



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

Our ref: DEV2019/1004

**25 March 2019**

SunCentral Maroochydore Pty Ltd  
Attn: Ms Bronwyn Buksh  
9 Golf Street  
MAROOCHYDORE QLD 4558

Dear Ms Buksh

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (INTERIM) FOR RETAIL USES BAR, FOOD AND DRINK OUTLET, MARKET AND COMMUNITY USE AT SOUTH SEA ISLANDER WAY AND FIRST AVENUE, MAROOCHYDORE DESCRIBED AS LOTS 30 AND 40 ON SP305312.**

On 22 March 2019 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 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](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		
Name of priority development area (PDA)	Maroochydore City Centre	
Site address	South Sea Islander Way and First Avenue, Maroochydore	
Lot on plan description	Lot number	Plan description
	30	SP305312
	40	SP305312
PDA development application details		
DEV reference number	DEV2019/1004	
'Properly made' date	5 <sup>th</sup> February 2019	
Type of application	<input type="checkbox"/> New development involving: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Interim uses - Retail uses (bar, food and drink outlet, market) and Community use.	

### 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	22 March 2019
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 (if applicable)	Date (if applicable)
1.	Site plan prepared by Majstorovic	SW.03	19.11.18
2.	Ground Floor Plan prepared by Majstorovic	SW.04	19.11.18
3.	Roof Plan prepared by Majstorovic	SW.05	19.11.18
4.	Section AA prepared by Majstorovic	SW.06	19.11.18
5.	Operational Risk Management Plan prepared by ERMS Group	Final	26.11.18
6.	Electrical Services – Site Layout Plan prepared by Webb Australia Group	E010 Rev: P2	10.12.18
7.	Noise Management Plan prepared by SunCentral		
8.	Traffic Management Plan prepared by SunCentral and East Coast Traffic Control		November 2018
9.	Waste Management Plan prepared by SunCentral		
10.	Site plan by Cardno (Pavement Plan Overall)	249402-C1-1199 rev E	17/02/2016

## **ABBREVIATIONS AND DEFINITIONS**

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 the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
3. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
  - a. **External Authority** means a public-sector entity external to the MEDQ;
  - b. **Parkland** means carrying out operational works related to the provision of parkland infrastructure
  - c. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
  - d. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
  - e. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
  - f. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
  - g. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
4. **Council** means Sunshine Coast Council.
5. **DES** means the Department of Environment and Science.
6. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
7. **EDQ** means Economic Development Queensland.
8. **IFF** means the Infrastructure Funding Framework, prepared by the Department Infrastructure, Local Government and Planning, dated July 2017.
9. **MEDQ** means the Minister for Economic Development Queensland.
10. **PDA** means Priority Development Area.
11. **RPEQ** means Registered Professional Engineer of Queensland.

## PDA Development Conditions

No.	Condition	Timing
<b>General</b>		
<b>1.</b>	<p><b>Carry out the Approved Development</b></p> <p>Carry out the approved development generally in accordance with the approved plan of development.</p>	For the duration of the temporary use
<b>2.</b>	<p><b>Maintain the Approved Development</b></p> <p>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.</p>	For the duration of the temporary use
<b>3.</b>	<p><b>Duration of Temporary Use (3 years)</b></p> <p>The use is valid for 3 years from the date of approval.</p>	As indicated
<b>4.</b>	<p><b>Temporary building</b></p> <p>Any temporary building proposed on site is to be located generally in accordance with the approved plans.</p>	For the duration of the temporary use
<b>Engineering</b>		
<b>5.</b>	<p><b>Construction Management Plan</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP a site-based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:</p> <ul style="list-style-type: none"> <li>i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>;</li> <li>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</li> <li>iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor.</li> </ul> <p>b) Prior to submitting the CMP under part a), the CMP shall be reviewed and approved by a suitably qualified person responsible for overseeing the construction works.</p> <p>c) Undertake all works generally in accordance with the</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of site works</p> <p>c) At all times during</p>

	<p>CMP submitted under part a) of this condition, which is to be current and available on site at all times during the construction period.</p>	<p>construction</p>
6.	<p><b>Traffic Management Plan (TMP)</b></p> <p>Undertake all works generally in accordance with the certified TMP submitted with this application.</p> <p>The TMP is to be current and available on site at all times.</p>	<p>At all times during construction</p>
7.	<p><b>Filling and Excavation</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by a RPEQ, generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments”</i>.</p> <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> <li>i. include a geotechnical soils assessment of the site;</li> <li>ii. be consistent with the Erosion and Sediment Control plans required under this development approval;</li> <li>iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>iv. provide full details of any areas where surplus soils are to be stockpiled.</li> </ol> <p>b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>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.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
8.	<p><b>Water Connection</b></p> <p>Connect the development to the existing water reticulation network in accordance with Unitywater’s current adopted standards.</p>	<p>Prior to commencement of use</p>
9.	<p><b>Sewer Connection</b></p> <p>Connect the development to the existing sewer reticulation network in accordance with Unitywater’s current adopted standards.</p>	<p>Prior to commencement of use</p>

10.	<p><b>Stormwater Connection</b></p> <p>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.</p>	Prior to commencement of use
11.	<p><b>Outdoor Lighting</b></p> <p>Outdoor lighting within the development is to be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	Prior to commencement of use and to be maintained
12.	<p><b>Electricity</b></p> <p>Connect the development to the existing electrical reticulation network in accordance with Energex's current adopted standards.</p>	Prior to commencement of use
13.	<p><b>Public Infrastructure – Damage, Repairs and Relocation</b></p> <p>Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.</p>	Prior to commencement of use
<b>Landscape and Environment</b>		
14.	<p><b>Acid Sulfate Soils (ASSMP)</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 is to be prepared certified by a suitably qualified professional in soils and/or erosion sediment control.</p> <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP submitted under part a) of this condition.</p>	<p>a) Prior to commencement of or during site works</p> <p>b) Prior to commencement of use</p>
15.	<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> <ul style="list-style-type: none"> <li>i. The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A);</li> <li>ii. Healthy Land and Water Technical Note: <i>Complying with the SPP – Sediment Management on Construction Sites</i>;</li> </ul>	a) Prior to commencement of site works

	<p>iii. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and</p> <p>iv. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time).</p> <p>b) Implement the certified ESCP as submitted under part a) of this condition.</p>	<p>b) At all times during construction</p>
<b>16.</b>	<p><b>Waste Management</b></p> <p>Submit to EDQ Development Assessment, DSDMIP a waste management strategy generally in accordance with the submitted Waste Management Plan endorsed by Council or a registered waste contractor.</p>	<p>Prior to commencement of use</p>
<b>17.</b>	<p><b>Infrastructure Charges</b></p> <p>Pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows:</p> <ul style="list-style-type: none"> <li>• Charges are not applicable for the first 3 years from the original decision date.</li> <li>• Where a use is in effect after 3 years from the original decision date charges are to be paid in accordance with the IFF in force at the time of the payment.</li> </ul>	<p>a) As indicated</p>

### 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 \*\***