



Our ref: DEV2021/1176/4

27 March 2023

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

A1 Maroochydore Pty Ltd
C/- Adams + Sparkes Town Planning
Att: Mr Cameron Adams
PO Box 1000
BUDDINA QLD 4575

Email: admin@astpd.com.au

Dear Mr Adams

Section 99 Approval - application to change PDA development approval
Material Change of Use for Office, Shop, Bar, and Food and Drink Outlet at 41 First Avenue, Maroochydore described as Lot 60 on SP305312

On 20 March 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.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

Julie-Anne Dawson
A/Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Maroochydore City Centre	
Site address	41 First Avenue, Maroochydore	
Lot on plan description	Lot number	Plan description
	Lot 60	SP305312
PDA development application details		
DEV reference number	DEV2021/1176/4	
'Properly made' date	10/10/2022	
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, Bar, and Food and Drink Outlet	
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 approval is for: - Ground floor building layout changes; - Rooftop changes; - Building façade changes	
Original Decision date	02/08/2021	
1 st Change to approval date	20/03/2023	
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 - ground prepared by Cottee Parker	5883 CD2010 Issue 35	15 November 2022 and amended in red dated 7 March 2023
2.	West Elevation prepared by Cottee Parker	5883 SD3001 Issue 14	3 November 2022
3.	East Elevation prepared by Cottee Parker	5883 CD3002 Issue 17	3 November 2022
4.	South Elevation prepared by Cottee Parker	5883 CD3003 Issue 17	3 November 2022
5.	North Elevation prepared by Cottee Parker	5883 CD3004 Issue 17	3 November 2022
6.	Roof Plan prepared by Cottee Parker	5883 CD2017 Issue 15	12 August 2022
Plans and documents previously approved on 2 August 2021		Number	Date
1.	Lot A1, Suncentral Concept Stormwater Management Plan prepared by Calibre	Issue B	23 March 2021
2.	Sheet 01 Landscape Overall Site Plan prepared by Element Design	ED21113 MCVCU - 01 Issue A	12 February 2021
3.	Sheet 02 Landscape Concept (ground floor) prepared by Element Design	ED21113 MCVCU - 02 Issue A	12 February 2021
4.	Sheet 03 Landscape Concept (mezzanine level) prepared by Element Design	ED21113 MCVCU - 03 Issue A	12 February 2021
5.	Sheet 04 Landscape Concept (Second Level) prepared by Element Design	ED21113 MCVCU - 04 Issue A	12 February 2021
6.	Sheet 05 Landscape Concept (Third Level) prepared by Element Design	ED21113 MCVCU - 05 Issue A	12 February 2021
7.	Sheet 06 Landscape Concept (Fourth Level) prepared by Element Design	ED21113 MCVCU - 06 Issue A	12 February 2021
8.	Sheet 07 Landscape Concept (Roof Terrace) prepared by Element Design	ED21113 MCVCU - 07 Issue A	12 February 2021
9.	Sheet 08 Plant Schedule and photo montage prepared by Element Design	ED21113 MCVCU - 08 Issue A	12 February 2021
10.	Site Plan - adjacent development - prepared by Cottee Parker	5883 SD1005 Issue D	16 April 2021
11.	Floor Plan - mezzanine prepared by Cottee Parker	5883 SD2011 Issue H	16 April 2021
12.	Floor Plan - podium level 01 prepared by Cottee Parker	5883 SD2012 Issue H	16 April 2021
13.	Floor Plan - level 02 prepared by Cottee Parker	5883 SD2013 Issue G	12 February 2021
14.	Floor Plan - level 03 - Typical Floor prepared by Cottee Parker	5883 SD2014 Issue G	12 February 2021
15.	Floor Plan - level 04 prepared by Cottee Parker	5883 SD2015 Issue G	12 February 2021
16.	Floor Plan - level 05 roof terrace prepared by Cottee Parker	5883 SD2016 Issue G	12 February 2021

17.	GFA Plans prepared by Cottee Parker	5883 SD2801 Issue C	12 February 2021
18.	Sections prepared by Cottee Parker	5883 SD3101 Issue G	16 April 2021
19.	Sections prepared by Cottee Parker	5883 SD3102 Issue F	12 February 2021

Preamble, 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).

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:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **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;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **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.

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.
 - 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@dsdilgp.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au.

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.

PDA Development Conditions		
No.	Condition	Timing
General		
MCU 1.	Carry out the approved development Carry out the approved development generally in accordance with: - the approved plans and documents; and - any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first
MCU 2.	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 following commencement of use
Construction management		
MCU 3.	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
MCU 4.	Out of hours work - Compliance Assessment - Where out of hours work is proposed, submit to EDQ IS 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 form³. - Undertake all Out-of-Hours Works in accordance with the approval obtained under part a) of this condition.	- Minimum of 10 business days prior to proposed out of hours work commencement date - At all times
MCU 5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
MCU 6.	Construction management plan 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	Prior to commencing work

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

	responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) 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 causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 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, on or 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. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. for the provision of safe and functional emergency exit routes; and 11. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	
MCU 7.	Erosion and sediment management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>.	a) Prior to commencing work

	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
MCU 8.	Traffic management plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: 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. 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. <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>	a) Prior to commencing work b) During construction
MCU 9.	Construction noise management plan a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities: i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies. ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors. iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source. iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures. v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. vi) Includes a clause stating that construction on site is not permitted prior to begin until 6.30am Monday to Saturday and are to cease at to 6:30pm, excluding	a) Prior to commencing work

	public holidays, unless otherwise agreed to under Condition 3 of this approval. b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.	b) During construction c) As requested by EDQ
MCU 10.	Public infrastructure (damage, repairs, and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. 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. <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>	a) Prior to commencement of use b) Prior to commencement of use
MCU 11.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and	a) Prior to commencing earthworks

	vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: 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.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
MCU 12.	Acid sulfate soils a) Where on-site ASS are encountered, submit to EDQ IS 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.	a) Prior to commencement of use or during earthworks b) Prior to building works c) Prior to building works
MCU 13.	Retaining walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g., <i>AS3600 – Concrete Structures</i>); b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS 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 submitted under part a) of this condition.	a) Prior to commencing earthworks b) Prior to commencement of building works c) Prior to commencement of use or BFP endorsement, whichever occurs first
MCU 14.	Vehicle access a) Construct {a} vehicle crossover{s}: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards	a) Prior to commencement of use

	b) Submit to EDQ IS RPEQ certification that the crossover{s} has been constructed in accordance with part a) of this condition.	b) Prior to commencement of use
MCU 15.	Compliance Assessment - Traffic Control System a) Submit to EDQ IS for compliance assessment, an RPEQ certified report on the final proposed traffic control system that allows access the upper deck car park. The traffic control system is to be designed generally in accordance with AS 2890 <i>Parking Facilities</i> (including AS 2890 section on Access to Mechanical Parking Installations) and: - Ensure vehicle queuing will be contained within the site boundary - Details are provided for phasing of traffic light system and any vehicle detection or manual activation systems b) Construct the traffic control system generally in accordance with the endorsed plans as required under part a) of this condition. c) Submit to EDQ IS, certification by an RPEQ that traffic control system has been constructed in accordance with the endorsed plan under part (a).	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
MCU 16.	Roads – Gaba Lane Upgrade a) Submit to EDQ IS, engineering design/construction drawings certified by a RPEQ for Gaba Lane to accommodate sweep path of MRV vehicles entering / existing the loading dock. Replacement works include but not limited to carriageway, footpath, kerb & channel, drainage, and underground utilities / services. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ IS, ‘as-constructed’ drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
MCU 17.	Car parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Pedestrian areas directly adjoining car parking are to be constructed in accordance with AS2890 – <i>Parking Facilities</i> with consideration to section 2.4.5.4 c) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use c) Prior to commencement of use

MCU 18.	Bicycle parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans. b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
MCU 19.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with Unity Water's current adopted standards.	Prior to commencement of use
MCU 20.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with Unity Water's current adopted standards.	Prior to commencement of use
MCU 21.	Stormwater connection Connect the approved development to a lawful point of discharge: a) With 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability. b) Generally, in accordance with Council's current adopted standards.	Prior to commencement of use
MCU 22.	Stormwater management (quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and: ii) Lot A1 Sun Central Concept Stormwater Management Plan prepared by Calibre Issue B dated 23 March 2021 b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS, RPEQ certification confirming stormwater treatment devices 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
MCU 23.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development.	a) Prior to commencement of use

	b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	b) Prior to commencement of use
MCU 24.	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 b) Prior to commencement of use
MCU 25.	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 b) Prior to commencement of use
MCU 26.	Streetscape Works – Gaba Lane a) Submit to EDQ DA detailed streetscape works drawings certified by an AILA registered Landscape Architect for reinstatement of the streetscape at Gaba Lane as a result of accommodating MRV's entry / exit at the loading dock. The detailed streetscape plans are to include where applicable: • location and type of street lighting in accordance with Australian Standards AS1158 – <i>'Lighting for Roads and Public Spaces'</i>; • footpath treatments; • location and size of stormwater treatment devices; and • any other streetscape works required to restore the footpath to its original state. b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans and asset register in a format acceptable to Council.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
MCU 27.	Landscape works a) Submit to EDQ IS detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the following approved plans:	a) Prior to commencement of ground level building work

	i) Concept landscape masterplan prepared by Element Design, Issue A, dated 12th February 2021; and ii) Include details of how the planting will be accessed for maintenance and irrigation purposes. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use
MCU 28.	Waste Collection System a) Submit to EDQ DA 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 the commencement of building works b) Prior to the commencement of use. c) At all times
MCU 29.	Easements over infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	Prior to commencement of use
Infrastructure contributions		
MCU 30.	Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment Where the application is a MCU, certified and submitted plans to council detailing the GFA must also be provided at the time of 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 ****