



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2017/893

26 February 2018

Maroochydore Spotlight Property 2 Pty Ltd
c/- Ms Harriet McGowan
Urbis Pty Ltd
Level 7, 123 Albert Street,
BRISBANE QLD 4000

Dear Harriet

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR SHOWROOMS, FOOD AND DRINK OUTLET, AND MARKET AT 53-91 DALTON DRIVE, MAROOCHYDORE DESCRIBED AS LOT 1 ON SP202103

On 26 February 2018 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*. The 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 website www.dilqp.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

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Maroochydore City Centre	
Site address	53-91 Dalton Drive, Maroochydore 4558	
Lot on plan description	Lot number	Plan description
	Lot 1	SP202103
PDA development application details		
DEV reference number	DEV2017/893	
'Properly made' date	1 December 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	Showroom, Food and Drink Outlet, and Market	

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		26 February 2018	
Currency period		6 years	
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	Date
1.	Infrastructure Services Report, Maroochydore SP2, Dalton Drive Maroochydore Queensland, Stage 1, prepared by Cardno	V171462	23 November 2017
2.	Stormwater Management Plan, Dalton Drive, Maroochydore – Stage 1, prepared by Cardno	V171462	21 November 2017
3.	Acoustic Report, Maroochydore Spotlight Property 2 Pty Ltd, prepared by Vipac Engineers and Scientists Limited	70Q-17-0188-TRP-542381-1	23 November 2017
4.	Traffic Report, Stage 1: Large Format Retail Development, Dalton Drive, Maroochydore, prepared by Cardno	QTT17006	24 November 2017
5.	Existing Site Condition, prepared by The Buchan Group	717006 A-DA-0101 Issue D	23 November 2017
6.	Proposed Master Plan – Stage 01, prepared by The Buchan Group	717006 A-DA-0102 Issue N	6 February 2018
7.	Farmers Market Call Out Plan, prepared by The Buchan Group	717006 A-DA-0102A Issue B	23 November 2017
8.	Ground Floor Retail Plan, prepared by The Buchan Group	717006 A-DA-0104 Issue J	23 November 2017
9.	Spotlight Tower Foyer, prepared by The Buchan Group	717006 A-DA-0104A Issue I	23 November 2017
10.	Level 1 Retail – Floor Plan, prepared by The Buchan Group	717006 A-DA-0105 Issue J	23 November 2017
11.	Roof Plan, prepared by The Buchan Group	717006 A-DA-0106 Issue D	23 November 2017
12.	Building Elevations, prepared by The Buchan Group	717006 A-DA-0107 Issue E	23 November 2017
13.	Sections, prepared by The Buchan Group	717006 A-DA-0108 Issue C	23 November 2017

Approved plans and documents		Number	Date
14.	Proposed Road Reserve, prepared by The Buchan Group	717006 A-DA-0114 Issue C	6 February 2018

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 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, DSDMIP 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, DSDMIP 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, DSDMIP 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, DSDMIP **within 20 business days** from the date of the notice.

- v. **within 20 business days** – EDQ Development Assessment, DSDMIP 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, DSDMIP 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, DSDMIP 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, September 2013 (as amended from time to time).
3. **Council** means Sunshine Coast Council
4. **DES** means The Department of Environment and Science.
5. **DSDMIP** means The Department of State Development, Manufacturing Infrastructure and Planning..
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means Registered Professional Engineer of Queensland

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.

4.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification or higher. 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; iii. planning including risk identification and assessment, staging, etc; iv. ongoing monitoring, management review and certified updates (as required); 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). b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	a) Prior to commencement of site works b) At all times during construction
5.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments.”</i> The certified earthworks plans shall: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv. provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans required under part a) of this condition and any	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use

	unsuitable material encountered has been treated or replaced with suitable material.	
6.	Compliance Assessment – Pedestrian Crossing Relocation a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a dimensioned engineering functional layout plan, certified by a RPEQ, showing a staged relocated pedestrian refuge crossing, on Dalton Drive, located generally in accordance with the approved Master Plan and designed to <i>PDA Guideline 13 – Engineering Standards</i>. b) Construct the works generally in accordance with the endorsed plan required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans and asset register in accordance with Council adopted standards.	a) Prior to commencement of roadworks b) Prior to commencement of use c) Prior to commencement of use
7.	Compliance Assessment – Dalton Drive Signalised Vehicle Access a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed engineering plans, certified by a RPEQ, of the modified traffic signals required for site access off Dalton Drive (proposed central access adjoining the service delivery area) located in accordance with the approved plans and designed to Council standards. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans and signal test results in accordance with Council adopted standards.	a) Prior to commencement of works b) Prior to commencement of use c) Prior to commencement of use
8.	Compliance Assessment – Road adjacent Precinct 7 a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment dimensioned interim and ultimate engineering functional road layout plans, certified by a RPEQ, generally in accordance with the approved Master Plan and <i>PDA Guideline 13 – Engineering Standards</i>. <i>Advice Note: This section of road is to be dedicated as state road and as such no private services (apart from connections) to the subject development are to be located within the 16m wide reserve.</i>	a) Prior to commencement of roadworks

	b) Construct the interim works generally in accordance with the endorsed plan required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans and asset register in accordance with Council adopted standards.	b) Prior to commencement of use c) Prior to commencement of use
9.	Street Lighting – Road adjacent Precinct 7 a) Design and install a <u>Rate 2</u> street lighting system certified by a RPEQ to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i. meet the relevant standards of Energex; ii. be acceptable to Energex as 'Rate 2 Public Lighting'; iii. be endorsed by Council as the Energex 'billable customer'; iv. be generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>'. Or the following: b) Submit to EDQ Development Assessment, DSDMIP detailed engineering design plans certified by a RPEQ-electrical for <u>Rate 3</u> (Council owned) street lighting to all roads, including footpaths/bikeways within road reserves generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>' and AS3000 – '<i>SAA Wiring Rules</i>'. c) Install the lighting generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council	a) Prior to commencement of use b) Prior to commencement of works c) Prior to commencement of use d) Prior to commencement of use
10.	Car Parking Provide car parking spaces designed, delineated and signed generally in accordance with AS2890 – Parking Facilities and the endorsed landscape plans required under Condition 26 – Compliance Assessment Landscape. A minimum of 186 parking spaces are required to be provided as part of this development.	Prior to commencement of use and to be maintained
11.	Vehicle Access Construct the northern and southern left-in/left-out vehicle crossovers to Dalton Drive as located on the approved plans generally in accordance with Council's <i>Standard Commercial Driveway Standard Drawing R-051 Type D</i>.	Prior to commencement of use and to be maintained

12.	Water connection Connect the development to the existing water reticulation network in accordance with Unitywater's current adopted standards.	Prior to commencement of use
13.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with Unitywater's current adopted standards.	Prior to commencement of use
14.	Stormwater connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use
15.	Stormwater quality a) Submit to EDQ Development Assessment, DSDMIP detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the approved Stormwater Management Plan dated 21/11/17 and prepared by Cardno. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use
16.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
17.	Electricity Connect the development to the existing electrical supply network in accordance with Energex standards.	Prior to commencement of use
18.	Telecommunications Connect the development to the existing telecommunications network in accordance with the relevant service provider standards.	Prior to commencement of use
19.	Refuse Collection Submit to EDQ Development Assessment, DSDMIP refuse collection approval from Council or documentation indicating that a refuse collection contract has been	Prior to commencement of use

[illegible]

25.	Compliance Assessment - Streetscape Works – Road adjacent Precinct 7 a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed streetscape plans certified by an AILA, generally in accordance with the approved plans. 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 plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.	a) Prior to commencement of streetscape works b) Prior to commencement of use c) Prior to commencement of use
26.	Compliance Assessment - Landscape a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed concept landscape plan(s) certified by an AILA generally in accordance with the approved plans and inclusion of the following elements: a. a landscape strip (width to be negotiated with EDQ) along the Dalton Drive and the parking area boundary within the subject site; b. additional shade trees within the carpark areas; and c. bicycle parking d. appropriate landscaping along the acoustic fence to providing a visual screening to the fence. Mature vegetation or vegetation able to grow quickly is recommended to be used. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use

27.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP) certified by a suitably qualified professional. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of or during site works b) Prior to commencement of use
28.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP 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 b) At all times during construction
Surveying, land transfers and easements		
29.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in land 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 commencement of use
30.	Road Dedication Dedicate to the State, a 16m wide road reserve adjoining Precinct 7 as shown on the approved Master Plan.	Prior to commencement of use
Infrastructure Charges		
31.	Infrastructure Contributions Unless an Infrastructure Agreement provides to the contrary, pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) dated July 2017 and indeed to the time of payment.	In accordance with the IFF

**** End of Package ****