

Our ref: DEV2020/1139

17 December 2020

Habitat Development Group Pty Ltd
C/- Bennett + Bennett
Att: Danya Cook
3/7 Golf Street
MAROOCHYDORE QLD 4558

Email: dcook@bennettandbennett.com.au

Dear Danya

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT – SUBDIVISION OF 1 STANDARD FORMAT LOT INTO 2 VOLUMETRIC LOTS AND 1 STANDARD FORMAT BALANCE LOT AT FAIRWAY DRIVE, MAROOCHYDORE DESCRIBED AS LOT 130 ON SP305312

On 17 December 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.statedevelopment.qld.gov.au/economic-development-qld/buying-and-developing-land/development-applications-and-assessment/current-applications-and-approvals.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Chris Hinton on 3452 7494 or at chris.hinton@dsdti.qld.gov.au.

Yours sincerely



Kylie Williams
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Maroochydore City Centre PDA	
Site address	Fairway Drive, Maroochydore	
Lot on plan description	Lot number	Plan description
	130	SP305312
PDA development application details		
DEV reference number	DEV2020/1139	
'Properly made' date	28 September 2020	
Type of application	☒ New development involving: ☒ Reconfiguring a lot ☒ Development permit	
Description of proposal applied for	Subdivision of 1 Standard Format Lot into 2 Volumetric Lots and 1 Standard Format (Balance) Lot.	

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	17 December 2020
Currency period	4 years from the 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.	Below RL -11.0m	200578_013_PRO Issue B	26 November 2020
2.	Basement Level to RL -11.0m	200578_013_PRO Issue B	26 November 2020
3.	Ground/Level 1	200578_013_PRO Issue B	26 November 2020
4.	Level 2	200578_013_PRO Issue B	26 November 2020
5.	Level 3	200578_013_PRO Issue B	26 November 2020
6.	Level 4 to RL 57.0m	200578_013_PRO Issue B	26 November 2020
7.	Above RL 57.0m	200578_013_PRO Issue B	26 November 2020
8.	Lateral Aspect	200578_013_PRO Issue B	26 November 2020

ABBREVIATIONS AND DEFINITIONS

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

1. **DSDTI** means the Department of State Development, Tourism and Innovation.
2. **EDQ** means Economic Development Queensland.
3. **PDA** means Priority Development Area.

PDA Development Conditions		
No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement for the relevant stage

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.

ADVISORY NOTE

Building Management Statement

A Building Management Statement should be registered on the title for each proposed lot, which appropriately covers common building management items (e.g. shared services/utilities, shared vehicular and pedestrian access, visitor car parking, loading dock).

**** End of Package ****