



Our ref: DEV2020/1121/9

27 October 2022

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

Habitat Development Group Pty Ltd
Att: Mr Oscar Wasko
Level 4, 33 Remora Road
HAMILTON QLD 4007

Email: oscar@habdev.com

Dear Mr Wasko

Section 99 Approval - Application to Change PDA Development Approval
Material Change of Use for Multiple Dwellings, Office, Food and Drink Outlet, Bar, and Shop at South Sea Islander Way, Maroochydore, described as Lot 20 on SP305311

On 27 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.dsdlgp.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@dsdlgp.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	South Sea Islander Way, Maroochydore	
Lot on plan description	Lot number	Plan description
	20	SP305311
PDA development application details		
DEV reference number	DEV2020/1121/9	
'Properly made' date	19/09/2022	
Type of application	<input type="checkbox"/> PDA development application for: <div style="margin-left: 20px;"> <input type="checkbox"/> Material change of use <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> <input type="checkbox"/> Reconfiguring a lot <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> <input type="checkbox"/> Operational work <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> </div> <input checked="" type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Description of proposal applied for	Change to a PDA Development Permit for a Material Change of Use - Multiple Dwellings, Office, Food and Drink Outlet, Bar, and Shop	
PDA development approval details		
Decision of the MEDQ	<p>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</p> <p>The approval is for:</p> <ul style="list-style-type: none"> Removal of block spandrels and introduction of full height glass (south tower); Level 14 and Level 15 balustrades changed to glass (south tower); Podium balustrade changed to glass (south tower); Ground floor retail façade amendments (south tower); Feature brickwork and landscaping area amendments (south tower); Retail façade amendments (north tower); Landscaping area amendments (north tower). 	
Original Decision date	16/12/2020	
1 st Change to approval date	15/10/2021	
2 nd Change to approval date	09/12/2021	
3 rd Change to approval date	27/10/2022	
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.	Level 1 Overall Arrangement Plan prepared by K Architecture	A1.01 Issue I	5/09/2022
2.	Level 1 South Tower General Arrangement Plan prepared by K Architecture	A1.02 Issue L	5/09/2022
3.	Level 1 North Tower General Arrangement Plan prepared by K Architecture	A1.03 Issue K	5/09/2022
4.	Level 2 Overall Arrangement Plan prepared by K Architecture	A1.04 Issue G	26/07/2022
5.	Level 2 South Tower General Arrangement Plan prepared by K Architecture	A1.05 Issue I	26/07/2022
6.	Level 2 North Tower General Arrangement Plan prepared by K Architecture	A1.06 Issue I	26/07/2022
7.	Level 3 Overall Arrangement Plan prepared by K Architecture	A1.07 Issue H	26/07/2022
8.	Level 3 South Tower General Arrangement Plan prepared by K Architecture	A1.08 Issue J	26/07/2022
9.	Level 3 North Tower General Arrangement Plan prepared by K Architecture	A1.09 Issue J	26/07/2022
10.	Level 4 Overall Arrangement Plan prepared by K Architecture	A1.10 Issue H	26/07/2022
11.	Level 4 South Tower General Arrangement Plan prepared by K Architecture	A1.11 Issue L	5/09/2022
12.	Level 4 North Tower General Arrangement Plan prepared by K Architecture	A1.12 Issue J	26/07/2022
13.	Level 5 Overall Arrangement Plan prepared by K Architecture	A1.13 Issue G	26/07/2022
14.	Level 5 South Tower General Arrangement Plan prepared by K Architecture	A1.14 Issue J	5/09/2022
15.	Level 5 North Tower General Arrangement Plan prepared by K Architecture	A1.15 Issue I	26/07/2022
16.	Level 6 Overall Arrangement Plan prepared by K Architecture	A1.16 Issue G	26/07/2022
17.	Level 6 South Tower General Arrangement Plan prepared by K Architecture	A1.17 Issue J	5/09/2022
18.	Level 6-8 North Tower General Arrangement Plan prepared by K Architecture	A1.18 Issue I	26/07/2022
19.	Level 7 Overall Arrangement Plan prepared by K Architecture	A1.19 Issue G	26/07/2022
20.	Level 7 South Tower General Arrangement Plan prepared by K Architecture	A1.20 Issue J	5/09/2022

21.	Level 8-13 Overall Arrangement Plan prepared by K Architecture	A1.21 Issue G	26/07/2022
22.	Level 8-13 South Tower General Arrangement Plan prepared by K Architecture	A1.22 Issue J	5/09/2022
23.	Level 9 Overall Arrangement Plan prepared by K Architecture	A1.23 Issue G	26/07/2022
24.	Level 9 North Tower General Arrangement Plan prepared by K Architecture	A1.24 Issue I	26/07/2022
25.	Level 10 Overall Arrangement Plan prepared by K Architecture	A1.25 Issue G	26/07/2022
26.	Roof Level 10 North Tower General Arrangement Roof Plan prepared by K Architecture	A1.26 Issue I	26/07/2022
27.	Level 14 South Tower General Arrangement Plan prepared by K Architecture	A1.27 Issue K	5/09/2022
28.	Level 15 South Tower General Arrangement Plan prepared by K Architecture	A1.28 Issue I	26/07/2022
29.	Roof Level 16 South Tower General Arrangement Plan prepared by K Architecture	A1.29 Issue I	26/07/2022
30.	South Tower Southeast Elevation prepared by K Architecture	A2.01 Issue H	26/07/2022
31.	South Tower Southwest Elevation prepared by K Architecture	A2.02 Issue I	5/09/2022
32.	South Tower Northwest Elevation prepared by K Architecture	A2.03 Issue G	26/07/2022
33.	South Tower Northeast Elevation prepared by K Architecture	A2.04 Issue H	26/07/2022
34.	North Tower East Elevation prepared by K Architecture	A2.05 Issue H	26/07/2022
35.	North Tower Southwest Elevation prepared by K Architecture	A2.06 Issue H	26/07/2022
36.	North Tower Northwest Elevation prepared by K Architecture	A2.07 Issue H	26/07/2022
37.	North Tower North Elevation prepared by K Architecture	A2.08 Issue H	26/07/2022
38.	Communal & Landscape Areas, prepared by K Architecture	DA5.03 Issue E	29/07/2022
39.	Sub-tropical Planter Areas, prepared by K Architecture	DA5.04 Issue E	29/07/2022
40.	Planting Schedule & Legend, prepared by Place Design Group	2020036-003 Issue 04	30/08/2022
41.	Surface Finishes Plan: Sheet 1 Level 1 - North Tower, prepared by Place Design Group	2020036-201 Issue 04	30/08/2022
42.	Surface Finishes Plan: Sheet 2 Level 1 - South Tower, prepared by Place Design Group	2020036-202 Issue 04	30/08/2022
43.	Surface Finishes Plan: Sheet 3 Level 1 - South Tower, prepared by Place Design Group	2020036-203 Issue 04	30/08/2022
44.	Surface Finishes Plan: Sheet 4 Level 2 - North Tower, prepared by Place Design Group	2020036-204 Issue 04	30/08/2022

45.	Surface Finishes Plan: Sheet 5 Level 2 - South Tower, prepared by Place Design Group	2020036-205 Issue 04	30/08/2022
46.	Surface Finishes Plan: Sheet 6 Level 3 - North Tower, prepared by Place Design Group	2020036-206 Issue 04	30/08/2022
47.	Surface Finishes Plan: Sheet 7 Level 3 - South Tower, prepared by Place Design Group	2020036-207 Issue 04	30/08/2022
48.	Surface Finishes Plan: Sheet 8 Level 4 - North Tower, prepared by Place Design Group	2020036-208 Issue 04	30/08/2022
49.	Surface Finishes Plan: Sheet 9 Level 4 - South Tower, prepared by Place Design Group	2020036-209 Issue 04	30/08/2022
50.	Planting Plan: Sheet 1 Level 1 - North, prepared by Place Design Group	2020036-601 Issue 04	30/08/2022
51.	Planting Plan: Sheet 2 Level 1 - South Tower, prepared by Place Design Group	2020036-602 Issue 04	30/08/2022
52.	Planting Plan: Sheet 3 Level 1 - South Tower, prepared by Place Design Group	2020036-603 Issue 04	30/08/2022
53.	Planting Plan: Sheet 5 Level 2 - South Tower, prepared by Place Design Group	2020036-605 Issue 04	30/08/2022
Plans and documents previously approved on 15/10/2021		Number	Date
1.	South Tower Section A prepared by K Architecture	A3.01 Issue P3	17/09/21
2.	South Tower Section B prepared by K Architecture	A3.02 Issue P3	17/09/21
3.	North Tower Section C prepared by K Architecture	A3.08 Issue P3	17/09/21
4.	North Tower Section D prepared by K Architecture	A3.04 Issue P3	17/09/21
5.	Car park ramp Section E prepared by K Architecture	A3.05 Issue P2	17/09/21
Plans and documents previously approved on 16/12/2020		Number	Date
1.	Accessible Unit Plans, prepared by K Architecture	DA6.01, issue D	16 November 2020
2.	Landscape Concept Package' prepared by Place Design Group	2020036, issue D	16 November 2020
3.	Site-based Stormwater Management Plan, prepared by Barlow Shelley	2014-SBSMP-01_Version 2.0	December 2020
4.	Existing Site Conditions, prepared by Barlow Shelley	Job 2014, Drawing No. PO1, Rev B	5 November 2020
5.	Preliminary Layout & Service Connection Plan, prepared by Barlow Shelley	Job 2014, Drawing No. PO2, Rev B	5 November 2020
6.	Preliminary Earthworks Plan, prepared by Barlow Shelley	Job 2014, Drawing No. PO3, Rev B	5 November 2020
7.	Preliminary Earthworks Section, prepared by Barlow Shelley	Job 2014, Drawing No. PO4, Rev B	5 November 2020
8.	Vehicle Swept Paths, prepared by Barlow Shelley	Job 2014, Drawing No. PO5, Rev C	3 December 2020
9.	Stormwater Management Plan – Sheet 1 of 2, prepared by Barlow Shelley	Job 2014, Drawing No. PO6, Rev C	1 December 2020

10.	Car Park Staging Plan	N/A	Amended in Red 10 December 2020
11.	Roof Plan, prepared by K Architecture	DA2.09, issue D	16 November 2020
12.	Section 1, prepared by K Architecture	DA4.01, issue D	16 November 2020
13.	Section 2, prepared by K Architecture	DA4.02, issue D	16 November 2020
14.	Section 3, prepared by K Architecture	DA4.03, issue D	16 November 2020
15.	Section 4, prepared by K Architecture	DA4.04, issue D	16 November 2020
16.	Section 5, prepared by K Architecture	DA4.05, issue D	16 November 2020
17.	Section 6, prepared by K Architecture	DA4.06, issue D	16 November 2020
18.	Section 7, prepared by K Architecture	DA4.07, issue D	16 November 2020
19.	Section 8, prepared by K Architecture	DA4.08, issue D	16 November 2020
20.	Site Cover Areas, prepared by K Architecture	DA5.01, issue D	16 November 2020
21.	Site Cover Areas, prepared by K Architecture	DA5.02, issue D	16 November 2020

Preamble, abbreviations, and definitions

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

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.

BFP means Building Format Plan.

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

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

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.

EP Act means the *Environmental Protection Act 1994*.

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.
 - 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.

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.

- 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

Ref	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with: <ol style="list-style-type: none"> the approved plans and documents; the requirements of Condition 5; and any other documentation endorsed via Compliance Assessment as required by these conditions. 	Prior to commencement of use or BFP endorsement of the relevant stage, whichever occurs first
2.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the Certification Procedures Manual.	At all times
3.	Maintain the approved development Maintain the approved development (including landscaping, bio retention basins, parking, driveways and other external spaces) generally in accordance with <ol style="list-style-type: none"> the approved plans and documents; Maroochydore City Centre Infrastructure Agreement 2017; Maroochydore City Centre Water Infrastructure Agreement 2017; any other executed Infrastructure Agreement; and any other approval or endorsement required by these conditions. 	At all times following commencement of use
Landscaping and Communal Areas		
4.	Landscape works & Communal Areas – Compliance Assessment a) Submit to EDQ DA detailed landscape and communal area plans, certified by an AILA, for compliance assessment. The detailed landscape and communal area plans must be designed generally in accordance with the following approved plans contained within the approved Landscape Concept Package prepared by K Architecture Issue D dated 16 November 2020: <ol style="list-style-type: none"> <i>'Communal & Landscape Areas' prepared by K Architecture (Reference DA5.03, issue D, dated 16 November 2020);</i> 	a) Prior to commencement of ground level building work

PDA Development Conditions		
Ref	Condition	Timing
	ii) <i>'Sub-tropical Planter Areas' prepared by K Architecture (Reference DA5.04, issue D, dated 16 November 2020); and</i> iii) <i>'Landscape Concept Package' prepared by Place Design Group (Reference 2020036, issue D, dated 16 November 2020)</i> b) Construct landscape and communal area works in accordance with the plans approved under part a) of this condition.	b) Prior to commencement of use or BFP endorsement of the relevant stage, whichever occurs first
5.	Carry out the approved Ground Floor Communal Area Carry out all ground floor communal area generally in accordance with: <ol style="list-style-type: none"> the approved plans and documents; and any other documentation endorsed via Compliance Assessment as required by these conditions. 	Prior to commencement of use of Stage 2, or within 18 months of the commencement of use of Stage 1, whichever occurs first
6.	Interim Landscaping The area identified as 'Ground – Staging Stage 2' on approved plan 'Level 1 Overall Arrangement Plan prepared by K Architecture A1.01 Issue P7 13/10/21 is to be turfed.	Prior to commencement of use of Stage 1 and until commencement of construction of Stage 2 or the relevant portion is developed under Condition 5.
Construction management		
7.	Hours of work - construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
8.	Out of hours work - Compliance Assessment a) Where out of hours work is proposed, submit to EDQ TS for Compliance Assessment, an out of hours work request. The out of hours work request must include payment of the applicable fee and a duly completed out of hours work request form ³ . b) Undertake all Out-of-Hours Works in accordance with the approval obtained under part a) of this condition.	a) Minimum of 10 business days prior to proposed out of hours work commencement date b) At all times
9.	Construction management plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts during each stage of construction, including: <ol style="list-style-type: none"> noise and dust in accordance with the EP Act; stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and 	a) Prior to commencement of work of each stage

³ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
Ref	Condition	Timing
	<p>causing any actionable nuisance to upstream and downstream properties;</p> <p>iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</p> <p>iv) complaints procedures; and</p> <p>v) site management:</p> <ol style="list-style-type: none"> 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 8. of employee and visitor parking areas; 9. of anticipated staging and programming; 10. for the provision of safe and functional emergency exit routes; and 11. any out of hours work as endorsed via Compliance Assessment. <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>b) During construction</p> <p>c) During construction</p>
10.	<p>Erosion and sediment management</p> <p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP) for each stage of the development, certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ol style="list-style-type: none"> i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); and ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencement of work of each stage</p> <p>b) During construction</p>

PDA Development Conditions		
Ref	Condition	Timing
11.	<p>Traffic management plan</p> <p>a) Submit to EDQ IS a Traffic Management Plan (TMP) for each stage of the development, certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	<p>a) Prior to commencement of work of each stage</p> <p>b) During construction</p>
12.	<p>Public infrastructure (damage, repairs and relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	<p>a) Prior to commencement of use or BFP endorsement of each stage, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement of each stage, whichever occurs first</p>
13.	<p>Earthworks</p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and 	<p>a) Prior to commencing earthworks</p>

PDA Development Conditions		
Ref	Condition	Timing
	<p>ii) the approved Preliminary Earthworks Plan prepared by Barlow Shelley Consulting Engineers (Drawing 2014 P03 rev B).</p> <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 10 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail protection measures to: <ul style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; and 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development, <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <ul style="list-style-type: none"> i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material. 	<p>b) Prior to commencement of use or BFP endorsement of each stage, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement of each stage, whichever occurs first</p>
14.	<p>Acid sulfate soils</p> <ul style="list-style-type: none"> a) Where on-site Acid sulfate soils (ASS) is encountered, submit to EDQ TS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition. c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition. 	<p>a) Prior to commencement of or during earthworks</p> <p>b) Prior to commencement of use or BFP endorsement of each stage, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement of each stage, whichever occurs first</p>
15.	<p>Vehicle access</p> <ul style="list-style-type: none"> a) Construct two (2) vehicle crossovers: <ul style="list-style-type: none"> i) located and sized generally in accordance with the approved plans; and ii) designed generally in accordance with the relevant Council standards. 	<p>a) Prior to commencement of use or BFP endorsement for the first Stage of the Development, whichever occurs first</p>

PDA Development Conditions		
Ref	Condition	Timing
	b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
16.	<p>Car parking - Compliance Assessment</p> <p>a) Submit to EDQ DA for compliance assessment, engineering drawings certified by a RPEQ for each Stage of the Development for the provision of car parks and circulation aisles generally in accordance with:</p> <ol style="list-style-type: none"> the accessible car parking requirements of Condition 30; Australian Standard AS2890 – Parking Facilities; and the approved architectural and engineering plans. <p>b) Construct, sign and delineate car parking spaces generally in accordance with part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of works for each Stage of the Development</p> <p>b) Prior to commencement of use or BFP endorsement of the relevant stage, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement of the relevant stage, whichever occurs first</p>
17.	<p>Car parking – Public access</p> <p>Provide and maintain safe public access to the following during the nominated business hours of all occupied office and/or retail tenancies:</p> <ol style="list-style-type: none"> Private vehicle and pedestrian access through the ground floor carpark (non-resident vehicles to enter from South Sea Islander Way and exit onto Future Way); and All retail and office carparks (including any required PWD car parks) nominated on the approved plans and documents. 	At all times
18.	<p>Car park signage – Compliance Assessment</p> <p>a) Submit to EDQ DA for compliance assessment, a signage plan prepared by a suitably qualified professional incorporating the following:</p> <ol style="list-style-type: none"> Car park directional and advisory signage identifying: <ol style="list-style-type: none"> the public access provided in accordance with Condition 17; all non-resident vehicles to enter the car park via South Sea Islander Way and exit via Future Way; and all publicly accessible retail and office car parks. <p>The signage plan is to identify the size, location and purpose of all proposed signage, and is to be generally in accordance with the following plans and documents:</p> <ol style="list-style-type: none"> The approved plans; <i>Sunshine Coast Council Development Code 9.4.1 Advertising devices code; and</i> 	a) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
Ref	Condition	Timing
	<p>iii) <i>Australian Standard AS2890 – Parking Facilities.</i></p> <p>b) Install the signage generally in accordance with the plans submitted under part a) of this condition.</p> <p>c) Maintain the signage generally in accordance with the public access provided in accordance with Condition 17.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) At all times</p>
19.	<p>Bicycle parking - Compliance Assessment</p> <p>a) Submit to EDQ DA for compliance assessment, amended architectural drawings certified by a Registered Architect showing the provision of bicycle parking facilities generally in accordance with:</p> <ul style="list-style-type: none"> i) Sunshine Coast Council's Development Code 9.4.8 Transport and Parking code; ii) Australian Standard AS2890.3-1993 Bicycle parking facilities; and iii) the approved plans <p>b) Construct, sign and delineate bicycle parking facilities generally in accordance with part a) of this condition.</p> <p>c) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of works</p> <p>b) Prior to commencement of use or BFP endorsement of the relevant stage, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement of the relevant stage, whichever occurs first</p>
20.	<p>End of trip facilities - Compliance Assessment</p> <p>a) Submit to EDQ DA for compliance assessment, amended architectural drawings certified by a Registered Architect showing the provision of end of trip facilities generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>Queensland Development Code MP4.1 - Sustainable Buildings</i>; and ii) the approved plans <p>b) Construct, sign and delineate end of trip facilities generally in accordance with part a) of this condition.</p> <p>c) Submit to EDQ IS evidence demonstrating end-of-trip facilities have been constructed in accordance with part a) of this condition</p>	<p>a) Prior to commencement of works</p> <p>b) Prior to commencement of use or BFP endorsement of the relevant stage, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement of the relevant stage, whichever occurs first</p>
21.	<p>Water connection</p> <p>Connect the approved development to the existing water reticulation network generally in accordance with Unitywater's current adopted standards.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>

PDA Development Conditions		
Ref	Condition	Timing
25.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
26.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
27.	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
28.	Waste Collection System a) Submit to EDQ IS 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 commencement of building works. b) Prior to commencement of use c) At all time
29.	Outdoor lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use or BFP endorsement, whichever occurs first
30.	Accessible housing Submit to EDQ DA evidence that the approved development delivers <ul style="list-style-type: none"> i) a minimum sixteen (16) accessible units in accordance with <i>PDA Guideline no. 2 Accessible Housing</i> and 	Prior to commencement of use or BFP endorsement of the relevant stage, whichever occurs first

PDA Development Conditions		
Ref	Condition	Timing
	<p>ii) a minimum sixteen (16) associated accessible car parks in accordance with <i>Australian Standard AS 4299 (Adaptable Housing)</i>, generally in accordance with the approved plans.</p> <p><i>NOTE: For the purposes of this condition, copies of building work floor plans and an accompanying statement outline compliance with PDA Guideline no. 2 Accessible Housing and Australian Standard AS 4299 (Adaptable Housing) are considered evidence.</i></p>	
31.	<p>Public Art - Compliance Assessment</p> <p>a) Submit to EDQ DA for compliance assessment, a detailed Public Art Plan for public art by a recognised artist or craftsperson (such artworks or sculptures) to the minimum value of not less than 0.25% of the total estimated construction cost as certified by a suitably qualified Quantity Surveyor (including design, fabrication and installation).</p> <p>The Public Art Plan must include the following:</p> <ul style="list-style-type: none"> i) Design Concept (description of the theme / story / inspiration for the public artwork); ii) Imagery / sketches / drawings of the public artwork; iii) Materials and colours palette; iv) Evidence that the public art is suitable for the setting in terms of design, choice of materials, durability and resistance to vandalism; and v) A schedule of project costs, certified by a suitably qualified Quantity Surveyor identifying as a minimum design, fabrication, installation and artist costs. <p>b) Submit to EDQ DA, evidence demonstrating that the public artwork has been installed in accordance with endorsed documents required by part a) of this condition.</p>	<p>a) Prior to commencement of landscape works</p> <p>b) Prior to commencement of use</p>
Infrastructure contributions		
32.	<p>Infrastructure Charges</p> <p>Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows:</p> <ul style="list-style-type: none"> • where the application is a MCU, certified construction plans detailing the 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; or • 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 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 ****