



Our ref: DEV2016/747/11

13 February 2023

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

SunCentral Maroochydore Pty Ltd
Att: Mr Simon Kay
PO Box 1458
MAROOCHYDORE QLD 4558

Email: simon@suncentralmaroochydore.com.au

Dear Mr Kay

Section 99 Approval - application to change PDA development approval
Reconfiguring a Lot (5 lots into 41 lots) accompanied by a Precinct Plan at 1 Golf Street and 93 Dalton Drive, Maroochydore described as Lot 2 on SP154798, Lot 41 on SP130328, Lot 2 on RP868296, Lot 33 on RP149066, and Lot 7 on SP239528

On 13 February 2023 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

Brandon Bouda
A/Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Maroochydore City Centre	
Site address	1 Golf Street and 93 Dalton Drive, Maroochydore	
Lot on plan description	Lot number	Plan description
	Lot 2	SP154798
	Lot 41	SP130328
	Lot 2	RP868296
	Lot 33	RP149066
	Lot 7	SP239528
PDA development application details		
DEV reference number	DEV2016/747/11	
'Properly made' date	25 November 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	S.99 Change to an approval – Reconfiguring a 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. The approved changes are summarised as follows: The approval is for: - Amended sub-staging boundaries by dividing Sub-stage 1C into Sub-stages 1C and 1D; - Amendments to Conditions 3, 8a, 9a, 10a, 25, 26 to reference the correct plan.	
Original Decision date	30 May 2016	
1 st Change to approval date	20 March 2018	
2 nd Change to approval date	28 April 2020	
3 rd Change to approval date	25 February 2021	
4 th Change to approval date	13 February 2023	
Currency period	4 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.	Proposed Subdivision Plan Stage 2, Overview Plan	14422.PP.02 Amend I	20/10/2022
Plans and documents previously approved on 25 February 2021		Number	Date
1.	Proposed Subdivision Plan Stage 2A, Lots A1 - A6	14422.PP.03 Amend C	21/01/2021
Plans and documents previously approved on 28 April 2020		Number	Date
1.	Precinct 3 (Core Business) Plan prepared by SunCentral	Version 3.2	16/04/2020
Plans and documents previously approved on 20 March 2018		Number	Date
1.	Proposed Subdivision Plan Stage 1	14422.PP.01 Amend G	06/11/2017
2.	Proposed Subdivision Plan Stage 2B Lots B1 & B2	14422.PP.04 Amend A	25/08/2015
3.	Proposed Subdivision Plan Stage 2C Lots C1 - C3	14422.PP.05 Amend B	06/11/2017
4.	Proposed Subdivision Plan Stage 2D Lots D1 & D3	14422.PP.06 Amend A	03/10/2017
5.	Proposed Subdivision Plan Stage 2E Lots E1 & E2	14422.PP.07	19/05/2015
6.	Proposed Subdivision Plan Stage 2F Lots F1 & F2	14422.PP.08 Amend A	25/08/2015
7.	Proposed Subdivision Plan Stage 2G Lots G1-G3	14422.PP.09 Amend A	25/08/2015
8.	Proposed Subdivision Plan Stage 2H Lots H1 -H3	14422.PP.10 Amend B	04/10/2017
9.	Proposed Subdivision Plan Stage 2I Lots I1 -I3	14422.PP.11 Amend A	25/08/2015
10.	Proposed Subdivision Plan Stage 2J Lots J1 & J2	14422.PP.12 Amend A	25/08/2015
11.	Proposed Subdivision Plan Stage 2K Lots K1 & K2	14422.PP.13 Amend A	25/08/2015
12.	Proposed Subdivision Plan Stage 2L Lots L1 & L2	14422.PP.14 Amend A	25/08/2015
13.	Maroochydore City Centre Priority Development Area Precinct 3 (Core Business) Plan	Amendment 16.0	12/02/2018
14.	Maroochydore City Centre Priority Development Area Precinct 6 (Main Street North) Plan	Version 7.0	12/02/2018

Plans and documents previously approved on 30 May 2016		Number	Date
1.	Maroochydore City Centre Priority Development Area Precinct 1 (Maroochydore Parklands) Plan	Version 11.0	13/03/2016
2.	Maroochydore City Centre Priority Development Area Precinct 2 Community Facilities & Entertainment) Plan	Version 10.0	13/03/2016
3.	Maroochydore City Centre – Car Parking Management Strategy Final Report	Issue 2	13/04/2015
4.	Maroochydore City Centre Flooding and Stormwater Management Considerations for Stage 1 Technical Memorandum		26/08/2015
5.	Corso Staging		23/03/16 (as amended in red dated 03/05/2016)

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).

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.

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.
 - 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.

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.

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@dsdilgp.qld.gov.au.

b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.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, drawings and documents.	Prior to survey plan endorsement for the relevant sub-stage
2.	Certification of Operational Works All water and sewerage operational works, for contributed assets, undertaken in accordance with this approval must 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.	Street Naming Submit to EDQ Development Assessment, DSDMIP a schedule of street names approved by Council for all roads as shown on the approved Proposed Subdivision Plan, Stage 2, Overview Plan, drawing no 14422.PP.02, Amend I, dated 20/10/2022	Prior to survey plan endorsement of the relevant sub-stage
4.	Entry walls or features The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by Council.	As indicated
Engineering		
5.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; 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), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor.	a) Prior to commencement of works for the relevant sub-stage

PDA Development Conditions		
No	Condition	Timing
	b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	b) At all times during construction
6.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must include the following: - provision for the management of traffic around and through the site during and outside of construction work hours; - provision of parking for workers and materials delivery during and outside of construction hours of work; - planning, including risk identification and assessment, staging, etc; - ongoing monitoring, management review and certified updates (as required); and - 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). Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP. b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	a) Prior to commencement of works for the relevant sub-stage b) At all times during construction
7.	Retaining Walls a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DILGP. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage

PDA Development Conditions		
No	Condition	Timing
	c) Submit to EDQ Development Assessment, DSDMIP certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans required under part a) of this condition.	c) Prior to survey plan endorsement for the relevant sub-stage
8.	Roads a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings, certified by a RPEQ, for all roads within Stage 1 as shown on the approved Proposed Subdivision Plan, Stage 2, Overview Plan, drawing no 14422.PP.02, Amend I, dated 20/10/2022 including parking bays, traffic devices and pedestrian/cycle paths generally in accordance with <i>PDA Guideline No. 13 – Engineering Standards</i> and the following approved plans / documents which are to take precedence in the event of any conflicts: - Maroochydore City Centre Priority Development Area, Precinct 1 (Maroochydore Parklands) Plan, Version 11.0, dated 13 March 2016; - Maroochydore City Centre Priority Development Area, Precinct 3 (Core Business) Plan, Version 16.0, dated 12 February 2018 b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP ‘as-constructed’ drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	a) Prior to commencement of road works for the relevant sub-stage b) Prior to survey plan endorsement of the relevant sub-stage c) Prior to survey plan endorsement of the relevant sub-stage
9.	Roads – Signalised Intersections a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings, certified by a RPEQ and endorsed by Council for all signalised intersections within Stage 1 as shown on the approved Proposed Subdivision Plan, Stage 2, Overview Plan, drawing no 14422.PP.02, Amend I, dated 20/10/2022. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.	a) Prior to commencement of road works of the relevant sub-stage b) Prior to survey plan endorsement of the relevant sub-stage

PDA Development Conditions		
No	Condition	Timing
	c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.	c) Prior to survey plan endorsement of the relevant sub-stage
10.	The Corso Canal - Stage 1 a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings, certified by a RPEQ, for the canal works including permanent and interim bridge works within Stage 1 as shown on the approved Proposed Subdivision Plan, Stage 2, Overview Plan, drawing no 14422.PP.02, Amend I, dated 20/10/2022, generally in accordance with <i>PDA Guideline No. 13 – Engineering Standards</i> and the indicative Corso Staging, dated 23/03/16 (as amended in red dated 03 May 2016). b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.	a) Prior to commencement of work of the relevant sub-stage b) Prior to survey plan endorsement of the relevant sub-stage c) Prior to survey plan endorsement of the relevant sub-stage
11.	Water - Internal a) Submit to EDQ Development Assessment, DSDMIP a water reticulation Precinct Network Plan, approved by Unitywater. b) Submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans including connections to all lots in Stage 2, as shown on the Proposed Subdivision Plan, stage 2, Overview Plan, drawing no 14422.PP.02, Amend H, dated 19/01/21 approved by Unitywater, generally in accordance with the endorsed Precinct Network Plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition.	a) Prior to the commencement of works b) Prior to commencement of works c) Prior to survey plan endorsement for the relevant sub-stage

PDA Development Conditions		
No	Condition	Timing
	d) Submit to EDQ Development Assessment, DSDMP 'as-constructed' plans, asset register, pressure and bacterial test results certified by a RPEQ and approved by Unitywater.	d) Prior to survey plan endorsement for the relevant sub-stage
12.	Sewer – Internal a) Submit to EDQ Development Assessment, DSDMIP a sewer reticulation Precinct Network Plan, approved by Unitywater. b) Submit to EDQ Development Assessment, DSDMIP detailed sewer reticulation design plans including connections to all lots in Stage 2, as shown on the Proposed Subdivision Plan, stage 2, Overview Plan, drawing no 14422.PP.02, Amend H, dated 19/01/21, approved by Unitywater, generally in accordance with the endorsed Precinct Network Plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and CCTV results certified by a RPEQ and approved by Unitywater.	a) Prior to the commencement of works b) Prior to commencement of works c) Prior to survey plan endorsement for the relevant sub-stage d) Prior to survey plan endorsement for the relevant sub-stage
13.	Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DSDMIP detailed engineering design and construction drawings, certified by a RPEQ, for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the recommendations in the following documents: i. Maroochydore City Centre, Flooding and Stormwater Management Considerations for Stage 1 Technical Memorandum, dated 26 August 2015. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage

PDA Development Conditions		
No	Condition	Timing
	c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.	c) Prior to survey plan endorsement for the relevant sub-stage
14.	Stormwater Management (Quantity) a) Submit to EDQ Development Assessment, DSDMIP detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with the recommendations in the following approved plans/documents: i. Maroochydore City Centre, Flooding and Stormwater Management Considerations for Stage 1 Technical Memorandum, dated 26 August 2015. b) Construct the works in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council.	a) Prior to commencement of works for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
15.	Street Lighting a) Design and install a street lighting system certified by a RPEQ for all roads within Stage 1 as shown on the approved Proposed Subdivision Plan, Stage 1, Sub-Stages 1a and 1b, drawing no 14422.PP.01, Amend F, dated 19/09/17 including footpaths/bikeways within road reserves. b) The street lighting must comply with either: i. Rate 2 (Energex owned) Public Lighting , which is to be: • acceptable to Energex. • endorsed by Council as the Energex 'billable customer'; and • generally in accordance with AS1158 – ' <i>Lighting for Roads and Public Spaces</i> ' or ii. Rate 3 (Council owned) Public Lighting , which is to be: • acceptable to Council. • generally in accordance with AS1158 – ' <i>Lighting for Roads and Public Spaces</i> ' and AS3000 – ' <i>SAA Wiring Rules</i> '.	Prior to survey plan endorsement of the relevant sub-stage

PDA Development Conditions		
No	Condition	Timing
	Where Rate 3 lighting is used, submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans including an asset register and relevant test results, certified by a RPEQ, in a format acceptable to Council.	
16.	Electricity Submit to EDQ Development Assessment, DSDMIP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement for the relevant sub-stage
17.	Telecommunications Submit to EDQ Development Assessment, DSDMIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement for the relevant sub-stage
18.	Broadband Submit to EDQ Development Assessment, DSDMIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement for the relevant sub-stage
19.	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 survey plan endorsement for the relevant sub-stage
Landscaping and Environment		
20.	Streetscape Works a) Submit to EDQ Development Assessment, DSDMIP detailed streetscape works drawings for all roads within Stage 1 as shown on the approved Proposed Subdivision Plan, Stage 1, Sub-Stages 1a and 1b, drawing no 14422.PP.01, Amend F, dated 19/09/17 including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA.	a) Prior to commencement of works of the relevant sub-stage

PDA Development Conditions		
No	Condition	Timing
	The detailed streetscape plans are to include where applicable: 1. location and type of street lighting in accordance with Australian Standard AS1158 –<i>‘Lighting for Roads and Public Spaces’</i>; 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the certified streetscape plans as required under part a) of this condition. c) c)Submit to EDQ Development Assessment, DSDMIP ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.	b) Prior to survey plan endorsement of the relevant sub-stage c) Prior to survey plan endorsement of the relevant sub-stage
21.	Landscape Works (Parks & Open Space) a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, for improvement works within the proposed parkland and open space areas within Stage 1 as shown on the approved Proposed Subdivision Plan, Stage 1, Sub-Stages 1a and 1b, drawing no 14422.PP.01, Amend F, dated 19/09/17 , generally in accordance with the following approved plans: i. Maroochydhore City Centre Priority Development Area, Precinct 1 (Maroochydhore Parklands) Plan, Version 11.0, dated 13 March 2016; ii. Maroochydhore City Centre Priority Development Area, Precinct 3 (Core Business) Plan, Version 16.0, dated 12 February 2018. and generally documenting the following: 1. existing contours or site levels, services and features. 2. proposed finished levels, including sections across and through the open space at critical points (e.g. Interface with roads or water bodies, retaining walls or batters); 3. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions. 4. proposed pedestrian/cycle paths 5. locations of electricity and water connections to parks. 6. Location and details of vehicle barriers/bollards/landscaping along park frontages	a) Prior to commencement of site works

PDA Development Conditions		
No	Condition	Timing
	where required to prevent unauthorised vehicular access. 7. Details and locations of any proposed building works, including bridges, park furniture, picnic facilities and play equipment; 8. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. 9. public lighting in accordance with AS1158 – '<i>Lighting for Roads and Public Spaces</i>'. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP, 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA.	b) Prior to survey plan endorsement for the or sub-stage c) Prior to survey plan endorsement for the or sub-stage
22.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: - prepared generally in accordance with the <i>State Planning Policy</i>, July 2014 (as amended from time to time) and relevant guidelines; and - certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of or during site works for the relevant sub-stage b) Prior to survey plan endorsement for the relevant sub-stage
23.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP 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: - Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and - Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works for the relevant sub-stage b) At all times during construction

Surveying, land transfers and easements		
24.	Land transfers – Contaminated Land Demonstrate to EDQ Development Assessment, DSDMIP that all land to be transferred in fee simple to a trustee is not registered on either the Environmental Management or the Contaminated Land Registers.	Prior to survey plan endorsement of the relevant sub-stage
25.	Land transfers - Drainage Transfer, in fee simple, to Council Lot Nos 15, 16, 17, 18 and 19 within Stage 1 as shown on the approved Proposed Subdivision Plan, Stage 2, Overview Plan, drawing no 14422.PP.02, Amend I, dated 20/10/2022, for drainage purposes.	At registration of survey plan of the relevant sub-stage
26.	Land transfers – Park and open space Transfer, in fee simple, to Council Lot Nos 13 and 14 within Stage 1 as shown on the approved Proposed Subdivision Plan, Stage 2, Overview Plan, drawing no 14422.PP.02, Amend I, dated 20/10/2022 for park and open space purposes.	At registration of survey plan of the relevant sub-stage
27.	Easements over infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement for the relevant sub-stage
Infrastructure Charges		
28.	Infrastructure Contributions – Council Infrastructure Unless a relevant IA provides to the contrary, pay to MEDQ infrastructure charges for transport, public parks and land for community facilities, and stormwater in accordance with the Sunshine Coast Regional Council Infrastructure Charges Resolution (No.6) 2014, indexed to date of payment. The following infrastructure delivered by the applicant will be creditable against the charges payable under this condition: i. Condition 8 Roads - Town Centre Boulevard, Town Centre Avenue from Railway Street to Maud Street, and Main Street Boulevard; ii. Condition 9 Roads - Signalised Intersection - signalised intersections along Town Centre Boulevard, Town Centre Avenue from Railway Street to Maud Street, and Main Street Boulevard; iii. Condition 21 Landscape Works – Parks and Open Spaces; and Condition 26 Land Transfers – Parks and open space.	Prior to survey plan endorsement for the relevant sub-stage

29.	Infrastructure Contributions – Water and Sewerage Infrastructure Unless a relevant IA provides to the contrary, pay to MEDQ infrastructure charges for water and sewer supply in accordance with the Sunshine Coast Regional Council Infrastructure Charges Resolution (No.6) 2014, indexed to date of payment.	Prior to survey plan endorsement for the relevant sub-stage
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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 ****