



Our ref: DEV2019/1004/3

Department of  
**State Development and Infrastructure**

28 June 2024

SunCentral Maroochydore Pty Ltd  
Att: Rohan Davies, Project Director  
PO Box 1458  
MAROOCHYDORE QLD 4558

Email: rohan@suncentralmaroochydore.com.au

Dear Rohan

**Section 99 Approval - Application to Change PDA Development Approval**  
**Material Change of Use for (Interim) Retail Uses, Bar, Food and Drink Outlet, Market, and Community Use at South Sea Islander Way and First Avenue, Maroochydore described as Lots 30 and 40 on SP305312**

On 28 June 2024 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](http://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

Amanda Dryden  
**Director**  
**Development Assessment**  
**Economic Development Queensland**

# PDA Decision Notice – Approval

| Site information                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |
|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Name of priority development area (PDA) | Maroochydore City Centre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |
| Site address                            | South Sea Islander Way and First Avenue, Maroochydore                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Plan description |
|                                         | 30                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | SP305312         |
|                                         | 40                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | SP305312         |
| PDA development application details     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |
| DEV reference number                    | DEV2019/1004/3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                  |
| 'Properly made' date                    | 19 June 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
| Type of application                     | <input type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input checked="" type="checkbox"/> Application to change PDA development approval<br><input type="checkbox"/> Application to extend currency period |                  |
| Description of proposal applied for     | Material Change of Use for (Interim) Retail Uses Bar, Food and Drink Outlet, Market, and Community Use                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |
| PDA development approval details        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |
| Decision of the MEDQ                    | <p>The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> <li>Amendment to condition 3 to facilitate an extension of the interim use period for a further 3 years</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |
| Original Decision date                  | 22 March 2019                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |
| 1 <sup>st</sup> Change to approval date | 21 March 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |
| 2 <sup>nd</sup> Change to approval date | 28 June 2024                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
| Currency period                         | 6 years from the original decision date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |
| Assessment Team                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |
| Assessment Manager (Lead)               | Michael Fallon, Planner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |
| Manager                                 | Leila Torrens, Manager                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |
| Delegate                                | Amanda Dryden, Director                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |

## 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.

| Plans and documents previously approved on 22 March 2019 |                                                                               | Number                  | Date          |
|----------------------------------------------------------|-------------------------------------------------------------------------------|-------------------------|---------------|
| 1.                                                       | Site plan prepared by Majstorovic                                             | SW.03                   | 19.11.18      |
| 2.                                                       | Ground Floor Plan prepared by Majstorovic                                     | SW.04                   | 19.11.18      |
| 3.                                                       | Roof Plan prepared by Majstorovic                                             | SW.05                   | 19.11.18      |
| 4.                                                       | Section AA prepared by Majstorovic                                            | SW.06                   | 19.11.18      |
| 5.                                                       | Operational Risk Management Plan prepared by ERMS Group                       | Final                   | 26.11.18      |
| 6.                                                       | Electrical Services – Site Layout Plan prepared by Webb Australia Group       | E010 Rev: P2            | 10.12.18      |
| 7.                                                       | Noise Management Plan prepared by SunCentral                                  | -                       | -             |
| 8.                                                       | Traffic Management Plan prepared by SunCentral and East Coast Traffic Control |                         | November 2018 |
| 9.                                                       | Waste Management Plan prepared by SunCentral                                  | -                       | -             |
| 10.                                                      | Site plan by Cardno (Pavement Plan Overall)                                   | 249402-C1-1199<br>rev E | 17/02/2016    |

## Preamble, Abbreviations, and Definitions

### ABBREVIATIONS AND DEFINITIONS

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

**AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.

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

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

**DSDI** means the Department of State Development and Infrastructure.

**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.

**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.

## 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@dsdmip.qld.gov.au](mailto:pdadevelopmentassessment@dsdmip.qld.gov.au)

b) EDQ IS: [EDQ\\_PrePostConstruction@dsdilgp.qld.gov.au](mailto:EDQ_PrePostConstruction@dsdilgp.qld.gov.au)





|                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                         |
|----------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <b>10.</b>                       | <b>Stormwater Connection</b><br><br>Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.                                                                                                                                                                                                     | Prior to commencement of use                                                            |
| <b>11.</b>                       | <b>Outdoor Lighting</b><br><br>Outdoor lighting within the development is to be designed and installed in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .                                                                                                                                                                                                                                                                        | Prior to commencement of use and to be maintained                                       |
| <b>12.</b>                       | <b>Electricity</b><br><br>Connect the development to the existing electrical reticulation network in accordance with Energex's current adopted standards.                                                                                                                                                                                                                                                                                                                   | Prior to commencement of use                                                            |
| <b>13.</b>                       | <b>Public Infrastructure – Damage, Repairs and Relocation</b><br><br>Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.                                          | Prior to commencement of use                                                            |
| <b>Landscape and Environment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                         |
| <b>14.</b>                       | <b>Acid Sulfate Soils (ASSMP)</b><br><br>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be prepared certified by a suitably qualified professional in soils and/or erosion sediment control.<br><br>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP submitted under part a) of this condition. | a) Prior to commencement of or during site works<br><br>b) Prior to commencement of use |
| <b>15.</b>                       | <b>Erosion and Sediment Management</b><br><br>a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines:<br>i. The construction phase stormwater management design objectives of the                                                                                                      | a) Prior to commencement of site works                                                  |

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                     |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
|            | <p>State Planning Policy 2017 (Appendix 2 Table A);</p> <p>ii. Healthy Land and Water Technical Note: <i>Complying with the SPP – Sediment Management on Construction Sites</i>;</p> <p>iii. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and</p> <p>iv. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time).</p> |                                     |
|            | b) Implement the certified ESCP as submitted under part a) of this condition.                                                                                                                                                                                                                                                                                                                                                                                                                                              | b) At all times during construction |
| <b>16.</b> | <p><b>Waste Management</b></p> <p>Submit to EDQ Development Assessment, DSDMIP a waste management strategy generally in accordance with the submitted Waste Management Plan endorsed by Council or a registered waste contractor.</p>                                                                                                                                                                                                                                                                                      | Prior to commencement of use        |
| <b>17.</b> | <p><b>Infrastructure Charges</b></p> <p>Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment.</p> <p>Where the application is a MCU, certified and submitted plans to Council detailing the GFA must be provided at the time of payment.</p>                                                                                                                                                                                                                                  | 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 \*\***