



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

Our ref: DEV2019/1090

10 February 2020

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

Dear Glen

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - PARKING STATION (INTERIM USE) AT MUNDGOO BOULEVARD, MAROOCHYDORE DESCRIBED AS PART LOT 201 ON SP305312

On 6 February 2020 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 Leila Torrens on 3452 7466.

Yours sincerely

Beatriz Gomez
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
Queensland
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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	Mundoo Boulevard, Maroochydore	
Lot on plan description	Lot number	Plan description
	Part Lot 201	SP305312
PDA development application details		
DEV reference number	DEV2019/1090	
'Properly made' date	2 December 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	Parking Station (interim use – 5 years)	

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		6 February 2020	
Currency period		5 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 <i>(if applicable)</i>	Date <i>(if applicable)</i>
1.	Bulk Earthworks Layout Plan prepared by Calibre	102	22.11.2019
2.	Conceptual Erosion and Sediment Control Plan prepared by Calibre	103	22.11.2019
3.	Roadworks and Drainage Layout Plan prepared by Calibre	104	22.11.2019
4.	Roadworks Layout Details and Sections prepared by Calibre	105	22.11.2019
5.	Bio Retention Setout Plan prepared by Calibre	106	22.11.2019
6.	Bio Retention Notes and Details prepared by Calibre	107	22.11.2019

ABBREVIATIONS AND DEFINITIONS

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

1. **Council** means Sunshine Coast Council
2. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
3. **EDQ** means Economic Development Queensland.
4. **MEDQ** means the Minister for Economic Development Queensland.
5. **PDA** means Priority Development Area.
6. **RPEQ** means Registered Professional Engineer of Queensland.

No	Condition	Timing
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6.	Traffic Management Plan 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. 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); 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 is to be current and available on site at all times.	a) Prior to commencement of site works b) At all times during construction
7.	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
8.	Filling and Excavation 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>. The certified earthworks plans are to: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans as required by condition 18 – Erosion and Sediment Management; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their	a) Prior to commencement of site works

	rehabilitation; iv. provide full details of any areas where surplus soils are to be stockpiled; and v. Bulk Earthworks Layout Plan prepared by Calibre Dwg No 19-00375 - 102. 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
9.	Vehicle Access a) Construct vehicle crossover(s) generally in accordance with the approved plans and designed and constructed in accordance with the relevant Sunshine Coast Council standard. b) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ written evidence Demonstrating that the crossover(s) have been provided in accordance with part a) of this condition	a) Prior to commencement of use and to be maintained b) Prior to commencement of use
10.	Car Parking a) Provide car parking spaces, delineated and signed generally in accordance with AS2890 – <i>Parking Facilities</i> and the following approved plans: i. Dwg No 104; Roadworks and Drainage Layout prepared by Calibre b) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ demonstrating that the parking facilities have been designed in accordance with flooding requirements specified within the Queensland Urban Drainage Manual. c) All PWD spaces are required to be available at all times to bona fide visitors to the approved development d) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ demonstrating that the parking facilities have been provided in accordance with part a) and b) of this condition.	a) Prior to commencement of use and to be maintained b) Prior to commencement of use c) Prior to commencement of use
11.	Stormwater Connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use

12.	Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DSDMIP detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following plans: i. Dwg 104 Roadworks and Drainage Layout prepared by Calibre ii. Dwg No 106 Bio Retention Setout Plan prepared by Calibre iii. Dwg No 107 Bioretention notes and details prepared by Calibre. 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 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
13.	Carpark Lighting a) Submit to EDQ Development Assessment, DSDMIP detailed engineering design plans, certified by a RPEQ- electrical for lighting designed in accordance with <i>AS 1158 – Lighting for Roads and Public Spaces</i>. b) Install the lighting generally in accordance with the certified plans required under part (b) of this condition. c) Submit to EDQ Development Assessment, DSDMIP evidence from an RPEQ-Electrical that the works have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	Prior to commencement of use and to be maintained
14.	Public Infrastructure – Damage, Repairs and Relocation 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 commencement of use
15.	Acid Sulfate Soils (ASSMP) a) 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

