



Our ref: DEV2017/874

Your ref: LCE10315

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

August 2018

Lucid Consulting Australia
Att: Mr Huon Payne
Level 2, 23 Railway Road
SUBIACO WA 6008

Email: huon.payne@lucidconsulting.com.au

Dear Huon

SECTION 89(1)(A) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – UTILITLY INSTALLATION (AUTOMATED WASTE COLLECTION SYSTEM COLLECTION STATION) AT MUNDGOO BOULEVARD, MAROOCHYDORE CURRENTLY DESCRIBED AS PART LOT 201 ON SP305312 (FORMERLY 1 GOLF STREET, MAROOCHYDORE DESCRIBED AS PART LOT 2 ON RP868296)

On 1 August 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.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 Marisa Graetz on 3452 7525.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3452 7100
www.dsdmip.qld.gov.au
ABN 29 230 178 530

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Maroochydore City Centre Priority Development Area	
Site address	Mundoo Boulevard, Maroochydore (Formerly 1 Golf Street, Maroochydore)	
Lot on plan description	Lot number	Plan description
	Part Lot 201	SP305312
	(At time of lodgement described as Part Lot 2 on RP868296, during assessment described as Part Lot 100 on SP297589)	
PDA development application details		
DEV reference number	DEV2017/874	
'Properly made' date	20 September 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	Development permit for a material change of use – Utility installation (Automated waste collection system collection station)	

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		1 August 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.	Cover Sheet	43571-DD000-B	16 January 2018
2.	Site Plan	43571-DD101-F	19 January 2018
3.	Floor Plan – Ground	43571-DD200-K	16 January 2018
4.	Floor Plan – Level 1	43571-DD201-K	16January 2018
5.	Roof Plan	43571-DD202-G	16 January 2018
6.	Elevations	43571-DD400-H	16 January 2018
7.	Elevations	43571-DD401-H	16 January 2018
8.	Sections	43571-DD500-J	16 January 2018
9.	Sections	43571-DD501-J	16 January 2018
10.	Sections	43571-DD502-J	16 January 2018
11.	Stormwater Management Plan, prepared by WGA	WPH160263 Revision C	22 January 2018
12.	Noise Emissions Technical Report (including Appendix A – Environmental Noise Impact Assessment, reference P16196RP1 Revision 5, prepared by Resonate Acoustics, dated 18 April 2018), prepared by Lucid Consulting Australia	10315-136b Revision 2	30 May 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. **Council** means Sunshine Coast Council.
3. **DSDMIP** means the Department of State Development, Manufacturing Infrastructure and Planning.
4. **EDQ** means Economic Development Queensland.
5. **IFF** means the Infrastructure Funding Framework, prepared by the Department of Infrastructure, Local Government and Planning, dated July 2017.
6. **MEDQ** means the Minister for Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents, <i>SunCentral Maroochydore Infrastructure Agreement 2016</i> , <i>SunCentral Maroochydore Water Infrastructure Agreement 2016</i> and any other executed Infrastructure Agreement.	Prior to commencement of use
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times
3.	Fire Services System Submit to EDQ Development Assessment, DSDMIP plans and written information from a suitably qualified person outlining what equipment is required on site for the approved development to comply with the requirements of the National Construction Code (NCC) for fire services equipment. <i>Advice note—the approved development may be required to incorporate 2 x 80,000L tanks and associated pump in the south-eastern corner of the site to comply with the requirements of the NCC.</i>	Prior to commencement of use
4.	Building Design – Encroachments into Future Road Reserve a) Submit to EDQ Development Assessment, DSDMIP: - detailed architectural drawings for construction, prepared by a suitably qualified person, nominating the proposed encroachments into the future road reserve (including footpath / verge); and - a letter of support from Sunshine Coast Council, referring to the plans required under part a) i) of this condition, accepting the proposed encroachments in the future road reserve as the relevant local government who will have control of the future road reserve in accordance with section 60 of the <i>Local Government Act 2009</i>.	a) Prior to commencement of work

No.	Condition	Timing
	b) Construct the works generally in accordance with the plans submitted under part a) i) of this condition. c) Submit to EDQ Development Assessment, DSDMIP evidence from a suitably qualified person that the works have been constructed generally in accordance with the endorsed plans submitted under part a) i) of this condition.	b) Prior to commencement of use c) Prior to commencement of use
5.	Building Design – Flood Immunity a) Submit to EDQ Development Assessment, DSDMIP detailed architectural drawings and written documentation, prepared by a suitably qualified person, demonstrating compliance with the flood immunity requirements specified in Table 8.2.7.3.3 (Flood levels and flood immunity requirements for development and infrastructure), in the Flood hazard overlay code in the <i>Sunshine Coast Planning Scheme 2014</i>. b) Construct the works generally in accordance with the information submitted under part a) of this condition.	a) Prior to commencement of work b) Prior to commencement of use
Engineering		
6.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDMIP 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; and 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 submitted under part a) of this condition, which must be current and available on site at all times during the construction period.	a) Prior to commencement of work b) At all times during construction

No.	Condition	Timing
7.	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); and 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 submitted under part a) of this condition, which must be current and available on site at all times.	a) Prior to commencement of work b) At all times during construction
8.	Retaining Wall(s) a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by a RPEQ, of all retaining walls 1.0m or greater in height. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of work b) Prior to commencement of use c) Prior to commencement of use
9.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996	a) Prior to commencement of work

No.	Condition	Timing
	<i>“Guidelines on Earthworks for Commercial and Residential Developments.</i> The certified earthworks plans must: 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; and 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 submitted 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 submitted under part a) of this condition, and any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use c) Prior to commencement of use
10.	Vehicle Access Construct vehicle crossovers to the new frontage road as located on the approved plans, generally in accordance with Council’s standard drawing for heavy vehicle driveway crossings.	Prior to commencement of use
11.	Car Parking Provide car parking spaces, delineated and signed generally in accordance with the approved plans, designed in accordance with <i>AS2890 – Parking Facilities</i>.	Prior to commencement of use and to be maintained at all times
12.	Bicycle Parking Provide bicycle parking facilities delineated and signed generally in accordance with the approved plans, designed in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i>.	Prior to commencement of use and to be maintained at all times
13.	Water Connection Connect the approved development to the existing water reticulation network in accordance with Unitywater’s current adopted standards.	Prior to commencement of use

14.	Sewer Connection Connect the approved development to the existing sewer reticulation network in accordance with Unitywater's current adopted standards.	Prior to commencement of use
15.	Stormwater Connection Construct the internal stormwater reticulation and connect the approved 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
16.	Stormwater Drainage Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans certified by a RPEQ for the proposed drainage channel and culverts within and along the north-west boundary of the subject site, being proposed Lot 21. <i>Advice note—Proposed Lot 21 is approved under PDA development approval DEV2017/839.</i>	Prior to commencement of use
17.	Compliance Assessment – Stormwater Quality a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed engineering drawings, specifications and documentation, certified by a RPEQ, for devices designed to treat site based stormwater generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> . b) Construct the works generally in accordance with the endorsed plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP evidence from a RPEQ that the works have been constructed generally in accordance with the endorsed plans submitted under part a) of this condition.	a) Prior to commencement of work b) Prior to commencement of use c) Prior to commencement of use
18.	Outdoor Lighting Outdoor lighting within the approved development shall be designed and installed in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained at all times

19.	Electricity Connect the approved development to the existing electrical supply network in accordance with Energex standards.	Prior to commencement of use
20.	Telecommunications Connect the approved development to the existing telecommunications network in accordance with the relevant service provider standards.	Prior to commencement of use
21.	Public Infrastructure – Damage and Repairs Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use
Landscape and Environment		
22.	Compliance Assessment – Landscape Works a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment, detailed landscape design plans certified by an AILA, and supporting documentation which achieve compliance with the Landscape code in the <i>Sunshine Coast Planning Scheme 2014</i> . b) Construct the landscape works generally in accordance with the endorsed plans required under part a) of this condition.	a) Prior to commencement of landscape work b) Prior to commencement of use
23.	Acid Sulfate Soils 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 work b) Prior to commencement of use
24.	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,	a) Prior to commencement of work

	dated 2010, prepared by DEHP; and ii. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). b) Implement the certified ESCP as required under part a) of this condition.	b) At all times during construction
25.	Acoustic Treatments Undertake acoustic treatments and controls to the approved development generally in accordance with the recommendations in the approved <i>Noise Emissions Technical Report</i>, prepared by Lucid Consulting Australia, dated 30 May 2018.	Prior to commencement of use and to be maintained at all times
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 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
27.	Lawful Vehicular Access Submit to EDQ Development Assessment, DSDMIP written evidence of lawful vehicular access being granted to the driveway crossovers of the approved development. <i>Advice note—Lawful vehicular access can be achieved through dedication of road reserve approved under PDA development approval DEV2017/839, creation of access easement(s) or amalgamation of lots to achieve lot frontage to road reserve.</i>	Prior to commencement of use
Infrastructure Charges		
28.	Infrastructure Contributions Unless an Infrastructure Agreement provides to the contrary, pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF), prepared by Department of State Development, Manufacturing, Infrastructure and Planning, dated 1 July 2018, and 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 – in particular for development located outside the PDA. 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 ****