



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

Our ref: DEV2016/747

21 March 2018

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

Dear Glen

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURATION OF A LOT (5 INTO 41 LOTS) ACCOMPANIED BY A PRECINCT PLAN AT 1 GOLF STREET AND 93 DALTON DRIVE, MAROOCHYDORE DESCRIBED AS LOT 2 ON SP154798, LOT 41 ON SP130328, LOT 2 ON RP868296, LOT 33 ON RP149066 AND LOT 7 ON SP239529.**

On 21 March 2018 the Minister for Economic Development Queensland (MEDQ) decided to grant part of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website  
[www.dsdmip.qld.gov.au/pda-da-applications](http://www.dsdmip.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  
Development Assessment  
Economic Development Queensland**

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                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |
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| Name of priority development area (PDA) | Maroochydore City Centre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |
| Site address                            | 1 Golf Street and 93 Dalton Drive, Maroochydore                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Plan description |
|                                         | Lot 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | SP154798         |
|                                         | Lot 41                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SP130328         |
|                                         | Lot 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | RP868296         |
|                                         | Lot 33                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | RP149066         |
|                                         | Lot 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | RP239529         |
| PDA development application details     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |
| DEV reference number                    | DEV2016/747                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |
| 'Properly made' date                    | 12 December 2017                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| Type of application                     | <input 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 type="checkbox"/> Reconfiguring a lot               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input 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> </div> <input checked="" type="checkbox"/> Changing a PDA development approval<br><input type="checkbox"/> Extending the currency period of a PDA approval |                  |
| Description of proposal applied for     | Change to conditions of approval and changes to Precinct 3 Plan and Precinct 6 Plan                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |

## PDA development approval details

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| Decision of the MEDQ    | <p>The MEDQ has decided to grant part of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice.</p> <p>The approved changes are summarised as follows:</p> <ul style="list-style-type: none"> <li>▪ Inclusion of laneways to the rear of identified lots</li> <li>▪ Consequential references to plan numbers</li> <li>▪ Changes to the way in which parking rates are implemented</li> <li>▪ Minor changes to Precinct Plans for Precincts 3 &amp; 6.</li> </ul> |
| Original Decision date  | 30 May 2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Change to approval date | 20 March 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Currency period         | 4 years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

## Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

| Approved plans and documents |                                                 | Number (if applicable) | Date (if applicable) |
|------------------------------|-------------------------------------------------|------------------------|----------------------|
| 1.                           | Proposed Subdivision Plan Stage 1               | 14422.PP.01 Amend G    | 06/11/17             |
| 2.                           | Proposed Subdivision Plan Stage 2 Overview Plan | 14422.PP.02 Amend F    | 06/11/17             |
| 3.                           | Proposed Subdivision Plan Stage 2A Lots A1 - A6 | 14422.PP.03 Amend B    | 13/09/17             |
| 4.                           | Proposed Subdivision Plan Stage 2B Lots B1 & B2 | 14422.PP.04 Amend A    | 25/08/15             |
| 5.                           | Proposed Subdivision Plan Stage 2C Lots C1 - C3 | 14422.PP.05 Amend B    | 06/11/17             |
| 6.                           | Proposed Subdivision Plan Stage 2D Lots D1 & D3 | 14422.PP.06 Amend A    | 03/10/17             |
| 7.                           | Proposed Subdivision Plan Stage 2E Lots E1 & E2 | 14422.PP.07            | 19/05/15             |
| 8.                           | Proposed Subdivision Plan Stage 2F Lots F1 & F2 | 14422.PP.08 Amend A    | 25/08/15             |
| 9.                           | Proposed Subdivision Plan Stage 2G Lots G1-G3   | 14422.PP.09 Amend A    | 25/08/15             |

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|-------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|---------------------|---------------------------------------------------|
| 10.                                                               | Proposed Subdivision Plan<br>Stage 2H<br>Lots H1 -H3                                                                 | 14422.PP.10 Amend B | 04/10/17                                          |
| 11.                                                               | Proposed Subdivision Plan<br>Stage 2I<br>Lots I1 -I3                                                                 | 14422.PP.11 Amend A | 25/08/15                                          |
| 12.                                                               | Proposed Subdivision Plan<br>Stage 2J<br>Lots J1 & J2                                                                | 14422.PP.12 Amend A | 25/08/15                                          |
| 13.                                                               | Proposed Subdivision Plan<br>Stage 2K<br>Lots K1 & K2                                                                | 14422.PP.13 Amend A | 25/08/15                                          |
| 14.                                                               | Proposed Subdivision Plan<br>Stage 2L<br>Lots L1 & L2                                                                | 14422.PP.14 Amend A | 25/08/15                                          |
| 15.                                                               | Maroochydore City Centre<br>Priority Development Area<br>Precinct 3 (Core Business) Plan                             | Amendment 16.0      | 12 February 2018                                  |
| 16.                                                               | Maroochydore City Centre<br>Priority Development Area<br>Precinct 6 (Main Street North)<br>Plan                      | Version 7.0         | 12 February 2018                                  |
| <b>Plans and documents previously<br/>approved on 30 May 2016</b> |                                                                                                                      |                     |                                                   |
| 1.                                                                | Maroochydore City Centre<br>Priority Development Area<br>Precinct 1 (Maroochydore<br>Parklands) Plan                 | Version 11.0        | 13 March 2016                                     |
| 2.                                                                | Maroochydore City Centre<br>Priority Development Area<br>Precinct 2 Community Facilities<br>& Entertainment) Plan    | Version 10.0        | 13 March 2016                                     |
| 3.                                                                | Maroochydore City Centre – Car<br>Parking Management Strategy<br>Final Report                                        | Issue 2             | 13 April 2015                                     |
| 4.                                                                | Maroochydore City Centre<br>Flooding and Stormwater<br>Management Considerations for<br>Stage 1 Technical Memorandum |                     | 26 August 2015                                    |
| 5.                                                                | Corso Staging                                                                                                        |                     | 23/03/16 (as amended in<br>red dated 03 May 2016) |

## **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. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland.

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| <p><b>6.</b></p> | <p><b>Traffic Management Plan</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher.</p> <p>The TMP must include the following:</p> <ul style="list-style-type: none"> <li>i. provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>ii. provision of parking for workers and materials delivery during and outside of construction hours of work;</li> <li>iii. planning, including risk identification and assessment, staging, etc;</li> <li>iv. ongoing monitoring, management review and certified updates (as required); and</li> <li>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).</li> </ul> <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>a) Prior to commencement of works for the relevant sub-stage</p> <p>b) At all times during construction</p>                                                                                                       |
| <p><b>7.</b></p> | <p><b>Retaining Walls</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height.</p> <p>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.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>a) Prior to commencement of site works for the relevant sub-stage</p> <p>b) Prior to survey plan endorsement for the relevant sub-stage</p> <p>c) Prior to survey plan endorsement for the relevant sub-stage</p> |

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| 8. | <p><b>Roads</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings, certified by a RPEQ, for all roads within Stage 1 as shown on the approved Proposed Subdivision Plan, Stage 1, Sub-Stages 1a and 1b, drawing no 14422.PP.01, Amend G, dated 06/11/17 including parking bays, traffic devices and pedestrian/cycle paths generally in accordance with <i>PDA Guideline No. 13 – Engineering Standards</i> and the following approved plans / documents which are to take precedence in the event of any conflicts:</p> <ul style="list-style-type: none"> <li>i. Maroochydore City Centre Priority Development Area, Precinct 1 (Maroochydore Parklands) Plan, Version 11.0, dated 13 March 2016;</li> <li>ii. Maroochydore City Centre Priority Development Area, Precinct 3 (Core Business) Plan, Version 16.0, dated 12 February 2018</li> </ul> <p>b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.</p> | <p>a) Prior to commencement of road works for the relevant sub-stage</p> <p>b) Prior to survey plan endorsement of the relevant sub-stage</p> <p>c) Prior to survey plan endorsement of the relevant sub-stage</p> |
| 9. | <p><b>Roads – Signalised Intersections</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings, certified by a RPEQ and endorsed by Council for all signalised intersections within Stage 1 as shown on the approved Proposed Subdivision Plan, Stage 1, Sub-Stages 1a and 1b, drawing no 14422.PP.01, Amend G, dated 06/11/17.</p> <p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>a) Prior to commencement of road works of the relevant sub-stage</p> <p>b) Prior to survey plan endorsement of the relevant sub-stage</p> <p>c) Prior to survey plan endorsement of the relevant sub-stage</p>  |

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| <p><b>10.</b></p> | <p><b>The Corso Canal - Stage 1</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings, certified by a RPEQ, for the canal works including permanent and interim bridge works within Stage 1 as shown on the approved Proposed Subdivision Plan, Stage 1, Sub-Stages 1a and 1b, drawing no 14422.PP.01, Amend G, dated 06/11/17, generally in accordance with <i>PDA Guideline No. 13 – Engineering Standards</i> and the indicative Corso Staging, dated 23/03/16 (as amended in red dated 03 May 2016).</p> <p>b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.</p> | <p>a) Prior to commencement of work of the relevant sub-stage</p> <p>b) Prior to survey plan endorsement of the relevant sub-stage</p> <p>c) Prior to survey plan endorsement of the relevant sub-stage</p>                       |
| <p><b>11.</b></p> | <p><b>Water - Internal</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP a water reticulation Precinct Network Plan, approved by Unitywater.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans including connections to all lots in Stage 2, as shown on the Proposed Subdivision Plan, stage 2, Overview Plan, drawing no 14422.PP.02, Amend D, dated 03/10/17, approved by Unitywater, generally in accordance with the endorsed Precinct Network Plan required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMP 'as-constructed' plans, asset register, pressure and bacterial test results certified by a RPEQ and approved by Unitywater.</p>                                                         | <p>a) Prior to the commencement of works</p> <p>b) Prior to commencement of works</p> <p>c) Prior to survey plan endorsement for the relevant sub-stage</p> <p>d) Prior to survey plan endorsement for the relevant sub-stage</p> |

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| <p><b>12.</b></p> | <p><b>Sewer – Internal</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ Development Assessment, DSDMIP a sewer reticulation Precinct Network Plan, approved by Unitywater.</li> <li>b) Submit to EDQ Development Assessment, DSDMIP detailed sewer reticulation design plans including connections to all lots in Stage 2, as shown on the Proposed Subdivision Plan, stage 2, Overview Plan, drawing no 14422.PP.02, Amend D, dated 03/10/17, approved by Unitywater, generally in accordance with the endorsed Precinct Network Plan required under part a) of this condition.</li> <li>c) Construct the works generally in accordance with the certified plans required under part b) of this condition.</li> <li>d) Submit to EDQ Development Assessment, DSDMIP ‘as-constructed’ plans, asset register, pressure and CCTV results certified by a RPEQ and approved by Unitywater.</li> </ul>                    | <ul style="list-style-type: none"> <li>a) Prior to the commencement of works</li> <li>b) Prior to commencement of works</li> <li>c) Prior to survey plan endorsement for the relevant sub-stage</li> <li>d) Prior to survey plan endorsement for the relevant sub-stage</li> </ul> |
| <p><b>13.</b></p> | <p><b>Stormwater Management (Quality)</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ Development Assessment, DSDMIP detailed engineering design and construction drawings, certified by a RPEQ, for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the recommendations in the following documents: <ul style="list-style-type: none"> <li>i. Maroochydore City Centre, Flooding and Stormwater Management Considerations for Stage 1 Technical Memorandum, dated 26 August 2015.</li> </ul> </li> <li>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</li> <li>c) Submit to EDQ Development Assessment, DSDMIP ‘as constructed’ drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.</li> </ul> | <ul style="list-style-type: none"> <li>a) Prior to commencement of works for the relevant sub-stage</li> <li>b) Prior to survey plan endorsement for the relevant sub-stage</li> <li>c) Prior to survey plan endorsement for the relevant sub-stage</li> </ul>                     |

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| 14. | <p><b>Stormwater Management (Quantity)</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with the recommendations in the following approved plans/documents:</p> <p>i. Maroochydore City Centre, Flooding and Stormwater Management Considerations for Stage 1 Technical Memorandum, dated 26 August 2015.</p> <p>b) Construct the works in accordance with the certified plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>a) Prior to commencement of works for the relevant sub-stage</p> <p>b) Prior to survey plan endorsement for the relevant sub-stage</p> <p>c) Prior to survey plan endorsement for the relevant sub-stage</p> |
| 15. | <p><b>Street Lighting</b></p> <p>a) Design and install a street lighting system certified by a RPEQ for all roads within Stage 1 as shown on the approved Proposed Subdivision Plan, Stage 1, Sub-Stages 1a and 1b, drawing no 14422.PP.01, Amend F, dated 19/09/17 including footpaths/bikeways within road reserves.</p> <p>b) 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>c) Where Rate 3 lighting is used, submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans including an asset register and relevant test results, certified by a RPEQ, in a format acceptable to Council.</p> | <p>Prior to survey plan endorsement of the relevant sub-stage</p>                                                                                                                                               |

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| <b>16.</b>                         | <b>Electricity</b><br><br>Submit to EDQ Development Assessment, DSDMIP either: <ul style="list-style-type: none"> <li>a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or</li> <li>b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.</li> </ul>                                                                                                                                                                                                              | Prior to survey plan endorsement for the relevant sub-stage |
| <b>17.</b>                         | <b>Telecommunications</b><br><br>Submit to EDQ Development Assessment, DSDMIP 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 the relevant sub-stage |
| <b>18.</b>                         | <b>Broadband</b><br><br>Submit to EDQ Development Assessment, DSDMIP 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.                                                                                                                                                                              | Prior to survey plan endorsement for the relevant sub-stage |
| <b>19.</b>                         | <b>Public Infrastructure - Damage, Repairs and Relocation</b><br><br>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 sub-stage |
| <b>Landscaping and Environment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                             |
| <b>20.</b>                         | <b>Streetscape Works</b><br><br>a) Submit to EDQ Development Assessment, DSDMIP detailed streetscape works drawings for all roads within Stage 1 as shown on the approved Proposed Subdivision Plan, Stage 1, Sub-Stages 1a and 1b, drawing no 14422.PP.01, Amend F, dated 19/09/17 including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA.<br><br>The detailed streetscape plans are to include where applicable: <ol style="list-style-type: none"> <li>1. location and type of street lighting in accordance with Australian Standard AS1158 – <i>Lighting for Roads and</i></li> </ol> | a) Prior to commencement of works of the relevant sub-stage |

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|            | <p><i>Public Spaces”;</i></p> <ol style="list-style-type: none"> <li>2. footpath treatments;</li> <li>3. location and types of streetscape furniture;</li> <li>4. location and size of stormwater treatment devices; and</li> <li>5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines.</li> </ol> <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, DSDMIP ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>b) Prior to survey plan endorsement of the relevant sub-stage</p> <p>c) Prior to survey plan endorsement of the relevant sub-stage</p> |
| <b>21.</b> | <p><b>Landscape Works (Parks &amp; Open Space)</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP 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 within Stage 1 as shown on the approved Proposed Subdivision Plan, Stage 1, Sub-Stages 1a and 1b, drawing no 14422.PP.01, Amend F, dated 19/09/17 , generally in accordance with the following approved plans:</p> <ol style="list-style-type: none"> <li>i. Maroochydore City Centre Priority Development Area, Precinct 1 (Maroochydore Parklands) Plan, Version 11.0, dated 13 March 2016;</li> <li>ii. Maroochydore City Centre Priority Development Area, Precinct 3 (Core Business) Plan, Version 16.0, dated 12 February 2018.</li> </ol> <p>and generally documenting the following:</p> <ol style="list-style-type: none"> <li>1. existing contours or site levels, services and features;</li> <li>2. 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);</li> <li>3. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions;</li> <li>4. proposed pedestrian/cycle paths</li> <li>5. locations of electricity and water connections to parks;</li> <li>6. Location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access;</li> <li>7. Details and locations of any proposed building works, including: bridges, park furniture, picnic facilities and play equipment;</li> </ol> | <p>a) Prior to commencement of site works</p>                                                                                             |

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|            | <p>8. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines;</p> <p>9. public lighting in accordance with AS1158 – '<i>Lighting for Roads and Public Spaces</i>'.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP, 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA.</p>                                                                                             | <p>b) Prior to survey plan endorsement for the or sub-stage</p> <p>c) Prior to survey plan endorsement for the or sub-stage</p>                          |
| <b>22.</b> | <p><b>Acid Sulfate Soils (ASS)</b></p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be:</p> <ol style="list-style-type: none"> <li>prepared generally in accordance with the <i>State Planning Policy</i>, July 2014 (as amended from time to time) and relevant guidelines; and</li> <li>certified by a suitably qualified professional in soils and/or erosion sediment control.</li> </ol> <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 for the relevant sub-stage</p> <p>b) Prior to survey plan endorsement for the relevant sub-stage</p> |
| <b>23.</b> | <p><b>Erosion and Sediment Management</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and</li> <li>Best Practice Erosion and Sediment Control (International Erosion Control Association).</li> </ol> <p>b) Implement the certified ESCP as required under part a) of this condition.</p>                               | <p>a) Prior to commencement of site works for the relevant sub-stage</p> <p>b) At all times during construction</p>                                      |

| Surveying, land transfers and easements |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                             |
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| 24.                                     | <b>Land transfers – Contaminated Land</b><br><br>Demonstrate to EDQ Development Assessment, DSDMIP that all land to be transferred in fee simple to a trustee is not registered on either the Environmental Management or the Contaminated Land Registers.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Prior to survey plan endorsement of the relevant sub-stage  |
| 25.                                     | <b>Land transfers - Drainage</b><br><br>Transfer, in fee simple, to Council Lot Nos 15, 16, 17, 18 and 19 within Stage 1 as shown on the approved Proposed Subdivision Plan, Stage 1, Sub-Stages 1a and 1b, drawing no 14422.PP.01, Amend F, dated 19/09/17 , for drainage purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | At registration of survey plan of the relevant sub-stage    |
| 26.                                     | <b>Land transfers – Park and open space</b><br><br>Transfer, in fee simple, to Council Lot Nos 13 and 14 within Stage 1 as shown on the approved Proposed Subdivision Plan, Stage 1, Sub-Stages 1a and 1b, drawing no 14422.PP.01, Amend F, dated 19/09/17 for park and open space purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | At registration of survey plan of the relevant sub-stage    |
| 27.                                     | <b>Easements over infrastructure</b><br><br>Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets.<br><br>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 sub-stage |
| Infrastructure Charges                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                             |
| 28.                                     | <b>Infrastructure Contributions – Council Infrastructure</b><br><br>Unless a relevant IA provides to the contrary, pay to MEDQ infrastructure charges for transport, public parks and land for community facilities, and stormwater in accordance with the Sunshine Coast Regional Council Infrastructure Charges Resolution (No.6) 2014, indexed to date of payment.<br><br>The following infrastructure delivered by the applicant will be creditable against the charges payable under this condition: <ul style="list-style-type: none"> <li>i. Condition 8 Roads - Town Centre Boulevard, Town Centre Avenue from Railway Street to Maud Street, and Main Street Boulevard;</li> <li>ii. Condition 9 Roads - Signalised Intersection - signalised intersections along Town Centre Boulevard, Town Centre Avenue from Railway Street to Maud Street, and Main Street Boulevard;</li> <li>iii. Condition 21 Landscape Works – Parks and Open Spaces; and</li> <li>iv. Condition 26 Land Transfers – Parks and open space.</li> </ul> | Prior to survey plan endorsement for the relevant sub-stage |

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| 29. | <b>Infrastructure Contributions – Water and Sewerage Infrastructure</b><br><br>Unless a relevant IA provides to the contrary, pay to MEDQ infrastructure charges for water and sewer supply in accordance with the Sunshine Coast Regional Council Infrastructure Charges Resolution (No.6) 2014, indexed to date of payment. | Prior to survey plan endorsement for the relevant sub-stage |
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#### **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 \*\***