



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

Our ref: DEV2019/1049

23 October 2019

Sunshine Coast Regional Council
C/- RPS Australia East Pty Ltd
Att: Ms Sophie Williams
1 Innovation Parkway
BIRTINYA QLD 4575

Dear Sophie

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - OFFICE, SHOP, FOOD AND DRINK OUTLET, INDOOR SPORT AND RECREATION, MARKET AND FUNCTION FACILITY AT FIRST AVENUE AND SOUTH SEA ISLAND WAY, MAROOCHYDORE DESCRIBED AS LOT 80 ON SP305312

On 23 October 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 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 Adam Yem on (07) 3828 2990.

Yours sincerely

Adam Yem
**Project Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website 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	First Avenue and South Sea Islander Way, Maroochydore	
Lot on plan description	Lot number	Plan description
	Lot 80	SP305312
PDA development application details		
DEV reference number	DEV2019/1049	
'Properly made' date	29 July 2019	
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	Office, Shop food and drink outlet, indoor sport and recreation, market, function facility.	

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		23 October 2019	
Currency period		6 years from Decision Date	
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.	Sunshine Coast City Hall – Floor Plan – Basement 01 prepared by Cottee Parker Architects	5809 SD2009 Revision A	15 August 2019
2.	Sunshine Coast City Hall – Floor Plan – Ground Floor prepared by Cottee Parker Architects	5809 SD2010 Revision C	15 August 2019
3.	Sunshine Coast City Hall – Floor Plan – Mezzanine prepared by Cottee Parker Architects	5809 SD2010.M Revision B	15 August 2019
4.	Sunshine Coast City Hall – Floor Plan – Level 01 prepared by Cottee Parker Architects	5809 SD2011 Revision B	15 August 2019
5.	Sunshine Coast City Hall – Floor Plan – Level 02 prepared by Cottee Parker Architects	5809 SD2012 Revision D	15 August 2019
6.	Sunshine Coast City Hall – Floor Plan – Level 03 prepared by Cottee Parker Architects	5809 SD2013 Revision B	15 August 2019
7.	Sunshine Coast City Hall – Floor Plan – Level 04 prepared by Cottee Parker Architects	5809 SD2014 Revision B	15 August 2019
8.	Sunshine Coast City Hall – Floor Plan – Level 05 prepared by Cottee Parker Architects	5809 SD2015 Revision B	15 August 2019
9.	Sunshine Coast City Hall – Floor Plan – Level 06 prepared by Cottee Parker Architects	5809 SD2016 Revision B	15 August 2019
10.	Sunshine Coast City Hall – Floor Plan – Level 07 prepared by Cottee Parker Architects	5809 SD2017 Revision B	15 August 2019

11.	Sunshine Coast City Hall – Floor Plan – Level 08 prepared by Cottee Parker Architects	5809 SD2018 Revision B	15 August 2019
12.	Sunshine Coast City Hall – Floor Plan – Level 09 prepared by Cottee Parker Architects	5809 SD2019 Revision B	15 August 2019
13.	Sunshine Coast City Hall – Floor Plan – Level 10 prepared by Cottee Parker Architects	5809 SD2020 Revision C	15 August 2019
14.	Sunshine Coast City Hall – Roof Plan prepared by Cottee Parker Architects	5809 SD2101 Revision E	15 August 2019
15.	Sunshine Coast City Hall – GFA Summary prepared by Cottee Parker Architects	5809 DD2801 Revision E	20 August 2019 (received)
16.	Sunshine Coast City Hall – Elevations (West Elevation) prepared by Cottee Parker Architects	5809 SD3001 Revision C	15 August 2019
17.	Sunshine Coast City Hall – Elevations (North Elevation) prepared by Cottee Parker Architects	5809 SD3002 Revision C	15 August 2019
18.	Sunshine Coast City Hall – Elevations (East Elevation) prepared by Cottee Parker Architects	5809 SD3003 Revision C	15 August 2019
19.	Sunshine Coast City Hall – Elevations (South Elevation) prepared by Cottee Parker Architects	5809 SD3004 Revision C	15 August 2019
20.	Sunshine Coast City Hall – Sections (DA1 – Section) prepared by Cottee Parker Architects	5809 SD3101 Revision C	15 August 2019
21.	Sunshine Coast City Hall – Sections (DA2 – Section) prepared by Cottee Parker Architects	5809 SD3102 Revision C	15 August 2019
22.	Sunshine Coast City Hall – Sections (DA3 – Section) prepared by Cottee Parker Architects	5809 SD3103 Revision C	15 August 2019
23.	Sunshine Coast City Hall Traffic Engineering Assessment prepared by Pekol Traffic and Transport	19-289 Revision A	28 June 2019
24.	Sunshine Coast City Hall Amended Stormwater Management Plan prepared by ADG	22151 Revision 02	9 August 2019
25.	Sunshine Coast City Hall Landscape Development Approval Report prepared by Tract	Revision 02	15 August 2019

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 is to:
 - 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 AND DEFINITIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means 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 Economic Development Queensland Infrastructure Funding Framework as amended or replaced from time to time.
9. **MEDQ** means the Minister for Economic Development Queensland.
10. **PDA** means Priority Development Area.
11. **RPEQ** means Registered Professional Engineer of Queensland.

No	Condition	Timing
Engineering		
6.	Compliance Assessment – Out of Hours Work a) Submit to EDQ Development Assessment, DSDMIP for Compliance Assessment all out of hours works requests on the current EDQ <i>Application for out of hours works approval</i> form. Requests shall be accompanied by the following information where applicable: i) Purpose of the request and why the works cannot reasonably be undertaken within normal construction hours; ii) Site plan(s); iii) Potential adverse impacts and proposed mitigation strategies/ measures; iv) A community engagement strategy and outcomes therefrom; and v) All permits relating to other authorities (Council, DTMR or Queensland Police Service) for the proposed Works. b) Undertake all Out-of-Hours Works in accordance with the approval obtained under part a) of this condition.	a) No less than 10 business days prior to the proposed works b) As indicated
7.	Construction Environmental Management Plan a) Submit to EDQ Development Assessment, DSDMIP a site-based Construction Environmental Management Plan (CEMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, that manages the following where applicable: 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 under State Government permit/approval), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor; iv) Site Management Provisions including but not limited to the following where applicable: A. Provision for pedestrian management including alternative pedestrian routes, past or around the site; B. Location of and impacts on any local authority's	a) Prior to commencement of works

No	Condition	Timing
	assets on or external to the site; C. Temporary vehicular access points and frequency of use; D. Provision for loading and unloading materials including the location of any remote loading sites; E. Location of materials, structures plant and equipment to be stored or placed on the construction site; F. Management of waste generated during the construction activities; G. How materials are to be loaded/unloaded and potential impacts on existing street trees; H. Location of proposed external hoardings and gantries (with clearances to street furniture and other footpath assets); I. Employee and visitor parking areas; J. Anticipated staging, programming; K. Provision for fire exit routes for other uses on the subject or adjoining sites; L. Allowable works times in accordance with those set by the Queensland Environmental Protection (Noise) Policy. b) Undertake all works generally in accordance with the CEMP, which is to be current and available on site at all times during the construction period.	b) As indicated
8.	Traffic Management Plan a) Submit to the EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification or higher. The TMP is to 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; iii. Risk identification, assessment and identification of mitigation measures; iv. Ongoing monitoring, management review and certified updates (as required); v. Traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s); and vi. Provision for pedestrian management including alternative pedestrian routes, past or around the site. b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition, which is to be	a) Prior to commencement of works b) As indicated

No	Condition	Timing
	current and available on site at all times.	
9.	Retaining Walls a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height. Retaining walls are to be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDMIP. b) Construct the works 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 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 site works b) Prior to commencement of use c) Prior to commencement of use
10.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 2007 “<i>Guidelines on Earthworks for Commercial and Residential Developments</i>” for earthworks where filling and excavation (i) exceeds 50m³ in volume and/or (2) top dressing to a depth of more than 100 vertical mm from ground level. The certified earthworks plans are to: - Be consistent with Erosion and Sediment Control plans required under this development approval; - Include the location and finished surface levels of any cut and/or fill; - Provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - Provide full details of any areas where surplus soils are to be stockpiled; - Ensure the protection of adjoining properties and roads from ponding or nuisance stormwater; - Provide for the preservation of all drainage structures from the effects of structural loading generated by the earthworks; - Where temporary rock or ground anchors are required under adjoining road, provide evidence of consultation with the Council/DTMR and the relevant service authorities; - Where temporary rock or ground anchors are required	a) Prior to commencement of site works

No	Condition	Timing
	under adjoining private property, provide an approval from the relevant private landowner. 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 an 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
11.	Groundwater Management a) Submit to EDQ Development Assessment, DSDMIP a Groundwater Management Strategy certified by a suitably qualified and experienced person for any excavation works that will result in the interference of groundwater. The Groundwater Management Plan should incorporate at a minimum: i. Strategies for managing groundwater during all works phases; ii. Strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain); iii. Details of the extent of drawdown including plots of groundwater contours and proposed mitigation measures to reduce the impact of drawdown on existing infrastructure (i.e. buildings and services); iv. Strategies for the collection and treatment of groundwater to ensure the groundwater discharge conforms with ANZECC guidelines. b) Undertake all Works in accordance with the Groundwater Management Strategy certified under part a) of this condition	a) Prior to commencement of works b) At all times
12.	Vehicle Access a) Construct vehicle crossover{s} generally in accordance with the approved plans and designed and constructed in accordance with the relevant Council adopted standards, <i>AS2890:2009 Parking Facilities</i>, and the following: i. Sunshine Coast City Hall Traffic Engineering Assessment prepared by PTT dated 28/06/2019 including the report recommendations to install entry signage and provide additional clearance for the car park access ramps.	a) Prior to commencement of use and to be maintained

No	Condition	Timing
18.	Compliance Assessment - Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices including where applicable, stormwater harvesting, designed 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) Provide evidence from an RPEQ that the works have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use
19.	Outdoor Lighting 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>.	Prior to commencement of use and to be maintained
20.	Electricity Submit to EDQ Development Assessment, DSDMIP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.	a) Prior to commencement of works b) Prior to commencement of works
21.	Telecommunications 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 the proposed development.	Prior to commencement of site works
22.	Broadband 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 Legislation Amendment (Fibre Deployment)</i>	Prior to commencement of site works

No	Condition	Timing
	c) Submit to EDQ Development Assessment certification from an AILA that the works have been constructed generally in accordance with the endorsed plans submitted under part a) of this condition.	c) Prior to commencement of use and to be maintained
25.	Compliance Assessment – Final External Detailing of Building(s) a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment, architectural drawings certified by a Registered Architect showing the final development details of the façade treatment, the ground interface and the rooftop/building capping elements which depict a higher level of documentation than shown on the approved plans and documents including: i. Elevation and façade treatment drawings for all ground, podium and typical tower floor levels that demonstrate the final design outcome for all elevations of the built form including: A. Detailed plans, sections and elevations at 1:50 or 1:20 scale for elements of the façade including structural elements and fixed and operable elements such as balustrades, screens, doors, windows, projecting fins and planter beds/trellises; B. Roof top or building capping elements, awnings and soffits; C. One rendered perspective showing the intended built form; and D. Glazing. The architectural drawings must: – Include dimensions for the extent of projecting elements, balustrade height, door and window/glazing configurations; – Nominate materials, colours and finishes; and – Have titles blocks and be cross references to larger scale drawings. b) Construct the development in accordance with the approved architectural drawings pursuant to this condition. c) Submit to EDQ Development Assessment, DSDMIP certification by a Registered Architect confirming that the building has been constructed in accordance with the approved drawings under part a) of this condition.	a) Prior to building works commencing b) Prior to commencement of use c) To be maintained

26.	Acid Sulfate Soils (ASSMP) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP) prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i> and 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 submitted under part a) of this condition.	a) Prior to commencement of or during site works b) Prior to commencement of use
27.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP) certified by a suitably qualified RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i. The construction phase stormwater management design objectives of the <i>State Planning Policy</i>); ii. Healthy Land and Water Technical Note: <i>Complying with the SPP – Sediment Management on Construction Sites</i>; iii. <i>Urban Stormwater Quality Planning Guidelines</i>, prepared by the former Department of Environment and Heritage Protection; and iv. <i>Best Practice Erosion and Sediment Control</i>, prepared by the International Erosion Control Association Australasia. b) Implement the certified ESCP as submitted under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
28.	Waste Collection System a) Submit to EDQ Development Assessment, DSDMIP, a copy of the Prescribed Waste Infrastructure Consent given by the Council for the establishment of the internal waste collection system. b) Establish the internal waste collection system in accordance with the Council's Prescribed Waste Infrastructure Consent. c) Manage the internal waste collection system in accordance with the Prescribed Waste Infrastructure Consents.	a) Prior to the commencement of building works b) Prior to the commencement of use. c) At all times
29.	Energy efficiency a) Construct the development to achieve a 5-star NABERS Energy Efficiency Rating and a 5-star Green Star Rating	a) Prior to commencement of use

	b) Submit to EDQ Development Assessment, DSDMIP written evidence demonstrating 5-star energy efficiency has been achieved in accordance with part a) of this condition.	b) Prior to commencement of use
Surveying, land transfers and easements		
30.	Easements over Infrastructure Public utility easements are to 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 are to 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 or endorsement of a Building Format Plan, whichever occurs first
Infrastructure Charges		
31.	Infrastructure Contributions Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the Infrastructure Funding Framework (IFF) calculated as follows: • where the application is a Material change of Use (MCU), certified construction plans detailing the Gross Floor Area (GFA) must also be provided to the MEDQ prior to commencement of use for calculation of final charges • where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before 6 years from the original decision date – in accordance with the IFF in force at the time of the original decision date • where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than 6 years from the original decision date – in accordance with the IFF in force at the time of the payment.	In accordance with the IFF

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****