



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

Our ref: DEV2018/960/4

25 June 2020

Maroochydore Spotlight Property 2 Pty Ltd
C/- Urbis Pty Ltd
Att: Mr Steve Buhmann and Ms Esther Leung
Level 7, 123 Albert Street
BRISBANE CITY QLD 4001

Email: sbuhmann@urbis.com.au; eleung@urbis.com.au

Dear Steve and Esther

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (SHOWROOM, FOOD AND DRINK OUTLET, MARKET, AND INDOOR SPORT AND RECREATION) AT 53-91 DALTON DRIVE, MAROOCHYDORE DESCRIBED AS LOT 1 ON SP202103

On 25 June 2020 the Minister for Economic Development Queensland (MEDQ) decided to grant all 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.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Anita Torbey Fuller on 3345 7856 or by email anita.torbeyfuller@dsdmip.qld.gov.au.

Yours sincerely

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

Minister for Economic Development
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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Maroochydore City Centre	
Site address	53-91 Dalton Drive, Maroochydore	
Lot on plan description	Lot number	Plan description
	Lot 1	SP202103
PDA development application details		
DEV reference number	DEV2018/960/4	
'Properly made' date	24 April 2020	
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	Change to an Approval - Material Change of Use (showroom, food and drink outlet, market, and indoor sport and recreation) with the following changes; 1. Relocation of the building fire services to basement level; 2. New T.1001 showcase display window; 3. Amendments to feature blade design and setout (with removal of fire services); 4. Carpark layout reconfigured to integrate bioretention basins; 5. Relocation of T.1001 entry airlock; 6. Relocation of MSB room; 7. New common amenities with entry lobby; 8. T.1001 / T.2001 BOH layouts reconfigured; 9. Amendments to the ground tenancy rear access; 10. Minor changes to the rooftop mechanical plant layout; 11. Bioretention basin integrated into frontage landscaping; and 12. Reconfiguring of the tenancy layout.	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice.
Original Decision date	20 November 2018
1 st Change to approval date	11 July 2019
2 nd Change to approval date	10 December 2019
3 rd Change to approval date	25 June 2020
Currency period	6 years from original decision date

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	Date
1.	Title Sheet	A-DA-0000 Revision D	17 March 2020
2.	Key Plan	A-DA-0001 Revision D	12 March 2020
3.	Master Plan	A-DA-0002 Revision D	17 March 2020
4.	Basement Plan	A-DA-0100 Revision D	23 April 2020
5.	Ground Plan	A-DA-0101 Revision D	20 May 2020
6.	Level 1 Plan	A-DA-0102 Revision D	12 March 2020
7.	Roof Plan	A-DA-0120 Revision D	12 March 2020
8.	Farmer's Market	A-DA-0130 Revision D	12 March 2020
9.	Elevations	A-DA-0200 Revision D	12 March 2020
10.	Elevations	A-DA-0201 Revision D	12 March 2020
11.	Sections	A-DA-0300 Revision D	12 March 2020
12.	Sections	A-DA-0301 Revision D	12 March 2020
13.	Sections	A-DA-0302 Revision D	12 March 2020
14.	Eastern Boundary Interface	A-DA-0305 Revision D	17 March 2020

15.	Reference 01	A-DA-0800 Revision D	12 March 2020
16.	Reference 02	A-DA-0801 Revision D	12 March 2020
17.	Reference 03	A-DA-0802 Revision D	12 March 2020
Plans and documents previously approved on 10th December 2019		Number	Date
1.	Infrastructure Services Report prepared by Cardno	V171462 V09	13 September 2019
2.	Stormwater Management Plan prepared by Cardno	V171462 V05	13 September 2019
3.	Acoustic Report Stage 1 Prepared by VIPAC Engineers and Scientists	70Q-17-0188-TRP-6950073-4 R02	16 September 2019
4.	Traffic Impact Assessment prepared by Cardno	V171339 V06	16 September 2019
5.	Landscape Concept – Site Analysis prepared by Urbis	LC-08 Rev J	6 November 2019
6.	Landscape Concept - Plan prepared by Urbis	LC-08 Rev J	6 November 2019
7.	Landscape Concept – Section 1 prepared by Urbis	LC-08 Rev J	6 November 2019
8.	Landscape Concept – Section 2 prepared by Urbis	LC-08 Rev J	6 November 2019
9.	Landscape Concept – Section 3 prepared by Urbis	LC-08 Rev J	6 November 2019
10.	Landscape Concept – Section 4 prepared by Urbis	LC-08 Rev J	6 November 2019
11.	Landscape Concept – Planting Palette prepared by Urbis	LC-08 Rev J	6 November 2019
12.	Masterplan prepared by Buchan	A-DA-0002 Rev C	30 August 2019
13.	Ground plan prepared by Buchan (AMENDED IN RED)	A-DA-0101 Rev C	30 August 2019
14.	Level 1 plan prepared by Buchan	A-DA-0102 Rev C	30 August 2019
15.	Roof plan prepared by Buchan	A-DA-0120 Rev C	30 August 2019
16.	Farmers Market prepared by Buchan	A-DA-0130 Rev C	28 March 2019
17.	Elevations prepared by Buchan	A-DA-0200 Rev C	30 August 2019
18.	Elevations prepared by Buchan	A-DA-0201 Rev C	30 August 2019
19.	Sections prepared by Buchan	A-DA-0300 Rev C	30 August 2019
20.	Sections prepared by Buchan	A-DA-0301 Rev C	30 August 2019

21.	Sections prepared by Buchan	A-DA-0302 Rev C	30 August 2019
22.	Eastern Boundary Interface	A-DA-0305 Rev C	30 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, DSDTI 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, DSDTI 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, DSDTI 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, DSDTI **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DSDTI 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, DSDTI 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, DSDTI 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. **DSDTI** 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

5.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDTI 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); 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
6.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDTI 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 required under this development approval; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv. provide full details of any areas where surplus soils are to be stockpiled. v. where temporary rock or ground anchors are required under adjoining road, provide evidence of consultation with the Council and the relevant service authorities. and vi. where temporary rock or ground anchors are required under adjoining private property, provide an approval from the relevant private land owner. 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, DSDTI certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use

	submitted under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	
7.	Compliance Assessment – Dalton Drive Signalised Vehicle Access a) Submit to EDQ Development Assessment, DSDTI for compliance assessment detailed engineering plans, certified by a RPEQ, of the modified traffic signals required for site access off Dalton Drive located in accordance with the approved plans and designed to Council standards. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDTI 'as-constructed' plans and signal test results in accordance with Council adopted standards.	a) Prior to commencement of works b) Prior to commencement of use c) Prior to commencement of use
Engineering		
8.	Vehicle Access Construct a vehicle crossover generally in accordance with the approved plans and designed and constructed in accordance with the relevant Council standards.	Prior to commencement of use and to be maintained
9.	Car Parking Provide car parking spaces, delineated and signed generally in accordance with AS2890 – Parking Facilities and the approved plans including endorsed Landscape Plans required under Condition 22.	Prior to commencement of use and to be maintained
10.	Bicycle Parking Provide bicycle parking facilities delineated and signed generally in accordance with AS2890.3 – 1993 Bicycle parking facilities and approved plans.	Prior to commencement of use and to be maintained
11.	Water Connection Connect the development to the existing water reticulation network in accordance with Unitywater's current adopted standards.	Prior to commencement of use
12.	Sewer Connection Connect the development to the existing sewer reticulation network in accordance with Unitywater's current adopted standards.	Prior to commencement of use

13.	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
14.	Compliance Assessment - Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DSDTI for compliance assessment an updated Stormwater Management Plan prepared in accordance with PDA Guideline No. 13 Engineering standards b) Submit to EDQ Development Assessment, DSDTI detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with PDA Guideline No. 13 Engineering standards and the approved Stormwater Management Plan from part (a) of this condition. c) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. d) Provide evidence from a 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 works b) Prior to commencement of stormwater works c) Prior to commencement of use d) Prior to commencement of use
15.	Flooding a) Submit to EDQ Development Assessment RPEQ certification that confirm: • Ground floor design and location of essential services are located above the minimum habitable floor levels (500mm freeboard for the 1% AEP defined flood extent - estimated conditions for the year 2100) • Essential facilities are accessible during local flood events. • Car parking is required to comply with flooding requirements set out in the Queensland Urban Drainage Manual. b) Submit to EDQ Development Assessment RPEQ certification that works have been constructed in accordance with part a of this condition	a) Prior to commencement of building works. b) Prior to survey endorsement for the relevant stage

16. Basement	a) Submit to EDQ, Development Assessment, DSDTI detailed engineering design / construction drawings certified by an RPEQ of the basement area. The basement is to be designed to be “fully tanked” and constructed to prevent inundation in a Q100 flood event. b) Submit to EDQ, Development Assessment, DSDTI, detailed engineering design / construction drawings certified by an RPEQ of the basement area drainage infrastructure in the basement including infrastructure to be used in extreme flood events. Drainage infrastructure to be designed in accordance with the PDA Guideline No. 13 Engineering standards and the Queensland Drainage Urban Manual. c) Construct the works generally in accordance with the certified plans submitted under part a) and b) of this condition. d) Submit to EDQ Development Assessment, DSDTI certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans submitted under part a) and b) of this condition.	a) Prior to commencement of works b) Prior to commencement of works c) Prior to commencement of use d) Prior to commencement of use
17. Outdoor Lighting	Outdoor lighting within the development is to be designed and installed in accordance with AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.	Prior to commencement of use and to be maintained
18. Electricity	Submit to EDQ Development Assessment, DSDTI 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.	Prior to commencement of site works
19. Telecommunications	Submit to EDQ Development Assessment, DSDTI 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

20. Broadband	Submit to EDQ Development Assessment, DSDTI a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Legislation Amendment (Fibre Deployment) Act 2011) can be provided in accordance with the Communications Alliance G645:2017 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of site works
21. 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
Landscape and Environment		
22. Compliance Assessment - Landscape Works	a) Submit to EDQ Development Assessment, DSDTI for compliance assessment detailed landscape plans, prepared and certified by an AILA, for landscape works within the proposed development generally in accordance with the approved Landscape Concept Design prepared by Urbis dated 6th November 2019 with inclusion of the following: (i) Additional shade trees within the carpark area. (ii) Frontage to Dalton Drive to provide shade trees and plant trees that are well-matched to the required function. (iii) Bicycle parking (iv) Appropriate landscaping along the acoustic fence to provide visual screening to the fence. (v) Mature trees or vegetation are to be used. b) Provide further details for the proposed hardstand area indicated on Plan A-DA-0101 Rev D and the impact on the long term viability of the landscaping in proximity to it. c) Construct the works generally in accordance with the certified streetscape plans approved under part a) of this condition.	a) Prior to commencement of building works above ground b) Prior to commencement of building works above ground. c) Prior to commencement of use and to be maintained
23. Acid Sulfate Soils (ASSMP)	a) submit to EDQ Development Assessment, DSDTI an Acid Sulfate Soils Management Plan (ASSMP) for the treatment of soil and groundwater. The ASSMP is to be prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i> and certified by a suitably qualified	a) Prior to commencement of or during site works

	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.	b) Prior to commencement of use
24. Erosion and Sediment Management	a) Submit to EDQ Development Assessment, DSDTI 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. The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii. Healthy Land and Water Technical Note: <i>Complying with the SPP – Sediment Management on Construction Sites</i>; iii. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and iv. 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 submitted under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
25. Refuse Collection	Submit to EDQ Development Assessment, DSDTI a refuse collection management approval from Council or documentation indicating that a refuse collection contract has been established with a private waste contractor.	Prior to commencement of use
26. Compliance Assessment - Acoustic treatments	a) Submit to MEDQ, DSDTI, detailed architectural plans for screening treatments addressing the overlooking and noise impacts between the service and loading areas and the nearby residential dwellings. b) Design and construct all other acoustic treatments to the development in accordance with the recommendations in the acoustic report prepared by Vipac Engineers, dated 16 September 2019	a) Prior to commencement of building works b) Prior to commencement of building works
27. Delivery, Service and Forklift Vehicles	Any vehicle deliveries and servicing of the development (including refuse collection) and the operation of forklifts shall only occur between the following hours: • 7am to 10pm Monday to Friday; and • 8am to 7pm Saturday, Sunday and Public Holidays	As indicated

Surveying, land transfers and easements		
28.	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		
29.	Infrastructure Charges Unless an Infrastructure Agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: – where a building format plan is submitted for endorsement or the use has commenced on or before six (6) years from the original decision date – in accordance with the IFF in force at the time of the original decision date (July 2018); or where a building format plan is submitted for endorsement or the use has commenced more than six (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 ****