



Our ref: DEV2021/1251/3

6 December 2023

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

Barwon Investment Partners & DPA Health
C/- Adams + Sparkes Town Planning
Att: Mr Cameron Adams and Mr Adam Seaton
PO Box 1000
BUDDINA QLD 4575

Email: admin@astpd.com.au

Dear Cameron and Adam

Section 99 Approval - Application to Change PDA Development Approval
Material Change of Use for Shop, Food and Drink Outlet, Health Care Services and Hospital at Mundoo Boulevard, Maroochydore, described as part of Lot 201 on SP305312

On 6 December 2023, the Minister for Economic Development Queensland (MEDQ) decided to grant **part** 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 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 assist.

Yours sincerely

Carolyn Mellish
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Maroochydore City Centre	
Site address	Mundoo Boulevard, Maroochydore	
Lot on plan description	Lot number	Plan description
	Part of Lot 201	SP305312
PDA development application details		
DEV reference number	DEV2021/1251/3	
'Properly made' date	18 October 2023	
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	Shop, Food and Drink Outlet, Health Care Services, and Hospital	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant part of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice The approval is for: • Shop, Food and Drink Outlet, Health Care Services, and Hospital	
Original Decision date	16 March 2022	
1 st Change to approval date	30 January 2023	
2 nd Change to approval date	6 December 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
Architectural Plans			
1.	Maroochy Private Hospital – Coversheet prepared by Mode and HSPC Health Architects	AR-001 Revision D	27.09.2023
2.	Maroochy Private Hospital - Floor plan - Ground level prepared by Mode and HSPC Health Architects	AR-101 Revision K	13.11.2023
3.	Maroochy Private Hospital - Floor plan - Level 01 prepared by Mode and HSPC Health Architects	AR-102 Revision K	13.11.2023
4.	Maroochy Private Hospital - Floor plan - Level 02 prepared by Mode and HSPC Health Architects	AR-103 Revision H	22.09.2023
5.	Maroochy Private Hospital - Floor plan - Level 03 prepared by Mode and HSPC Health Architects	AR-112 Revision C	22.09.2023
6.	Maroochy Private Hospital - Floor plan - Level 04 prepared by Mode and HSPC Health Architects	AR-104 Revision H	22.09.2023
7.	Maroochy Private Hospital - Floor plan - Level 05 prepared by Mode and HSPC Health Architects	AR-105 Revision H	22.09.2023
8.	Maroochy Private Hospital - Floor plan - Level 06 prepared by Mode and HSPC Health Architects	AR-106 Revision H	22.09.2023
9.	Maroochy Private Hospital - Floor plan - Level 07 prepared by Mode and HSPC Health Architects	AR-107 Revision H	22.09.2023
10.	Maroochy Private Hospital - Floor plan - Level 08 prepared by Mode and HSPC Health Architects	AR-108 Revision G	22.09.2023
11.	Maroochy Private Hospital - Floor plan - Level 09 prepared by Mode and HSPC Health Architects	AR-109 Revision G	22.09.2023
12.	Maroochy Private Hospital - Floor plan - Level 10 prepared by Mode and HSPC Health Architects	AR-110 Revision D	22.09.2023
13.	Maroochy Private Hospital - Floor plan - Roof Plan prepared by Mode and HSPC Health Architects	AR-111 Revision F	22.09.2023
14.	Maroochy Private Hospital - Proposed Elevations - Sheet 1 prepared by Mode and HSPC Health Architects	AR-201 Revision E	27.09.2023
15.	Maroochy Private Hospital - Proposed Elevations - Sheet 2 prepared by Mode and HSPC Health Architects	AR-202 Revision F	13.11.2023
16.	Maroochy Private Hospital - Proposed Sections - Sheet 1 prepared by Mode and HSPC Health Architects	AR-301 Revision C	27.09.2023
17.	Maroochy Private Hospital – Proposed Materiality prepared by Mode and HSPC Health Architects	AR-151 Revision B	13.11.2023
Civil Engineering Plans			
18.	Road Layout Plan, prepared by Westera Partners Structural + Civil + Environmental Engineers	S23-124-RL01 Revision B	28.09.2023

19.	Maroochy Private Hospital Further Works – Fuel Truck Access (0.3m CLEARANCE) prepared by PTT Traffic & Transport Engineering	24-043 Drawing No. 24-043-005	23.11.2023
Landscape Concept Plans			
20.	Maroochy Health Centre – Cover Sheet prepared by Mode and HSPC Health Architects	LD-0000 Revision 1	26.09.2023
21.	Maroochy Health Centre – Legend & Schedules prepared by Mode and HSPC Health Architects	LD-0010 Revision 1	26.09.2023
22.	Maroochy Health Centre – Landscape Specification Notes – Sheet 1 prepared by Mode and HSPC Health Architects	LD-0011 Revision 1	26.09.2023
23.	Maroochy Health Centre – Landscape Specification Notes – Sheet 2 prepared by Mode and HSPC Health Architects	LD-0012 Revision 1	26.09.2023
24.	Maroochy Health Centre – Landscape Plan - Ground Level prepared by Mode and HSPC Health Architects	LD-1000 Revision 1	26.09.2023
25.	Maroochy Health Centre – Landscape Plan – Level 01 prepared by Mode and HSPC Health Architects	LD-1001 Revision 1	26.09.2023
26.	Maroochy Health Centre – Landscape Plan – Level 02 prepared by Mode and HSPC Health Architects	LD-1002 Revision 1	26.09.2023
27.	Maroochy Health Centre – Landscape Plan – Level 03 prepared by Mode and HSPC Health Architects	LD-1003 Revision 1	26.09.2023
28.	Maroochy Health Centre – Landscape Plan – Level 04 prepared by Mode and HSPC Health Architects	LD-1004 Revision 1	26.09.2023
29.	Maroochy Health Centre – Landscape Plan – Level 09 prepared by Mode and HSPC Health Architects	LD-1005 Revision 1	26.09.2023
30.	Maroochy Health Centre – Landscape Plan – Level 10 prepared by Mode and HSPC Health Architects	LD-1006 Revision 1	26.09.2023
31.	Maroochy Health Centre – Planting Plan – Ground Level prepared by Mode and HSPC Health Architects	LD-1100 Revision 1	26.09.2023
32.	Maroochy Health Centre – Planting Plan – Level 01 prepared by Mode and HSPC Health Architects	LD-1101 Revision 1	26.09.2023
33.	Maroochy Health Centre – Planting Plan – Level 02 prepared by Mode and HSPC Health Architects	LD-1102 Revision 1	26.09.2023
34.	Maroochy Health Centre – Planting Plan – Level 03 prepared by Mode and HSPC Health Architects	LD-1103 Revision 1	26.09.2023
35.	Maroochy Health Centre – Planting Plan – Level 04 prepared by Mode and HSPC Health Architects	LD-1104 Revision 1	26.09.2023
36.	Maroochy Health Centre – Planting Plan – Level 09 prepared by Mode and HSPC Health Architects	LD-1105 Revision 1	26.09.2023
37.	Maroochy Health Centre – Planting Plan – Level 10 prepared by Mode and HSPC Health Architects	LD-1106 Revision 1	26.09.2023
38.	Maroochy Health Centre – Landscape Details – Sheet 1 prepared by Mode and HSPC Health Architects	LD-5000 Revision 1	26.09.2023
39.	Maroochy Health Centre – Landscape Details – Sheet 2 prepared by Mode and HSPC Health Architects	LD-5001 Revision 1	26.09.2023

40.	Maroochydore Health Centre – Landscape Details – Sheet 3 prepared by Mode and HSPC Health Architects	LD-5002 Revision 1	26.09.2023
41.	Maroochydore Health Centre – Landscape Details – Sheet 4 prepared by Mode and HSPC Health Architects	LD-5003 Revision 1	26.09.2023
42.	Maroochydore Health Centre – Landscape Details – Sheet 5 prepared by Mode and HSPC Health Architects	LD-5004 Revision 1	26.09.2023
43.	Maroochydore Health Centre – Landscape Details – Sheet 5 prepared by Mode and HSPC Health Architects	LD-5005 Revision 1	26.09.2023
Supporting Documents			
44.	Maroochydore Private Hospital – Acoustic comments for re-location of generator, prepared by Renzo Tonin & Associates	QD143-01F02	13.11.2023
45.	Technical Note #1 Maroochy PDA Private Hospital, prepared by Pekol Traffic and Transport	Ref: P:\2023-24\24-043 Maroochy Private Hospital Further Works\Outputs\24-043 Tech Note V2	16.11.2023
Documents previously approved on 30 January 2023		Number	Date
Supporting Documents			
1.	Noise Impact Assessment Maroochydore Private Hospital, Maroochydore prepared by Renzo Tonin & Associates	Ref: QC310-01F02 Noise Report (r4)	01.12.2022
2.	Maroochy PDA Private Hospital Car Parking Demand Assessment prepared by PTT Traffic & Transport Engineering	Ref: P:\2022-23\23-029 Maroochy Private Hospital Car Parking Report	25.08.2022
Plans and documents previously approved on 16 March 2022		Number	Date
Architectural Plans			
1.	Maroochy Private Hospital - Site Plan prepared by Mode	AR-000 Revision C	09.02.22
2.	Maroochy Private Hospital - Design Narrative prepared by Mode and HSPC Health Architects	AR-150 Revision A	19.11.21
Preliminary Civil Drawings			
3.	Drawing Schedule Notes and Locality Plan prepared by ADG Civil Services	C01 Revision 02	18.11.21
4.	Existing Features Layout Plan prepared by ADG Civil Services	C02 Revision 02	18.11.21
5.	Erosion and Sediment Control Layout Plan prepared by ADG Civil Services	C10 Revision 02	18.11.21
6.	Erosion and Sediment Control Notes and Details prepared by ADG Civil Services	C11 Revision 02	18.11.21
7.	Roadwork and Drainage and Layout Plan prepared by ADG Civil Services	C30 Revision 02	18.11.21
8.	Roadwork and Drainage Notes and Details prepared by ADG Civil Services	C31 Revision 02	18.11.21
9.	Driveway Crossover Details prepared by ADG Civil Services	C38 Revision 02	18.11.21

10.	Water Property Connection Locality Plan & Notes prepared by ADG Civil Services	C50 Revision 02	18.11.21
11.	Water Property Connection Layout Plan & Details prepared by ADG Civil Services	C51 Revision 02	18.11.21
12.	Water Property Connection Sections prepared by ADG Civil Services	C52 Revision 02	18.11.21
13.	Sewer Property Connection Locality Plan & Notes prepared by ADG Civil Services	C60 Revision 02	18.11.21
14.	Sewer Property Connection Layout Plan & Details prepared by ADG Civil Services	C61 Revision 02	18.11.21
Supporting documents			
15.	Traffic Engineering Report - Maroochydore PDA Private Hospital prepared by TTM	Ref: 21BRT0317 No. 2	18.11.21
16.	Operational Waste Management Plan Proposed Commercial Development at Maroochydore PDA Private Hospital prepared by TTM	Ref: 21BRW0064 RP01_A	17.11.2021
17.	Maroochydore Private Hospital Stormwater Management Plan prepared by ADG Civil Services	Ref: 25222 C R001 Rev 01	18.11.21

Preamble, Abbreviations, and Definitions

PREAMBLE

For the purposes 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.

BASIC (SLOW) CHARGERS means an electric vehicle charging facility on a dedicated electrical circuit, typically used in long park situations such as dwellings and workplaces. Basic (slow) EV chargers use AC (240 volts) power and require a minimum 20 Amps, as well as installation of an Electric Vehicle Supply Equipment (EVSE) unit capable of supplying up to 7kW of power.

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

CONTRIBUTED ASSET means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

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

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

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

DC (FAST) CHARGERS means an electric vehicle charging facility capable of supplying a minimum of 50kW of power per parking bay. DC (fast) charging is used for short term parking situations up to 1 hour in duration and provides convenience fast charging. DC (fast) chargers, generally operated by third parties, are suited to developments providing services on highways and major roads.

DESTINATION (FASTER) CHARGERS means an electric vehicle charging facility capable of supplying up to 25kW of power. Destination (faster) charging is typically used for short term parking, up to 2 hours duration. Destination (faster) charging usually requires three-phase (415 volts) power with 20-32 Amps. However, if three-phase power is unavailable, single-phase power with 40 Amps is acceptable.

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).

MEDIUM TO LONG-TERM PARKING for the purposes of electric vehicle charging, means any other parking that is not short term.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

SHORT-TERM PARKING for the purposes of electric vehicle charging, means land uses where parking is generally for a period of less than 2 hours, and includes uses such as: hardware and trade supplies, food and drink outlet, garden centre, shop, showroom, health care services, veterinary services and the like.

UNITYWATER is the statutory authority that provides essential sewerage treatment and water supply services in the Sunshine Coast.

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: pddevelopmentassessment@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 – Material Change of Use		
Ref	Condition	Timing
General		
MCU 1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) 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 generally in accordance with: a) the approved plans and documents; b) Maroochydore City Centre Infrastructure Agreement 2017; c) Maroochydore City Centre Water Infrastructure Agreement 2017; d) any other executed Infrastructure Agreement; and e) 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 DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
MCU 5.	Certification of Operational Work for Contributed Assets 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 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, 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	a) Prior to commencing work

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

	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. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. 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>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work 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; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.	a) Prior to commencing work b) During construction

	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.	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 or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
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 vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).	a) Prior to commencing earthworks

	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 Acid sulfate soils (ASS) are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014 (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 or during earthworks 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 13.	Vehicle access a) Construct a vehicle crossover: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a vehicle crossover. b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with 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

MCU 14.	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) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition. c) A minimum of seventy (70) car parking spaces up to a maximum of seventy-five (75) spaces on a single podium level, are to be delineated and sign posted as dedicated short term hospital patient and visitor parking only (not greater than 4hrs in length), including drop off and pick up of patients. d) Appropriate signage is to be installed identifying these spaces and their restricted use.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first d) Prior to commencement of use or BFP endorsement, whichever occurs first
MCU 15.	Car parking – patient drop off designated parking bays Submit to EDQ DA evidence of an agreement with Council to use on street parking bays as short-term public parking along the frontage of the future private hospital which could be used as patient drop off points.	Prior to commencement of use or BFP endorsement, whichever occurs first
MCU 16.	Ensure electric vehicle readiness – Commercial / retail Install EV charging facilities^[1] and the provisioning for future EV charging, as follows: A. Short term parking i) Include provision of electrical capacity for Destination (faster) chargers at the minimum rate of 1 charging facility for every 25 short-term parking bays, including dedicated conduits and circuits wired to parking bays, to allow electric vehicle chargers to be installed later; and ii) Electric vehicle charging shall be capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and B. Medium to long term parking i) Install Basic (slow) chargers to a minimum of 10% of the long-term parking bays; and ii) In addition, include provision of electrical capacity for Basic (slow) chargers to 40% of the total medium to long-	For all parts of this condition, prior to commencement of the use

	term parking bays, including dedicated conduits and circuits to be wired to parking bays, to allow electric vehicle chargers to be installed at a later stage; and iii) Install Destination (faster) chargers at the minimum rate of 1 charging facility per 100 car parking spaces; and iv) Electric vehicle charging shall be capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and v) Submit to EDQ IS, certified evidence from an electrical engineer which demonstrates the electric vehicle charging facilities and/or provisioning has been provided in compliance with all parts of this condition. ^[1] refer to definitions in preamble	
MCU 17.	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 or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
MCU 18.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with Unitywater's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
MCU 19.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with Unitywater's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
MCU 20.	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; and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first

MCU 21.	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) The Stormwater Management Plan, prepared by ADG, Ref: 25222 C R001 Rev01, dated November 2021, Section 4 Stormwater quality assessment. 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 or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
MCU 22.	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
MCU 23.	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

MCU 24.	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
MCU 25.	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: i) Parkview Place Maroochydore, Landscape Concept Plans prepared by Mode and HSPC Health Architects dated 19.11.21. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of ground level building work b) Prior to commencement of use or BFP endorsement, whichever occurs first
MCU 26.	Refuse collection - medical waste a) Submit to EDQ IS evidence of approved refuse collection arrangements specifically for medical waste, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) At all times following commencement of use
MCU 27.	Waste Collection System a) Submit to EDQ Development Assessment, 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.	a) Prior to commencement of building works. b) Prior to commencement of use

	c) Manage the internal waste collection system in accordance with the Prescribed Waste Infrastructure Consent.	c) At all times
MCU 28.	Acoustic treatments a) Construct the approved development to include the acoustic treatments specified in the following documents: i) Section 8 and 9 of the approved Noise Impact Assessment prepared by Renzo Tonin & Associates dated 1.12.2022; ii) Acoustic comments for re location of generator in a supporting document prepared by Renzo Tonin & Associates dated 13.11.2023. b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
MCU 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
MCU 30.	Sustainability and efficiency- compliance assessment a) Submit to EDQ IS for compliance assessment the following to demonstrate that the building design and construction planning phase is consistent with the achievement of a 4 Star Rating under the Green Building Council of Australia (GBCA) Green Star New Buildings rating tool (or equivalent GBCA tool as agreed by EDQ IS). i) Green Star submission package prepared by a Green Star Accredited Professional (GSAP) demonstrating that the building design achieves a minimum projected 4 Star Green Star Rating, with suitable rating points buffer and contingency measures to address rating risk areas. ii) Evidence of submission of the above documentation to the GBCA for Green Star Designed assessment. iii) Contractual agreement(s) between the applicant and the building construction contractor(s), evidencing that the building construction is contractually required to achieve a 4 Star rating under the Green Star Building's rating tool. It is acceptable for the contractual agreement(s) to be appropriately redacted to protect commercially sensitive information.	a) Prior to the commencement of works

	b) Submit to EDQ IS Green Star Designed assessment from the GBCA verifying that the documentation submitted under part a) is projected to achieve the credits required for a 4 Star Rating under the Green Star for Buildings tool (or tool approved under part a). Should changes to the documentation submitted under a) i. be required in response to GBCA Green Star Designed feedback (to achieve a projected 4 Star Rating), the final documentation must be submitted to EDQ. Any changes relevant to the approved plans or conditions of approval must be approved by EDQ. c) Design, construct and operate the approved development generally in accordance with the final submission assessed to achieve a projected 4 Star Rating by the Green Star Designed review undertaken by the GBCA under b). d) Submit to EDQ IS evidence that the requirements of part c) of this condition have been met, including submission of 4 Star "As-Built" rating certification from the GBCA.	b) Prior to the commencement of building works c) Prior to commencement of use d) Within 12 months of commencement of use
MCU 31.	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 or registration of a Building Format Plan, whichever occurs first
Infrastructure contributions		
MCU 32.	Infrastructure Contributions Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the Infrastructure Funding Framework (IFF) calculated as follows: • where the application is a Material change of Use (MCU), certified construction plans detailing the Gross Floor Area (GFA) must also be provided to the MEDQ prior to commencement of use for calculation of final charges • where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before 6 years from the original decision date – in accordance with the IFF in force at the time of the original decision date • where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than 6 years from the original decision date - in accordance with the IFF in force at the time of the payment.	In accordance with the IFF

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 ****