) Establish the internal waste collection system in accordance with the Council's Prescribed Waste Infrastructure Consent. c) Manage the internal waste collection system in accordance with the Prescribed Waste Infrastructure Consents.	a) prior to commencement of building works b) prior to the commencement of use c) at all times
19.	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 survey plan endorsement for the relevant stage

Landscape and Environment

20.	Streetscape Works a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed streetscape works drawings, certified by an AILA and endorsed by Council. The detailed streetscape plans are to include where applicable: 1. location and type of street lighting in accordance with Australian Standard AS1158 –‘<i>Lighting for Roads and Public Spaces</i>’; 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
21.	Compliance Assessment – Landscape Works (Parks & Open Space) a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed landscape plans, including a schedule of proposed standard and non–standard assets to be transferred to Council, certified by an AILA, for improvement works within the proposed parkland and open space areas generally in accordance with <i>PDA Guideline No. 12 – Park planning and design</i> and the approved precinct plans, generally documenting the following: i. existing contours or site levels, services and features; ii. proposed finished levels, including sections across and through the open space at critical points (e.g. Interface with roads or water bodies, retaining walls or batters);	a) Prior to commencement of site works for the relevant stage

	iii. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; iv. locations of electricity and water connections to parks; v. location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; vi. details and locations of any proposed building works, including: bridges, park furniture, picnic facilities and play equipment; vii. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; viii. public lighting in accordance with AS1158 – '<i>Lighting for Roads and Public Spaces</i>'. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP, 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
22.	Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DILGP detailed engineering design and construction drawings, certified by a RPEQ and endorsed by Council, for the proposed stormwater treatment devices generally in accordance with <i>the endorsed concept plans required under part a) of this condition</i>. b) Construct the works generally in accordance with the certified plans required under part b) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
23.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DILGP an Acid Sulfate Soils Management	a) Prior to commencement of or during site works

	Plan (ASSMP). The ASSMP must be: i. prepared generally in accordance with the relevant guidelines including the Queensland Acid Sulphate Soils Technical Manual; and ii. certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	for the relevant stage b) Prior to survey plan endorsement for the relevant stage
24.	Erosion and Sediment Management 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: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works for each stage b) At all times during construction
25.	Compliance Assessment - Acoustic Treatments a) Submit to EDQ Development Assessment, DILGP for compliance assessment an acoustic report certified by a RPEQ or suitably qualified professional, an acoustic report identifying road and rail noise impacts on residential uses in accordance with <i>PDA Guideline No. 13 – Engineering Standards</i>. b) Construct acoustic treatment works recommended in the endorsed report required under part a) of this condition. c) Where the constructed acoustic treatments become contributed assets, submit to EDQ Development Assessment, DILGP 'as-constructed plans and asset register in a format acceptable to Council.	a) Prior to commencement of works for the relevant stage b) Prior to commencement of works for the relevant stage c) Prior to survey plan endorsement for the relevant stage

Surveying, Land Transfers and Easements		
26.	Easements over infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement for the relevant stage
27.	Land Transfers – Park and Open Space Transfer, in fee simple, to Council, Lots 34,37,40 and 43 for park and open space purposes.	At registration of survey plan for the relevant stage.
28.	Land Transfers – Drainage Transfer, in fee simple, to Council, Lots 43, 45, 48 and 51 for drainage purposes.	At registration of survey plan for the relevant stage.
Infrastructure Contributions		
29.	Infrastructure Contributions Unless an Infrastructure Agreement provides to the contrary, pay to EDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) dated July 2017 indexed to the date of payment.	In accordance with the IFF.

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 ****