



Our ref: DEV2019/1049/7

10 October 2022

Department of
**State Development, Infrastructure,
Local Government and Planning**

Sunshine Coast Council
C/- RPS Australia East Pty Ltd
Att: Mr Ben Heaton
PO Box 6149
MERIDAN PLANS QLD 4551

Email: ben.heaton@rpsgroup.com.au

Dear Mr Heaton

Section 99 Approval - Application to change PDA development approval

Material change of use for Office, Shop, Food and drink outlet, Indoor sport and recreation, Market, and Function facility at First Avenue and South Sea Islander Way, Maroochydore, described as Lot 80 on SP305312

On 10 October 2022 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.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Mr Michael Fallon, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7097 or at michael.fallon@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

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
	80	SP305312
PDA development application details		
DEV reference number	DEV2019/1049/7	
'Properly made' date	29 August 2022	
Type of application	☐ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Application to change PDA development approval ☐ Application to extend currency period	
Description of proposal applied for	Material Change of Use for Office, Shop, Food and Drink Outlet, Indoor Sport and Recreation, Market, and Function Facility	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice. The approval is for: • Minor design changes; • Architectural and landscaping plans to replace the original approved plans; • Deletion of Condition 24 (Compliance Assessment - Landscape Works); • Deletion of Condition 25 (Compliance Assessment - Final External Detailing of Building(s)); • Amendments to Condition 29(b) - Energy Efficiency	
Original Decision date	23 October 2019	
Change to approval date	10 October 2022	
Currency period	6 years from the original decision date	

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Floor Plan - Basement 01 prepared by Cottee Parker Architects	CF2009 Issue 07	22.04.21
2.	Floor Plan - Ground Floor prepared by Cottee Parker Architects	CD2010 Issue 21	26.07.22
3.	Floor Plan - Mezzanine prepared by Cottee Parker Architects	CD2010.M Issue 14	12.11.21
4.	Floor Plan - Level 01 prepared by Cottee Parker Architects	CD2011 Issue 22	12.04.22
5.	Floor Plan - Level 02 prepared by Cottee Parker Architects	CD2012 Issue 17	12.11.21
6.	Floor Plan - Level 03 prepared by Cottee Parker Architects	CD2013 Issue 11	15.08.22
7.	Floor Plan - Level 04 prepared by Cottee Parker Architects	CD2014 Issue 09	15.08.22
8.	Floor Plan - Level 05 prepared by Cottee Parker Architects	CD2015 Issue 07	11.02.22
9.	Floor Plan - Level 06 prepared by Cottee Parker Architects	CD2016 Issue 07	11.02.22
10.	Floor Plan - Level 07 prepared by Cottee Parker Architects	CD2017 Issue 07	11.02.22
11.	Floor Plan - Level 08 prepared by Cottee Parker Architects	CD2018 Issue 04	21.04.22
12.	Floor Plan - Level 09 prepared by Cottee Parker Architects	CD2019 Issue 06	23.08.21
13.	Floor Plan - Level 10 prepared by Cottee Parker Architects	CD2020 Issue 03	12.11.21
14.	Roof Plan prepared by Cottee Parker Architects	CD2101 Issue 05	12.11.21
15.	GFA Summary prepared by Cottee Parker Architects	CD2801 Issue 03	12.01.21
16.	Elevations prepared by Cottee Parker Architects	CD3001 Issue 08	15.08.22
17.	Elevations prepared by Cottee Parker Architects	CD3002 Issue 09	15.08.22
18.	Elevations prepared by Cottee Parker Architects	CD3003 Issue 07	12.11.21
19.	Elevations prepared by Cottee Parker Architects	CD3004 Issue 05	23.08.21
20.	Building Section 01 prepared by Cottee Parker Architects	CD3101 Issue 04	23.08.21
21.	Building Section 02 prepared by Cottee Parker Architects	CD3102 Issue 04	23.08.21
22.	Building Section 03 prepared by Cottee Parker Architects	CD3103 Issue 04	23.08.21
23.	Building Section 04 prepared by Cottee Parker Architects	CD3104 Issue 06	15.08.22
24.	Building Section 05 prepared by Cottee Parker Architects	CD3105 Issue 04	23.08.21
25.	Ground Floor Awning prepared by Cottee Parker Architects	SD3201 Issue A	28.04.20
26.	Rooftop Capping prepared by Cottee Parker Architects	SD3202 Issue A	28.04.20
27.	Balustrade Type Details prepared by Cottee Parker Architects	SD5101 Issue A	28.04.20
28.	Doors Type Line of Heights prepared by Cottee Parker Architects	SD6201 Issue A	28.04.20
29.	Glazed Door Type Line of Heights prepared by Cottee Parker Architects	SD6301 Issue A	28.04.20
30.	Glazed Window Type Line of Heights prepared by Cottee Parker Architects	SD3602 Issue B	09.08.22

31.	External Sun Shade Types - Podium prepared by Cottee Parker Architects	SD4601 Issue B	09.08.22
32.	External Sun Shade Types - Tower prepared by Cottee Parker Architects	SD4602 Issue B	09.08.22
33.	Materials and Finishes - Ground Floor prepared by Project Urban	L-CD-300 Issue M	15.08.22
34.	Planting Plan - Ground Floor prepared by Project Urban	L-CD-500 Issue J	23.03.22
35.	Planting Plan - Level 1 prepared by Project Urban	L-CD-501 Issue F	10.07.20
36.	Planting Plan - Level 2 prepared by Project Urban	L-CD-502 Issue F	10.07.20
37.	Planting Plan - Level 3 prepared by Project Urban	L-CD-503 Issue F	10.07.20
38.	Planting Plan - Level 4 prepared by Project Urban	L-CD-504 Issue F	10.07.20
39.	Planting Plan - Level 5 prepared by Project Urban	L-CD-505 Issue E	10.07.20
40.	Planting Plan - Level 6 prepared by Project Urban	L-CD-506 Issue E	10.07.20
41.	Planting Plan - Level 7 prepared by Project Urban	L-CD-507 Issue E	10.07.20
42.	Planting Plan - Level 8 prepared by Project Urban	L-CD-508 Issue E	10.07.20
43.	Planting Plan - Level 9 prepared by Project Urban	L-CD-509 Issue E	25.01.21
Plans and documents previously approved on 23 October 2019		Number	Date
1.	Sunshine Coast City Hall Traffic Engineering Assessment prepared by Pekol Traffic and Transport	19-289 Revision A	28 June 2019
2.	Sunshine Coast City Hall Amended Stormwater Management Plan prepared by ADG	22151 Revision 02	9 August 2019
3.	Sunshine Coast City Hall Landscape Development Approval Report prepared by Tract	Revision 02	15 August 2019

Preamble, abbreviations, and definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET 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 definitions apply:

- External Authority** means a public-sector entity other than the MEDQ;
- Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;

- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

COUNCIL means the relevant local government for the land the subject of this approval.

DES means the Department of Environment and Science.

DSDILGP means the Department of State Development, Infrastructure, Local Government, and Planning

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - 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 EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- 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) applicant submits items required under a) above to EDQ DA for Compliance Assessment.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
- iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
- iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
- v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. 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 v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@dasilgp.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dasilgp.qld.gov.au.

PDA development conditions

No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	Certification of Operational Works All operational works undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, Maroochydore City Centre Infrastructure Agreement 2017, Maroochydore City Centre Water Infrastructure Agreement 2017 and any other executed Infrastructure Agreement and any other approval or endorsement required by these conditions.	At all times
4.	Construction Hours Unless otherwise approved by EDQ Development Assessment, DSDILGP via an <i>Application for out of hours works approval</i> , construction hours for Works will be limited to Monday to Saturday 6:30am to 6:30pm, excluding public holidays.	As indicated

Public Realm		
5.	Compliance Assessment - Crime Prevention Through Environmental Design Assessment Report a) Submit to the MEDQ for Compliance Assessment a Crime Prevention Through Environmental Design (CPTED) Assessment Report (DPTED AR), prepared by a suitably qualified and experienced person which assesses the Development and addresses at a minimum: i) Adherence to the <i>Crime Prevention Through Environmental Design - Guidelines for Queensland, 2007</i>, prepared by the Queensland Government, in particular the design of the Public Realm is to ensure: A. Natural surveillance through clear sight lines is maximised; B. Pathways and signage are legible, to support easy way-finding; ii) Provision of a security risk assessment; b) Design all relevant Development to comply with the requirements of the CPTED AR approved under part a) of this condition.	a) Prior to commencement of Building Works b) At all times
Engineering		
6.	Compliance Assessment - Out of Hours Work a) Submit to EDQ Development Assessment, DSDILGP for Compliance Assessment all out of hours works requests on the current <i>EDQ 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, DSDILGP a site-specific 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>;	a) Prior to commencement of works

	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 assets or external to the site; C. Temporary vehicular access points and frequency of use; D. Provision for loading and unloading materials; E. Location of materials, structures plant and equipment to be stored or placed on the construction site; F. Management of waste generated during 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 work times in accordance with those set by the Queensland Environment 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, DSDILGP 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.	a) Prior to commencement of works

	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.	b) As indicated
9.	Retaining Walls a) Submit to EDQ Development Assessment, DSDILGP 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, DSDILGP. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDILGP 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, DSDILGP detailed earthworks plans certified by a RPEQ, generally in accordance with <i>AS3798 - 2007 "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 from 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 under adjoining private property, provide an approval the relevant private landowner. b) Carry out the earthworks 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) Submit to EDQ Development Assessment, DSDILGP 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.	c) Prior to commencement of use
11.	Groundwater Management a) Submit to EDQ Development Assessment, DSDILGP 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: - Strategies for managing groundwater during all works phases; - Strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain); - 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); - 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: 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. b) Submit to EDQ Development Assessment, DSDILGP certification by a RPEQ written evidence demonstrating that the vehicle crossover{s} and site access has 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
13.	Car Parking a) Provide car parking spaces, delineated and certified generally in accordance with the approved plans, <i>AS2890 – Parking Facilities</i> and the following: Sunshine Coast City Hall Traffic Engineering Assessment prepared by PTT dated 28/06/2019 including the report recommendations to provide indented on-street parking bays on South Sea Islander Way.	a) Prior to commencement of use and to be maintained

	ii. All PWD spaces are required to be available at all times to bona fide visitors to the approved development. b) Submit to EDQ Development Assessment, DSDILGP certification by a RPEQ demonstrating that the parking facilities have been provided in accordance with part a) of this condition.	b) Prior to commencement of use
14.	Bicycle Parking and End of Trip Facilities a) Provide bicycle parking and end of trip facilities in accordance with AS2890.3 – 1993 <i>Bicycle parking facilities</i>, the Queensland Development Code MP4.1 – Sustainable Buildings and the following: i. Sunshine Coast City Hall Traffic Engineering Assessment prepared by PTT dated 28/06/2019 b) Submit to EDQ Development Assessment, DSDILGP written evidence demonstrating bicycle parking facilities 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
15.	Water Connection Connect the development to the existing water reticulation network in accordance with Unitywater current adopted standards.	Prior to commencement of use
16.	Sewer Connection Connect the development to the existing sewer reticulation network in accordance with Unitywater current adopted standards.	Prior to commencement of use
17.	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
18.	Compliance Assessment - Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DSDILGP 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, DSDILGP 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 site works b) Prior to commencement of site works
21.	Telecommunications Submit to EDQ Development Assessment, DSDILGP 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, DSDILGP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Legislation Amendment (Fibre Deployment) Act 2011</i>) 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
23.	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		
24.	Acid Sulfate Soils (ASSMP) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDILGP 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/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
25.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDILGP 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: - The construction phase stormwater management design objectives of the <i>State Planning Policy</i>); - Healthy Land and Water Technical Note: <i>Complying with the SPP – Sediment Management on Construction Sites</i>; <i>Urban Stormwater Quality Planning Guidelines</i>, prepared by the former Department of Environment and Heritage Protection; and <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
26.	Waste Collection System a) Submit to EDQ Development Assessment, DSDILGP, 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 systems in accordance with the Prescribed Waste Infrastructure Consents.	a) Prior to commencement of building works b) Prior to the commencement of use c) At all times
27.	Energy efficiency a) Construct the development to achieve a 5-star NABERS Energy Efficiency Rating.	a) 12 months after the building has reached 75% occupancy or 24 months after the certificate of occupancy issued

	b) Construct the development to achieve a 5-star Green Star Rating.	b) 12 months after completion of construction
	c) Submit to EDQ Development Assessment, DSDMIP written evidence demonstrating 5-star energy efficiency has been achieved in accordance with part a) and part b) of this condition.	c) Prior to commencement of the use

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
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Infrastructure Charges

29.	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
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STANDARD ADVICE

Please note that 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 ****