



Our ref: DEV2021/1232/4

6 December 2023

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

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

Email address admin@astpd.com.au

Dear Mr Adams

Section 99 Approval - application to change PDA development approval
Material change of use for Parking Station, Shop, Food and Drink Outlet and Community Use at Market Lane, Maroochydore described as Lot 110 on SP305312

On 6 December 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 Dr Jocelyn Bowyer, Principal Planner Development Assessment, in Economic Development Queensland, by telephone on (07) 3214 9579 or at Jocelyn.Bowyer@dsdilgp.qld.gov.au, who will be pleased to 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	Market Lane, Maroochydore	
Lot on plan description	Lot number	Plan description
	110	SP305312
PDA development application details		
DEV reference number	DEV2021/1232/4	
'Properly made' date	16 June 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	Material Change of Use – Parking station, shop, food and drink outlet and community use	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice The approval is for: - Change to wording of Condition 33 - Change to approved plans	
Original Decision date	22 December 2021	
1 st Change to approval date	29 March 2022	
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
1.	Traffic Engineering Advice	211088	20/09/2023
2.	Floor Plan – Level 00 prepared by Mode (amended in red 05/12/2023)	21179 IFC-AR-1000 Rev 34	28/03/2023
3.	Building Elevations East and West prepared by Mode	21179 IFC AR-2001 Rev 16	28/03/2023
4.	Building Elevations - North prepared by Mode	21179 IFC AR-2000 Rev 13	03/03/2023
5.	Floor Plan – Level 3 prepared by Mode	21179 IFC AR-1003 Rev 27	06/10/2023
6.	Floor Plan – Level 8 prepared by Mode	21179 IFC AR-1008 Rev 27	06/10/2023
Plans and documents previously approved on 29 March 2022		Number	Date
1.	Floor Plan – Level 01 prepared by Mode	21179 BC-AR-1001 Rev 13	25/01/2022
2.	Floor Plan – Level 02 prepared by Mode	21179 BC-AR-1002 Rev 10	25/01/2022
3.	Floor Plan – Level 03-07 prepared by Mode (Floor plan - Level 3 is superseded)	21179 BC-AR-1003 Rev 11	25/01/2022
Plans and documents previously approved on 22/12/2021		Number	Date
1.	Maroochydore Multi-storey Car Park Landscape Documentation (preliminary DA) prepared by Mode	SD-0000	20/09/2021
2.	Ground Level Landscape Concept and Planting Palette Prepared by Mode	SD-1000 Rev A	20/09/2021
3.	Planting Plan and Schedule	LD-1100 Rev A	15/11/2021
4.	Proposed Multi Deck car Park Acoustic Report prepared by Acousticworks	2021571 R01B	08/12/2021
5.	Maroochydore Multi Desk Car Park (Lot 110) Cover Sheet prepared by Mode	BC-AR-0000 Rev 8	26.11.2021
6.	Roof Plan prepared by Mode	BC-AR-1010 Rev 9	26/11/2021
7.	Mode Delivered Project prepared by Mode	N/A	N/A
8.	Site Context – Section prepared by Mode	N/A	N/A
9.	Façade – Massing prepared by Mode	N/A	N/A
10.	North Façade General Concept prepared by Mode	N/A	N/A
11.	Façade – Surrounding analysis prepared by Mode	N/A	N/A
12.	Façade – Surrounding analysis prepared by Mode	N/A	N/A
13.	Perforated Screen - reference prepared by Mode	N/A	N/A

14.	North Façade General Concept prepared by Mode	N/A	N/A
15.	Façade Concept Maroochydore Specific Landscape prepared by Mode	N/A	N/A
16.	Façade – Visualised – final option Maroochydore Specific Landscape prepared by Mode	N/A	N/A
17.	Façade Details - finishes prepared by Mode	N/A	N/A
18.	Façade – visualised – panels variation by colour prepared by Mode	N/A	N/A
19.	Façade – east and west façade prepared by Mode	N/A	N/A
20.	Façade – east and west façade prepared by Mode	N/A	N/A
21.	South elevations prepared by Mode	SD-2002	16.12.2021
22.	Building Sections prepared by Mode	SD-2100 Rev 2	16.12.2021
23.	Building Sections prepared by Mode	SD-2101 Rev 2	16.12.2021
24.	Draft Section prepared by Mode	SD2102 Rev 1	16.12.2021

PDA development conditions

PREAMBLE AND ABBREVIATIONS

PREAMBLE

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

ABBREVIATIONS AND DEFINITIONS:

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

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **BFP** means Building Format Plan.
3. **Basic AC EV charging** means an electric vehicle charging facility on a dedicated AC circuit of 240 volts. Basic AC EV charging is typically used in long park situations such as dwellings and workplaces and requires a minimum 20 Amps, and installation of an EVSE charging unit capable of supplying 2.4 to 7kW of power.
4. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
5. **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.
6. **Council** means the relevant local government for the land the subject of this approval.
 7. **Destination AC or DC EV charging** means an electric vehicle charging facility capable of supplying 11-25kW of power. Destination AC or DC EV charging is typically used in short term parking situations up to 2 hours in duration, and requires three phase 415V and with 20-32 Amps. If three phase power is unavailable, single phase 40 Amps is acceptable.
 8. **DSDILGP** means the Department of State Development, Infrastructure Local Government and Planning.
 9. **EDQ** means Economic Development Queensland.
 10. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
 11. **EDQ IS** means Economic Development Queensland's – Infrastructure Solutions team.
 12. **EP Act** means the *Environmental Protection Act 1994*.
 13. **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).
 14. **MEDQ** means the Minister for Economic Development Queensland.
 15. **PDA** means Priority Development Area.
 16. **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).

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

- 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 TS, submit the documentation to:

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

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		
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
2.	Maintain the approved development Maintain the approved development (including landscaping, bio retention basins, 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; - any other executed Infrastructure Agreement; and - any other approval or endorsement required by these conditions.	At all times following commencement of use
Construction management		
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
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
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
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: - noise and dust in accordance with the EP Act; - stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties;	a) Prior to commencing work

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

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	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: • for the provision of safe and functional alternative pedestrian routes, past, through or around the site; • to mitigate impacts to public sector entity assets, including street trees, on or external to the site; • for safe and functional temporary vehicular access points and frequency of use; • for the safe and functional loading and unloading of materials including the location of any remote loading sites; • for the location of materials, structures, plant and equipment; • of waste generated by construction activities; • detailing how materials are to be loaded/unloaded; • of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); • of employee and visitor parking areas; • of anticipated staging and programming; • for the provision of safe and functional emergency exit routes; and • 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.	b) During construction c) During construction
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>. iii. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
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
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

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	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
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
11.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - The approved plans The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled; Detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and - 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

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	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
12.	Acid sulfate soils a) Where on-site ASS are encountered, submit to EDQ TS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition. c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	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
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>); iii. located and designed generally in accordance with the approved plans. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencing earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	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.	c) Prior to commencement of use or BFP endorsement, whichever occurs first
14	Vehicle access a) Construct vehicle crossovers: - located generally in accordance with the approved plans; and - designed generally in accordance with the relevant Council standards. b) Submit to EDQ IS RPEQ certification that the crossovers 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
15	Car parking and motorbike parking Construct, sign and delineate car and motorbike parking spaces and line marking on ramp areas (centre line marking from the kerb separator to the top of ramp) generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. Installation of rubber lane separators required in accordance with the approved Traffic Advice dated 20/09/2023.	Prior to commencement of use or BFP endorsement, whichever occurs first
16	Signage and Wayfinding a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, that provides for directional signage and wayfinding in accordance with AS1428 Design for Access and mobility, AS/NZS 2890 – Parking Facilities and the approved plans that considers at a minimum: - Clearance height at entry driveway - Signage and / or line marking at exit driveways that protects pedestrians - Prevention of vehicles exiting through the entry - Bike parking entry - The automatic boom gate. b) Construct, sign and delineate signage and way finding 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
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.	a) Prior to commencement of use or BFP endorsement,

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	whichever occurs first. b) Prior to commencement of use or BFP endorsement, whichever occurs first
18	Water connection a) Connect the approved development to the existing water reticulation network generally in accordance with Unitywater current adopted standards. b) Submit to EDQ IS evidence from Unitywater that construction of the awning above sewer & water assets is permitted.	a) Prior to commencement of use or BFP endorsement, whichever occurs first. b) Prior to commencement of use or BFP endorsement, whichever occurs first
19	Sewer connection a) Connect the approved development to the existing sewer reticulation network generally in accordance with Unitywater current adopted standards. b) Submit to EDQ IS evidence from Unitywater that construction of the awning above sewer & water assets is permitted.	a) Prior to commencement of use or BFP endorsement, whichever occurs first. b) Prior to commencement of use or BFP endorsement, whichever occurs first
20	Stormwater connection a) Connect the approved development to a lawful point of discharge: - With 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and - Generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
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>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and:	a) Prior to commencement of stormwater works

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
	ii. Concept Stormwater Management Plan prepared by Calibre dated 08.10.2021. 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.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
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
23	Gas Construct and maintain LPG storage area in accordance with AS 1596:2002 – <i>The storage and Handling of LP Gas</i>	Prior to commencement of use or BFP endorsement, whichever occurs first
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 or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
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 or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
26	Waste Collection System a) Submit to EDQ DA, DSDILGP, a copy of the Prescribed Waste Infrastructure Consent given by the Council for the establishment of the internal waste collection system. b) Establish the internal waste collection system in accordance with the Council's Prescribed Waste Infrastructure Consent. c) Manage the internal waste collection system in accordance with the Prescribed Waste Infrastructure Consents.	a) Prior to commencement of building works. b) Prior to commencement of use c) At all times
27	Charging for electric vehicles Provide electric vehicle charging stations, as well as the provisioning for future electric vehicle charging for the development, as follows: a) <u>Short term parking</u> i. Provision of electrical capacity for Destination AC or DC EV charging⁽¹⁾ in 4 car parking bays as per approved plans, including dedicated conduits and circuits wired to parking bays, to allow electric vehicle chargers to be installed at a later stage; and ii. electric vehicle charging should be capable of electrical load control to manage development peak demand. <i>Note: Short-term parking for the purposes of electric vehicle charging, means land uses where the majority of parking is for a period of less than 2 hours, and includes use definitions including: hardware and trade supplies, food and drink outlet, garden centre, shop, showroom, health care services, veterinary services.</i>	For all parts of this condition prior to commencement of use
28	Landscape works a) Construct landscape works in accordance with the following approved plans: i. Maroochydore Multi-storey carpark prepared by Mode and dated 20.09.2021 ii. Planting Plan & Schedule prepared by Mode and date 15.11.2021	a) Prior to commencement of use

PDA Development Conditions – Material Change of Use		
Ref	Condition	Timing
29	Refuse collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, 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
30	Acoustic treatments a) Construct the approved development to include the acoustic treatments specified in sections 8.1 & 8.2 of the approved Acoustic Report of the following approved document: Proposed Multi Deck Carpark Acoustic Report prepared by Acoustic Works dated 08/12/2021. 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
31	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
32	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		
33	Infrastructure Charges Unless a relevant infrastructure agreement provides to the contrary, 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 ****