



Our ref: DEV2021/1249/7

18 July 2024

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

Email: admin@astpd.com.au

Dear Mr Adams

**Section 99 Approval - Application to Change PDA Development Approval**  
**Material Change of Use for Health Care Services, Office, Shop, Bar, and Food and Drink Outlet at 50 First Avenue, Maroochydore described as Lot 71 on SP308184**

On 19 July 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 [Current applications and approvals](#).

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@edq.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                            | 50 First Avenue, Maroochydore   |                  |
| Lot on plan description                 | Lot number  | Plan description |
|   | Lot 71  | SP308184         |
| PDA development application details     |   |                  |
| DEV reference number                    | DEV2021/1249/7  |                  |
| 'Properly made' date                    | 3 April 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     | Health Care Services, Office, Shop, Bar, and Food and Drink Outlet  |                  |
| 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>• PDA Development Approval for Health Care Services, Office, Shop, Bar, and Food and Drink Outlet</li> </ul>  |                  |
| Original Decision date                  | 17 March 2022   |                  |
| 1 <sup>st</sup> Change to approval date | 23 June 2022  |                  |
| 2 <sup>nd</sup> Change to approval date | 18 July 2024  |                  |
| Currency period                         | 6 years from the original decision date   |                  |
| Assessment Team                         |   |                  |
| Assessment Manager (Lead)               | Michael Fallon, Planner   |                  |
| Manager                                 | Leila Torrens, Manager  |                  |
| Engineer                                | Amna Rehan, Junior Engineer   |                  |
| Delegate                                | Carolyn Mellish, 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.

| Approved plans and documents                             |   | Number                            | Date             |
|--|---|-----------------------------------|------------------|
| Architectural plans                                      |   |                                   |                  |
| 1.   | Ground Floor Plan, prepared by COX Architecture   | A-21-00-DA Revision 3             | 6 March 2024     |
| 2.   | Ground Floor Mezzanine Level Plan, prepared by COX Architecture   | A-21-01 Revision 22               | 4 March 2024     |
| 3.   | Level 1 Floor Plan, prepared by COX Architecture  | A-21-02 Revision 25               | 4 March 2024     |
| 4.   | Level 2-3 Plan, prepared by COX Architecture  | A-21-03 Revision 20               | 4 March 2024     |
| 5.   | Level 4 Plan, prepared by COX Architecture  | A-21-04 Revision 27               | 4 March 2024     |
| 6.   | Level 5 Plan, prepared by COX Architecture  | A-21-05 Revision 33               | 4 March 2024     |
| 7.   | Level 6-14 Plan, prepared by COX Architecture   | A-21-06 Revision 28               | 4 March 2024     |
| 8.   | Level 15 Floor Plan (Rec-Deck + Plant), prepared by COX Architecture  | A-21-10 Revision 22               | 21 May 2024      |
| 9.   | Roof Plan, prepared by Cox Architecture   | A-21-12 Revision 18               | 21 May 2024      |
| 10.  | Elevation – North, prepared by COX Architecture   | A-30-00 Revision 10               | 21 May 2024      |
| 11.  | Elevation – South, prepared by COX Architecture   | A-30-01 Revision 13               | 21 May 2024      |
| 12.  | Elevation – East, prepared by COX Architecture  | A-30-02 Revision 13               | 21 May 2024      |
| 13.  | Elevation – West, prepared by COX Architecture  | A-30-03 Revision 10               | 4 March 2024     |
| 14.  | Building Section 1, prepared by COX Architecture  | A-40-00 Revision 11               | 4 March 2024     |
| 15.  | Building Section 2, prepared by COX Architecture  | A-40-01 Revision 16               | 4 March 2024     |
| 16.  | Building Section 3, prepared by COX Architecture  | A-40-02 Revision 7                | 21 May 2024      |
| 17.  | Area Schedule – GFA, prepared by COX Architecture   | -                                 | 11 July 2024     |
| Engineering plans  |   |                                   |                  |
| 18.  | 50 First Avenue, Maroochydore – Civil Engineering Services and Site Based Stormwater Management Report, prepared by WSP | PS125923-CIV-REP-001 – Revision E | 3 February 2023  |
| Plans and documents previously approved on 17 March 2022 |   | Number                            | Date             |
| Landscape plans  |   |                                   |                  |
| 1.   | 50 First Avenue – Landscape Concept Report – prepared by Place Design Group   | Issue B                           | 2 March 2022     |
| Engineering plans  |   |                                   |                  |
| 2.   | 50 First Avenue – Traffic Engineering Report – prepared by TTM  | 21BRT0351                         | 17 November 2021 |
| 3.   | Site Services Plan prepared by WSP  | Ref: 3000 Rev E                   | 2 March 2022     |

## 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:

**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).

**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.

**EDQ** means Economic Development Queensland.

**EDQ DA** means Economic Development Queensland's – Development Assessment team.

**EDQ IS** means Economic Development Queensland's – Infrastructure Solutions team.

**EP Act** means the *Environmental Protection Act 1994*.

**IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

**MEDQ** means the Minister for Economic Development Queensland.

**PDA** means Priority Development Area.

**RPEQ** means Registered Professional Engineer of Queensland.

## Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
  - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule<sup>1</sup> (as amended from time to time).
  - ii) submit to EDQ DA a duly completed Compliance Assessment form<sup>2</sup>.
  - 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.

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

<sup>2</sup> The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

## Submitting Documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

a) EDQ DA: [pdadevelopmentassessment@edq.qld.gov.au](mailto:pdadevelopmentassessment@edq.qld.gov.au)

b) EDQ IS: [PrePostConstruction@edq.qld.gov.au](mailto:PrePostConstruction@edq.qld.gov.au)

## PDA Development Conditions – Material Change of Use

| Ref                            | Condition   | Timing  |
|--------------------------------|---|---|
| <b>General</b>                 |   |   |
| MCU 1.                         | <b>Carry out the approved development</b><br><br>Carry out the approved development generally in accordance with: <ul style="list-style-type: none"> <li>a) the approved plans and documents; and</li> <li>b) any other documentation endorsed via Compliance Assessment as required by these conditions.</li> </ul>  | Prior to commencement of use  |
| MCU 2.                         | <b>Certification of Operational Work</b><br><br>Carry out all Operational Work under this approval in accordance with the Certification Procedures Manual.  | As required by the <i>Certification Procedures Manual</i>                         |
| MCU 3.                         | <b>Maintain the approved development</b><br><br>Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with: <ul style="list-style-type: none"> <li>a) the approved plans and documents;</li> <li>b) any other documentation endorsed via Compliance Assessment as required by these conditions</li> <li>c) Maroochydore City Centre Infrastructure Agreement 2017;</li> <li>d) Maroochydore City Centre Water Infrastructure Agreement 2017; and</li> <li>e) any other executed Infrastructure Agreement and</li> <li>f) any other approval or endorsement required by these conditions.</li> </ul> | At all times following commencement of use  |
| <b>Construction management</b> |   |   |
| MCU 4.                         | <b>Hours of work - construction</b><br><br>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 5.                         | <b>Out of hours work - Compliance Assessment</b><br><br>a) Where out of hours work is proposed, submit to EDQ IS, for Compliance Assessment, an out of hours work request. The out of hours work request must include payment of the applicable fee and a duly completed out of hours work request form <sup>3</sup> .  | Minimum of 10 business days prior to proposed out of hours work commencement date |

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

| PDA Development Conditions – Material Change of Use |   |  |
|---|---|--|
| Ref   | Condition   | Timing   |
|   | b) Undertake all Out-of-Hours Works in accordance with the approval obtained under part a) of this condition.   |  |
| MCU 6.  | <p><b>Construction management plan</b></p> <p>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 during each stage of construction, including:</p> <ol style="list-style-type: none"> <li>noise and dust in accordance with the EP Act;</li> <li>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.</li> <li>contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</li> <li>complaints procedures; and</li> <li>site management: <ol style="list-style-type: none"> <li>for the provision of safe and functional alternative pedestrian routes, past, through or around the site;</li> <li>to mitigate impacts to public sector entity assets, including street trees, external to the site;</li> <li>for safe and functional temporary vehicular access points and frequency of use;</li> <li>for the safe and functional loading and unloading of materials including the location of any remote loading sites.</li> <li>for the location of materials, structures, plant and equipment.</li> <li>of waste generated by construction activities.</li> <li>detailing how materials are to be loaded/unloaded;</li> <li>of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</li> <li>of employee and visitor parking areas.</li> <li>of anticipated staging and programming.</li> <li>for the provision of safe and functional emergency exit routes; and</li> <li>any out of hours work as endorsed via Compliance Assessment.</li> </ol> </li> </ol> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p> | <p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) During construction</p> |

| PDA Development Conditions – Material Change of Use |   |  |
|---|---|--|
| Ref   | Condition   | Timing   |
| MCU 7.  | <p><b>Erosion and sediment management</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);</li> <li>ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>.</li> </ul> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>   | <p>a) Prior to commencing work</p> <p>b) During construction</p> |
| MCU 8.  | <p><b>Traffic management plan</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii) provision of parking for workers and materials delivery.</li> <li>iv) risk identification, assessment and identification of mitigation measures;</li> <li>v) ongoing monitoring, management review and certified updates (as required); and</li> <li>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.</li> </ul> <p>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.</p> <p><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></p> | <p>a) Prior to commencing work</p> <p>b) During construction</p> |
| MCU 9.  | <p><b>Construction noise management plan</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>(i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies</li> <li>(ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise</li> </ul>   | <p>a) Prior to commencing work</p>                               |

| PDA Development Conditions – Material Change of Use |   |   |
|---|---|---|
| Ref   | Condition   | Timing  |
|   | <p>adverse impacts to proximate sensitive land uses/receptors</p> <p>(iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source;</p> <p>(iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and</p> <p>(v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy.</p> <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p> <p>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.</p>   | <p>b) During construction</p> <p>c) As requested by EDQ</p>                   |
| MCU 10.   | <p><b>Public infrastructure (damage, repairs and relocation)</b></p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>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.</p> <p><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></p>   | <p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p> |
| MCU 11.   | <p><b>Earthworks</b></p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ol style="list-style-type: none"> <li><i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and</li> <li>the approved Preliminary Bulk Earthworks Plan prepared by WSP (Drawing 1000 rev B).</li> </ol> <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> <li>include a geotechnical soils assessment of the site;</li> <li>accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management;</li> <li>include the location and finished surface levels of any cut and/or fill;</li> <li>detail protection measures to: <ol style="list-style-type: none"> <li>ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; and</li> </ol> </li> </ol> | <p>a) Prior to commencing earthworks</p>                                      |

| PDA Development Conditions – Material Change of Use |  |   |
|---|--|---|
| Ref   | Condition  | Timing  |
|   | <p>2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development,</p> <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <ul style="list-style-type: none"> <li>i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and</li> <li>ii) any unsuitable material encountered has been treated or replaced with suitable material.</li> </ul>  | <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>   |
| MCU 12.   | <p><b>Acid sulfate soils</b></p> <p>a) Where on-site ASS are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>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.</p> <p>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.</p> | <p>a) Prior to commencement of or during earthworks</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p> |
| MCU 13.   | <p><b>Vehicle access</b></p> <p>a) Construct a vehicle crossover:</p> <ul style="list-style-type: none"> <li>i) located generally in accordance with the approved plans; and</li> <li>ii) designed generally in accordance with the relevant Council standards.</li> </ul> <p>b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.</p>   | <p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>   |
| MCU 14.   | <p><b>Car parking</b></p> <p>a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans</p> <p>b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.</p>  | <p>a) Prior to the commencement of works</p>  |

| PDA Development Conditions – Material Change of Use |  |   |
|---|--|---|
| Ref   | Condition  | Timing  |
|   |  | b) Prior to commencement of use   |
| MCU 15.   | <p><b>Ensure electric vehicle readiness – commercial/retail</b></p> <p>Provide eight (8) electric vehicle charging stations, as well as the provisioning for future electric vehicle charging for the development, as follows:</p> <ol style="list-style-type: none"> <li>I. Provisioning for Basic AC EV Charging to a minimum of five (5), including dedicated electrical pathway (ie conduit) spaces to allow electric vehicle chargers to be installed at a later stage; and</li> <li>II. Submit to EDQ IS, certified evidence from an electrical engineer which demonstrated the electric vehicle charging facilities and/or provision has been provided in compliance with all parts of this condition.</li> </ol> | For all parts of this condition, prior to commencement of the use   |
| MCU 16.   | <p><b>Bicycle parking</b></p> <ol style="list-style-type: none"> <li>a) Submit to EDQ IS plans certified by a RPEQ showing the provision of bicycle parking facilities generally in accordance with: <ol style="list-style-type: none"> <li>i) Australian Standard AS2890.3-1993 Bicycle parking facilities; and</li> <li>ii) the approved plans.</li> </ol> </li> <li>b) Construct, sign and delineate bicycle parking facilities generally in accordance with part a) of this condition.</li> <li>c) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.</li> </ol>   | <ol style="list-style-type: none"> <li>a) Prior to commencement of works</li> <li>b) Prior to commencement of use</li> <li>c) Prior to commencement of use</li> </ol> |
| MCU 17.   | <p><b>End of trip facilities</b></p> <ol style="list-style-type: none"> <li>a) Submit to EDQ IS plans certified by a RPEQ showing the provision of end of trip facilities generally in accordance with: <ol style="list-style-type: none"> <li>i) <i>Queensland Development Code MP4.1 - Sustainable Buildings</i>; and</li> <li>ii) the approved plans</li> </ol> </li> <li>b) Construct, sign and delineate end of trip facilities generally in accordance with part a) of this condition.</li> <li>c) Submit to EDQ IS evidence demonstrating end-of-trip facilities have been constructed in accordance with part a) of this condition</li> </ol>  | <ol style="list-style-type: none"> <li>a) Prior to commencement of works</li> <li>b) Prior to commencement of use</li> <li>c) Prior to commencement of use</li> </ol> |
| MCU 18.   | <p><b>Water connection</b></p> <p>Connect the approved development to the existing water reticulation network generally in accordance with Unitywater's adopted standards.</p>   | Prior to commencement of use  |

| PDA Development Conditions – Material Change of Use |  |   |
|---|--|---|
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| MCU 19.   | <p><b>Sewer connection</b></p> <p>Connect the approved development to the existing sewer reticulation network generally in accordance with Unitywater's current adopted standards.</p>   | Prior to commencement of use  |
| MCU 20.   | <p><b>Stormwater connection</b></p> <p>Connect the approved development to the existing stormwater network as indicated in the following approved documents:</p> <ul style="list-style-type: none"> <li>• LOT 71 50 First Avenue - Civil Engineering Services and Site Based Stormwater Management Report (as amended in red) prepared by WSP, Rev PS125923, dated 15 November 2021;</li> <li>• Site Services Plan (drawing number 3000 Rev E) prepared by WSP, dated 2 March 2022;</li> </ul> <p>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.</p>  | Prior to commencement of use  |
| MCU 21.   | <p><b>Stormwater management (quality &amp; quantity) – Compliance Assessment</b></p> <p>a) Submit to EDQ IS for Compliance Assessment, detailed engineering drawings and calculations, certified by a RPEQ, for all stormwater conveyance and treatment devices demonstrating that water quality objectives are met for each Stage of the Development. The works are to be designed generally in accordance with:</p> <ol style="list-style-type: none"> <li><i>PDA Guideline No. 13 Engineering standards – Stormwater quality &amp; Stormwater quantity,</i></li> <li>LOT 71 50 First Avenue - Civil Engineering Services and Site Based Stormwater Management Report (as amended in red) prepared by WSP, Rev PS125923, dated 15 November 2021; and</li> <li>the Site Services Plan Ref: 3000, Rev E, dated 2 March 2022.</li> </ol> <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>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.</p> | <p>a) Prior to commencement of stormwater works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p> |
| MCU 22.   | <p><b>Electricity</b></p> <p>a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</p> <p>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p>  | <p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>   |

| PDA Development Conditions – Material Change of Use |  |  |
|---|--|--|
| Ref   | Condition  | Timing   |
| MCU 23.   | <b>Telecommunications</b> <p>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.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</p>  | <p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>            |
| MCU 24.   | <b>Broadband</b> <p>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>.</p> <p>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</p> | <p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>            |
| MCU 25.   | <b>Landscape works</b> <p>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:</p> <p>i) 50 First Avenue Landscape Concept Report 02/03/2022 Issue B prepared by Place Design Group.</p> <p>b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p>                                    | <p>a) Prior to commencement of building work</p> <p>b) Prior to commencement of use</p>  |
| MCU 26.   | <b>Level 5 terrace – Compliance Assessment</b> <p>a) Submit to EDQ DA for compliance assessment, detailed landscape plans for the Level 5 terrace. The detailed plans are to include:</p> <p>i. Detailed planting palette;</p> <p>ii. Furniture specifications; and</p> <p>iii. Maintenance schedule.</p> <p>b) Construct the Level 5 terrace in accordance with the plans approved under part a) of this condition.</p>   | <p>a) Prior to commencement of building work</p> <p>b) Prior to commencement of use.</p> |

## PDA Development Conditions – Material Change of Use

| Ref   | Condition  | Timing  |   |   |  |   |   |  |  |                |                |          |          |          |          |                       |          |          |          |     |  |          |          |     |     |                                 |
|---|--|---|---|---|--|---|---|--|--|----------------|----------------|----------|----------|----------|----------|-----------------------|----------|----------|----------|-----|--|----------|----------|-----|-----|---------------------------------|
| MCU 27.   | <b>Waste Collection System</b><br><br>a) Submit to EDQ DA, a copy of the Prescribed Waste Infrastructure Consent given by the Council for the establishment of the internal waste collection system.<br><br>b) Establish the internal waste collection system in accordance with the Council's Prescribed Waste Infrastructure Consent.<br><br>c) Manage the internal waste collection system in accordance with the Prescribed Waste Infrastructure Consents.   | a) Prior to commencement of building works.<br><br>b) Prior to commencement of use<br><br>c) At all times |   |   |  |   |   |  |  |                |                |          |          |          |          |                       |          |          |          |     |  |          |          |     |     |                                 |
| MCU 28.   | <b>Outdoor lighting</b><br><br>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  |   |   |  |   |   |  |  |                |                |          |          |          |          |                       |          |          |          |     |  |          |          |     |     |                                 |
| MCU 29.   | <b>Acoustic treatments</b><br><br>a) Ensure any fixed plant and equipment that causes noise (e.g. from basement car-park exhausts, air conditioning or pool filtration units, refrigeration units, pumps and generators, kitchen exhaust units), must be enclosed, shielded and/or positioned to ensure that the following sound pressure levels for a noise sensitive land use is achieved:<br><table border="1"><tr><th rowspan="2">Location where criteria applies at a noise sensitive land use</th><th colspan="3">Adjusted equivalent continuous sound pressure level (L<sub>Aeq,adj,T</sub>) to be achieved during the day, evening and night time periods</th><th>Maximum sound pressure level (L<sub>Amax</sub>) to be achieved during the night time period</th></tr><tr><th>Day 7am-6pm<br/>L<sub>Aeq,adj,11h</sub></th><th>Evening 6pm-10pm<br/>L<sub>Aeq,adj,4</sub></th><th>Night 10pm-7am<br/>L<sub>Aeq,adj,9hr</sub></th><th>Night 10pm-7am</th></tr><tr><td>Sleeping Areas</td><td>35 dB(A)</td><td>35 dB(A)</td><td>30 dB(A)</td><td>45 dB(A)</td></tr><tr><td>Other Habitable Rooms</td><td>35 dB(A)</td><td>35 dB(A)</td><td>35 dB(A)</td><td>N/A</td></tr><tr><td>Within the Designated Private open Space</td><td>50 dB(A)</td><td>50 dB(A)</td><td>N/A</td><td>N/A</td></tr></table><br>Noise measurements must be in accordance with AS1055 – Acoustics – Description and measurement of environmental noise – | Location where criteria applies at a noise sensitive land use   | Adjusted equivalent continuous sound pressure level (L <sub>Aeq,adj,T</sub> ) to be achieved during the day, evening and night time periods |   |  | Maximum sound pressure level (L <sub>Amax</sub> ) to be achieved during the night time period | Day 7am-6pm<br>L <sub>Aeq,adj,11h</sub> | Evening 6pm-10pm<br>L <sub>Aeq,adj,4</sub> | Night 10pm-7am<br>L <sub>Aeq,adj,9hr</sub> | Night 10pm-7am | Sleeping Areas | 35 dB(A) | 35 dB(A) | 30 dB(A) | 45 dB(A) | Other Habitable Rooms | 35 dB(A) | 35 dB(A) | 35 dB(A) | N/A | Within the Designated Private open Space | 50 dB(A) | 50 dB(A) | N/A | N/A | a) Prior to commencement of use |
| Location where criteria applies at a noise sensitive land use | Adjusted equivalent continuous sound pressure level (L <sub>Aeq,adj,T</sub> ) to be achieved during the day, evening and night time periods  |   |   | Maximum sound pressure level (L <sub>Amax</sub> ) to be achieved during the night time period |  |   |   |  |  |                |                |          |          |          |          |                       |          |          |          |     |  |          |          |     |     |                                 |
|   | Day 7am-6pm<br>L <sub>Aeq,adj,11h</sub>  | Evening 6pm-10pm<br>L <sub>Aeq,adj,4</sub>  | Night 10pm-7am<br>L <sub>Aeq,adj,9hr</sub>  | Night 10pm-7am  |  |   |   |  |  |                |                |          |          |          |          |                       |          |          |          |     |  |          |          |     |     |                                 |
| Sleeping Areas  | 35 dB(A)   | 35 dB(A)  | 30 dB(A)  | 45 dB(A)  |  |   |   |  |  |                |                |          |          |          |          |                       |          |          |          |     |  |          |          |     |     |                                 |
| Other Habitable Rooms   | 35 dB(A)   | 35 dB(A)  | 35 dB(A)  | N/A   |  |   |   |  |  |                |                |          |          |          |          |                       |          |          |          |     |  |          |          |     |     |                                 |
| Within the Designated Private open Space                      | 50 dB(A)   | 50 dB(A)  | N/A   | N/A   |  |   |   |  |  |                |                |          |          |          |          |                       |          |          |          |     |  |          |          |     |     |                                 |

| PDA Development Conditions – Material Change of Use |  |  |
|---|--|--|
| Ref   | Condition  | Timing   |
|   | <p>General procedures.</p> <p>b) The development must be constructed with reticulated ducting inside the building to exhaust heat and odours from the approved food outlet to a discharge point on the roof of the development. The commercial kitchen and heat odour discharge points on the roof must be located and managed in accordance with AS1668.2 – the use of ventilation and air conditioning in buildings (section 3.10 – air discharges).</p> <p>c) Submit evidence to EDQ IS that the development has been constructed in accordance with part a) of this condition.</p>   | <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>            |
| MCU 30.   | <p><b>Substation – Compliance Assessment</b></p> <p>a) Submit to EDQ DA for compliance assessment a concept design for the visual treatment of the substation on First Avenue and within the development site. The concept design is to address:</p> <ol style="list-style-type: none"> <li>I. The visual prominence of the location of the substation</li> <li>II. The requirement for the First Avenue frontage to be integrated with the street: and</li> <li>III. avoid the use of materials that hide the substation;</li> </ol> <p>b) Submit evidence to EDQ DA that the concept design approved under part a) of this condition has been implemented.</p> | <p>a) Prior to commencement of building works</p> <p>b) Prior to commencement of use</p> |
| MCU 31.   | <p><b>First Avenue Frontage – Compliance Assessment</b></p> <p>a) Submit to EDA DA for compliance assessment, amended architectural plans for the ground floor tenancies that demonstrate increased permeability at ground level to the First Avenue frontage.</p>   | <p>a) Prior to commencement of use</p>   |
| MCU 32.   | <p><b>Thermal Comfort</b></p> <p>a) Submit to EDQ DA tenancy fit out guidelines that ensure thermal comfort for users of each tenancy is optimised. The Guideline is to demonstrate the requirement for each tenancy to install the following:</p> <ol style="list-style-type: none"> <li>I. Internal blinds to windows that achieve minimum shading co-efficient</li> <li>II. The use of high performance glazing systems</li> </ol>  | <p>a) Prior to commencement of use</p>   |
| MCU 33.   | <p><b>Sustainability and efficiency</b></p> <p>a) Submit to EDQ IS the following to demonstrate that the building design and construction planning phase is consistent with the achievement of a 5 Star rating under the Green Building Council of Australia (GBCA) Green Star “As Built” v1.3 rating tool (or equivalent GBCA tool as agreed by EDQ IS):</p> <ol style="list-style-type: none"> <li>i. Green Star submission package prepared by a Green Star Accredited Professional (GSAP) demonstrating that the building design achieves a minimum projected 5 Star Green</li> </ol>  | <p>a) Prior to the commencement of works</p>   |

## PDA Development Conditions – Material Change of Use

| Ref     | Condition   | Timing  |
|---------|---|---|
|         | <p>Star rating, with suitable rating points buffer and contingency measures to address rating risk areas.</p> <ul style="list-style-type: none"> <li>ii. Evidence of submission of the above documentation to the GBCA for certification.</li> <li>iii. Contractual agreement(s) between the applicant and the building construction contractor(s), evidencing that the building construction is contractually required to achieve a 5 Star Green Star As-Built rating.</li> </ul> <p>It is acceptable for the contractual agreement(s) to be appropriately redacted to protect commercially sensitive information.</p> <p>b) Submit to EDQ IS “Design Review” certification from the GBCA certifying that the documentation submitted under a) i) is projected to achieve a 5 Star rating under the Green Star “As Built” v1.3 rating tool (or tool approved under part a)).</p> <p>Should changes to the documentation submitted under a) i. be required in response to GBCA Design Review feedback (to achieve a 5 Star rating), the final documentation must be submitted to EDQ IS. Any changes relevant to the approved plans or conditions of approval must be approved by EDQ IS.</p> <p>c) Design, construct and operate the approved development generally in accordance with the final submission certified to achieve a 5 Star Design Review rating by the GBCA under b).</p> <p>d) Submit to EDQ IS evidence that the requirements of part c) of this condition have been met, including submission of 5 Star “As-Built” rating certification from the GBCA.</p> | <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p> <p>d) Within 12 months of commencement of use</p> |
| MCU 34. | <p><b>Health Care Services – Car Parking Requirements</b></p> <p>a) Any future Health Care Services tenant shall provide customer car parking within their allocated parking spaces at a rate of 1 space per 300m<sup>2</sup> of GFA or part thereof. In the event a future Health Care Services tenant has an area less than 300m<sup>2</sup> GFA, a minimum of 1 customer car parking space shall be provided regardless of the GFA.</p> <p>Each Health Care Services tenant is to ensure that the customer parking space/s are solely used by visitors of the respective tenancy. Access to these customer parking spaces must be controlled by the tenant to prevent unauthorised use.</p> <p>b) Submit evidence to EDQ Development Assessment that the customer car parking spaces required under part a) of this condition have been allocated to each individual Health Care Services tenancy.</p>   | <p>a) Prior to commencement of use</p> <p>b) Within 12 months of commencement of use</p>  |

| PDA Development Conditions – Material Change of Use |  |                            |
|---|--|----------------------------|
| Ref   | Condition  | Timing                     |
| <b>Infrastructure contributions</b>                 |  |                            |
| <b>MCU 35.</b>                                      | <b>Infrastructure Contributions</b><br><br>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: <ul style="list-style-type: none"> <li>• 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</li> <li>• 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</li> <li>• 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.</li> </ul> | 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.

All EDQ practice notes, guidelines and forms, such as those for Compliance Assessment, Plan Sealing, Out of Hours Work Requests, can be accessed at the EDQ website.

**\*\* End of Package \*\***