



# Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1553

20 December 2024

Walker Maroochydore Developments Pty Ltd  
Attn: Ms Nicole Topple  
GPO Box 4073  
SYDNEY NSW 2001

Email address [Nicole.topple@walkercorp.com.au](mailto:Nicole.topple@walkercorp.com.au)

Dear Ms Topple

**S89(1)(a) Approval of PDA Development Application**

**PDA Development Application DEV2024/1553 for Development Permit for a Material Change of Use for Multiple Dwellings (251 Dwellings), Short Term Accommodation, Office, Food and Drink Outlet, Bar and Shop at Future Way, First Avenue and South Sea Islander Way, Maroochydore described as Lot 50 on SP305312, Lot 600 on SP321692 and Part of Road Reserve adjoining Lot 600 on SP321692**

On 20 December 2024, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the website at [Current applications and approvals](#).

If you require any further information, please contact Vivian Lun, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6781 or at [vivian.lun@edq.qld.gov.au](mailto:vivian.lun@edq.qld.gov.au), who will assist.

Yours sincerely

Brandon Bouda  
**A/Director**  
**Development Assessment**  
**Economic Development Queensland**



# PDA Decision Notice

Site information		
Name of priority development area (PDA)	Maroochydore City Centre	
Site address	Street address of the land the subject of the application	
Lot on plan description	Lot number	Plan description
	Lot 50	SP305312
	Lot 600	SP321692
	Part of Road Reserve adjoining Lot 600 on SP321692	
PDA development application details		
DEV reference number	DEV2024/1553	
'Properly made' date	2 October 2024	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" 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>	
Proposed development	Material Change of Use for: <ul style="list-style-type: none"> <li>• Multiple Dwellings (251 dwellings)</li> <li>• Short Term Accommodation,</li> <li>• Office,</li> <li>• Food and Drink Outlet,</li> <li>• Bar</li> <li>• Shop</li> </ul>	
PDA development approval details		
Decision of the MEDQ	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.  The approval is for: Multiple Dwellings (251 dwellings), Short Term Accommodation, Office, Food and Drink Outlet, Bar and Shop	
Decision date	20 December 2024	
Currency period	6 years from the date of the decision	

Assessment Team	
Assessment Manager (Lead)	Vivian Lun
Manager	Leila Torrens
Engineer	Matt Sturley
Delegate	Brandon Bouda

## 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.

**BFP** means Building Format Plan.

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

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

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

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

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

**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).

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

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

**PDA** means Priority Development Area.

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

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

### 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.

<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.

- d) The process and timeframes that apply to Compliance Assessment are as follows:
- i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
  - ii) **within 20 business days** – EDQ assesses the documentation and:
    - 1. if satisfied, endorses the documentation; or
    - 2. if not satisfied, notifies the applicant accordingly.
  - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
  - iv) **within 20 business days** – EDQ assesses the revised documentation and:
    - 1. if satisfied, endorses the revised documentation; or
    - 2. if not satisfied, notifies the applicant accordingly.
  - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

### Submitting documentation to EDQ

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

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

### 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.	Drawing Schedule & Development Statistics, prepared by Plus Architecture	70850, DA001, Issue D	17/12/2024
2.	Development Summary, prepared by Plus Architecture	70850, DA002, Issue C	17/12/2024
3.	Site Plan – Proposed, prepared by Plus Architecture	70850, DA010, Issue D	3/9/2024
4.	Staging Plan, prepared by Plus Architecture	70850, DA011, Issue D	3/9/2024
5.	Staging Section, prepared by Plus Architecture	70850, DA012, Issue C	3/9/2024
6.	Floor Plan – Ground Level, prepared by Plus Architecture	70850, DA100, Issue T	24/12/2024
7.	Floor Plan – Level 01 – Podium, prepared by Plus Architecture	70850, DA101, Issue O	6/12/2024
8.	Floor Plan – Level 02 – Podium, prepared by Plus Architecture	70850, DA102, Issue O	6/12/2024
9.	Floor Plan – Level 03 – Podium, prepared by Plus Architecture	70850, DA103, Issue P	6/12/2024
10.	Floor Plan – Level 04 – Recreation, prepared by Plus Architecture	70850, DA104, Issue L	17/9/2024

11.	Floor Plan – Levels 05-16 – Typical Residential, prepared by Plus Architecture	70850, DA106, Issue L	12/11/2024
12.	Floor Plan – Level 17 – Penthouses, prepared by Plus Architecture	70850, DA117, Issue L	12/11/2024
13.	Floor Plan – Level 18 – Rooftop Recreation, prepared by Plus Architecture	70850, DA118, Issue K	12/11/2024
14.	Roof Plan, prepared by Plus Architecture	70850, DA119, Issue G	3/9/2024
15.	Loading Dock & Refuse Room Detail Plans, prepared by Plus Architecture	70850, DA150, Issue E	3/9/2024
16.	Detail Plan – Tower 1 Lobby Floor Plan, prepared by Plus Architecture	70850, DA160, Issue B	12/11/2024
17.	Detail Plan – Accessible 1 & 2 Bed Apartments, prepared by Plus Architecture	70850, DA165, Issue B	12/11/2024
18.	Elevation North & South – Overall, prepared by Plus Architecture	70850, DA200, Issue E	12/11/2024
19.	Elevation East – Overall, prepared by Plus Architecture	70850, DA201, Issue E	12/11/2024
20.	Elevation West – Overall Internal Colonade, prepared by Plus Architecture	70850, DA202, Issue E	12/11/2024
21.	Elevation West – Overall External, prepared by Plus Architecture	70850, DA203, Issue E	12/11/2024
22.	Building Section A, prepared by Plus Architecture	70850, DA300, Issue C	17/9/2024
23.	Building Section B, prepared by Plus Architecture	70850, DA301, Issue G	17/9/2024
24.	Building Section D, prepared by Plus Architecture	70850, DA303, Issue H	17/9/2024
25.	GFA + Site Cover – Ground Level, prepared by Plus Architecture	70850, DA510, Issue C	17/12/2024
26.	GFA + Site Cover – Level 01 – Podium, prepared by Plus Architecture	70850, DA511, Issue C	17/12/2024
27.	GFA + Site Cover – Level 02 – Podium, prepared by Plus Architecture	70850, DA512, Issue C	17/12/2024
28.	GFA + Site Cover – Level 03 – Podium, prepared by Plus Architecture	70850, DA513, Issue A	5/9/2024
29.	GFA + Site Cover – Level 04 – Podium, prepared by Plus Architecture	70850, DA514, Issue B	9/9/2024
30.	GFA + Site Cover – Levels 05-16 – Typical, prepared by Plus Architecture	70850, DA515, Issue B	9/9/2024
31.	GFA + Site Cover – Level 17 – Penthouses, prepared by Plus Architecture	70850, DA517, Issue B	9/9/2024
32.	GFA + Site Cover – Level 18 – Rooftop Recreation, prepared by Plus Architecture	70850, DA518, Issue C	9/9/2024
33.	Communal Open Space (Ground Level, Level 04 - Podium and Level 18 - Recreation), prepared by Plus Architecture	70850, DA550, Issue	3/9/2024
34.	Deep Planting, prepared by Plus Architecture	70850, DA551, Issue E	12/11/2024

35.	Private Open Space (Ground Level and Level 01-03 Podium), prepared by Plus Architecture	70850, DA552, Issue D	13/9/2024
36.	Private Open Space (Level 4 Podium & Level 18), prepared by Plus Architecture	70850, DA553, Issue D	13/9/2024
37.	Superior Design Outcomes prepared by Plus Architecture	70850	December 2024
38.	Landscape Concept Report, prepared by LatStudios	LS000636, Revision E	16/12/2024
39.	Traffic Report, prepared by GHD	12643366, Rev. B	22/8/2024
40.	Noise Impact Assessment, prepared by Acoustic Logic	20240807.2, Rev.1	11/9/2024
41.	Engineering and Services Report, prepared by Projex Partners	571-002, Rev. B	9/9/2024
42.	Stormwater Management Plan, prepared by Projex Partners	571-002, Rev. C	17/9/2024

PDA Development Conditions		
No.	Condition	Timing
<b>General</b>		
1.	<b>Carry Out the Approved Development</b>  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
2.	<b>Maintain the Approved Development</b>  Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, Maroochydore City Centre Infrastructure Agreement 2017, Maroochydore City Centre Water Infrastructure Agreement 2017 and any other executed Infrastructure Agreement and any other approval or endorsement required by these conditions.	At all times
3.	<b>Accessible Housing</b>  Submit to EDQ DA evidence that the approved development delivers 10 gold level accessible units, generally in accordance with the approved plans.  <i>NOTE: For the purposes of this condition, copies of building work floor plans and an accompanying statement are considered evidence.</i>	Prior to commencement of use or BFP endorsement, whichever occurs first
4.	<b>Public Access to Plaza – 24/7</b>  a) Submit to EDQ DA for endorsement a CMS/BMS that includes a clause permitting unfettered public access to the plaza (as indicated on the approved plans) at all times (24 hours a day, 365 days a year).  b) Any new CMS/BMS must include the requirement of part a) of this condition. Submit to EDQ DA a copy of any new CMS/BMS	a) At the time of the first plan sealing and to be maintained at all times  b) As required.

PDA Development Conditions		
No.	Condition	Timing
<b>Construction Management</b>		
5.	<b>Hours of Work – Construction</b>  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
6.	<b>Out of Hours Work – Compliance Assessment</b>  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 <sup>3</sup> .	Minimum of 10 business days prior to proposed out of hours work commencement date
7.	<b>Certification of Operational Work for Contributed Assets</b>  Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
8.	<b>Construction Management Plan</b>  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: <ul style="list-style-type: none"> <li>i) noise and dust in accordance with the EP Act;</li> <li>ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties;</li> <li>iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;</li> <li>iv) complaints procedures;</li> <li>v) site management:               <ul style="list-style-type: none"> <li>1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site;</li> <li>2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> <li>3. for safe and functional temporary vehicular access points and frequency of use;</li> <li>4. for the safe and functional loading and unloading of materials including the location of any remote loading sites;</li> <li>5. for the location of materials, structures, plant and equipment;</li> <li>6. of waste generated by construction activities;</li> <li>7. detailing how materials are to be loaded/unloaded;</li> <li>8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</li> <li>9. of employee and visitor parking areas;</li> </ul> </li> </ul>	a) Prior to commencing work

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



PDA Development Conditions		
No.	Condition	Timing
	<p>10. of anticipated staging and programming;</p> <p>11. for the provision of safe and functional emergency exit routes; and</p> <p>12. any out of hours work as endorsed via Compliance Assessment.</p> <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>b) During construction</p> <p>c) During construction</p>
9.	<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>
10.	<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>

PDA Development Conditions		
No.	Condition	Timing
11.	<b>Construction Noise Management Plan</b> <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 adverse impacts to proximate sensitive land uses/receptors</li> <li>iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source;</li> <li>iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and</li> <li>v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy.</li> </ul> <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>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) As indicated</p>
12.	<b>Public Infrastructure (Damage, Repairs and Relocation)</b> <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>
<b>Site Works</b>		
13.	<b>Earthworks</b> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and</li> <li>ii) Council's adopted standards; and</li> </ul>	<p>a) Prior to commencing earthworks</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>iii) <i>The approved Engineering Services Report, prepared by Projex Partners, 571-002, Rev. B, dated 9/9/2024</i></p> <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> <li>i) include a geotechnical soils assessment of the site;</li> <li>ii) accord with the Erosion and Sediment Control Plans, as required by Condition 9 – Erosion and Sediment Management;</li> <li>iii) include the location and finished surface levels of any cut and/or fill;</li> <li>iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>v) provide details of any areas where surplus soils are to be stockpiled;</li> <li>vi) detail protection measures to: <ul style="list-style-type: none"> <li>1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;</li> <li>2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and</li> </ul> </li> </ul> <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 or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
14.	<p><b>Acid Sulfate Soils Management Plan</b></p> <p>a) Where on-site Acid Sulfate Soils (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</p> <p>c) Prior to commencement of use</p>

PDA Development Conditions		
No.	Condition	Timing
15.	<b>Retaining Walls</b> <ul style="list-style-type: none"> <li>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: <ul style="list-style-type: none"> <li>i) certified to achieve a minimum 50 year design life;</li> <li>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>);</li> <li>iv) located and designed generally in accordance with the approved <i>The approved Engineering Services Report, prepared by Projex Partners, 571-002, Rev. B, dated 9/9/2024</i></li> </ul> </li> <li>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencing earthworks</li> <li>b) Prior to commencement of use or BFP endorsement, whichever occurs first</li> <li>c) Prior to commencement of use or BFP endorsement, whichever occurs first</li> </ul>
Traffic and Transport		
16.	<b>Roadworks – Compliance Assessment</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS, for Compliance Assessment, Detailed Engineering Drawings, certified by a RPEQ, for the proposed transport infrastructure works within existing or proposed road reserve, including: <ul style="list-style-type: none"> <li>i) The proposed Gaba Lane and Future Way intersection modifications, to be designed in accordance with <i>the approved Traffic Report, prepared by GHD, 12643366, Rev. B, dated 22/8/2024</i>, and also including extension of the central median to enforce left-in only movements;</li> <li>ii) All required alterations to Gaba Lane in accordance with the approved traffic report; and</li> <li>iii) Removal of all redundant driveway crossovers and rectification of the South Sea Islander Way verge to the typical existing verge treatment.</li> <li>iv) the following supporting information: <ol style="list-style-type: none"> <li>1. referenced design and performance criteria;</li> <li>2. referenced supporting documentation used to inform designs;</li> <li>3. RPEQ confirmation that all works within existing or proposed road reserves accord with Council and EDQ standards; or</li> <li>4. for works inconsistent with Council standards, an executed Management Agreement with Council detailing maintenance, replacement, security, and insurance requirements.</li> </ol> </li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencing roadworks</li> </ul>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>b) Submit to EDQ IS engineering design and construction drawings, certified by a RPEQ, for all roadworks shown on the engineering drawings endorsed under part a) of this condition.</li> <li>c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition.</li> <li>d) Submit to EDQ IS the following:               <ul style="list-style-type: none"> <li>i) RPEQ certification that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition;</li> <li>ii) all documentation as required by the Construction Procedures Manual;</li> <li>iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all works constructed in accordance with this condition.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>b) Prior to commencing roadworks</li> <li>c) Prior to commencement of use or BFP endorsement, whichever occurs first</li> <li>d) Prior to commencement of use or BFP endorsement, whichever occurs first</li> </ul>
17.	<b>Temporary Access Management Plan (TAMP) - Compliance Assessment</b> <ul style="list-style-type: none"> <li>a) Submit to the EDQ IS for Compliance Assessment a Temporary Access Management Plan, certified by a suitably qualified and experienced RPEQ, addressing at a minimum:               <ul style="list-style-type: none"> <li>i. Vehicle Access (both ingress and egress) to all parking spaces within the development site is maintained at all times where Gaba Lane may be restricted or closed;</li> <li>ii. Demonstrate trafficable access is achieved via temporary ingress/egress paths including suitable pavement depths, swept path drawings and temporary bollard arrangements;</li> <li>iii. Persons and/or parties responsible for implementing temporary access arrangements and contact details of responsible parties.</li> </ul> </li> <li>b) Carry out all construction work and maintain the development generally in accordance with the certified TAMP submitted under part a) of this condition, which is to be current and available on site for all tenancies and residents.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of use of BFP endorsement.</li> <li>b) Prior to commencement of use or BFP endorsement.</li> </ul>
18.	<b>Vehicle Access</b> <ul style="list-style-type: none"> <li>a) Construct vehicle crossovers:               <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 Council's adopted standards for heavy duty vehicle crossings, drawing number RS-051.</li> </ul> </li> <li>b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.</li> </ul>	For all parts of this condition, prior to commencement of the use

PDA Development Conditions		
No.	Condition	Timing
19.	<b>Car Parking</b> <ol style="list-style-type: none"> <li>Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</li> <li>Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.</li> </ol>	For all parts of this condition, prior to commencement of the use or BFP endorsement, whichever occurs first
20.	<b>Bicycle Parking</b> <ol style="list-style-type: none"> <li>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.</li> <li>Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.</li> </ol>	For all parts of this condition, prior to commencement of the use or BFP endorsement, whichever occurs first
21.	<b>Electric vehicle readiness</b> <ol style="list-style-type: none"> <li>Include electric vehicle readiness in the development as follows: <ol style="list-style-type: none"> <li>Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of parking bays, including visitor spaces; and</li> </ol> </li> <li>Electric vehicle charging shall be: <ol style="list-style-type: none"> <li>capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and</li> <li>designed with regard to fire retardance and ventilation</li> </ol> </li> <li>Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.</li> </ol>	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first
Utilities		
22.	<b>Water Connection</b> <p>Connect the approved development to the existing water reticulation network generally in accordance with UnityWater's current adopted standards.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
23.	<b>Sewer Connection</b> <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 or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
24.	<b>Stormwater Connection</b>  Connect the approved development to a lawful point of discharge: <ul style="list-style-type: none"> <li>a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and</li> <li>b) generally in accordance with Sunshine Coast Council's current adopted standards.</li> </ul>	For all parts of this condition, prior to commencement of the use or BFP endorsement, whichever occurs first
25.	<b>Stormwater Management (Quality)</b>  <ul style="list-style-type: none"> <li>a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with:               <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and;</li> <li>ii) <i>In accordance with the approved Stormwater Management Plan prepared by Projex Partners, Rev C dated 17<sup>th</sup> September 2024.</i></li> </ul> </li> <li>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of stormwater works</li> <li>b) Prior to commencement of use or BFP endorsement, whichever occurs first</li> <li>c) Prior to commencement of use or BFP endorsement, whichever occurs first</li> </ul>
26.	<b>Stormwater Management (Quantity)</b>  <ul style="list-style-type: none"> <li>a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with:               <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and;</li> <li>ii) <i>The approved Stormwater Management Plan, prepared by Projex Partners, Rev C dated 17<sup>th</sup> September 2024.</i></li> </ul> </li> <li>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencement of stormwater works</li> <li>b) Prior to commencement of use or BFP endorsement, whichever occurs first</li> </ul>

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Sunshine Coast Council.	c) Prior to commencement of use or BFP endorsement, whichever occurs first
<b>27.</b>	<b>Electricity</b>  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.	For all parts of this condition, prior to commencement of the use or BFP endorsement, whichever occurs first
<b>28.</b>	<b>Telecommunications</b>  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.	For all parts of this condition, prior to commencement of the use or BFP endorsement, whichever occurs first
<b>29.</b>	<b>Broadband</b>  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.	For all parts of this condition, prior to commencement of the use or BFP endorsement, whichever occurs first
<b>30.</b>	<b>Automatic Waste Collection System (AWCS)</b>  a) Submit to EDQ DA, a copy of the Prescribed Waste Infrastructure Consent given by the Council for the establishment of the internal waste collection system.  b) Establish the internal waste collection system in accordance with the Council's Prescribed Waste Infrastructure Consent.  c) Manage the internal waste collection system in accordance with Council's Prescribed Waste Infrastructure Consent.	a) Prior to commencement of building works  b) Prior to commencement of use or BFP endorsement, whichever occurs first  c) At all times



PDA Development Conditions		
No.	Condition	Timing
31.	<b>Refuse Collection</b> <p>a) Submit to EDQ IS evidence of waste collection arrangements on Gaba Lane which demonstrates either of the following</p> <ul style="list-style-type: none"> <li>i) A refuse collection design that suits movements by Council's standard waste collection vehicle,</li> <li>or</li> <li>ii) Written agreement from Council to the proposed 8.5m refuse collection vehicle.</li> </ul> <p>b) Implement the refuse collection arrangements submitted under part a) of this condition.</p>	<p>a) Prior to commencement of ground level building work</p> <p>b) At all times following commencement of use</p>
<b>Streetscaping and Landscaping</b>		
32.	<b>Streetscape Works – Compliance Assessment</b> <p>a) Submit to EDQ DA for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with the following approved plans/ documents:</p> <ul style="list-style-type: none"> <li>i) <i>The approved Landscape Concept Report, Revision E, prepared by Lat Studios, dated 16 December 2024.</i></li> </ul> <p>The certified drawings are to include, where relevant:</p> <ol style="list-style-type: none"> <li>1. location and type of street lighting in accordance with AS1158 –<i>'Lighting for Roads and Public Spaces'</i>;</li> <li>2. footpath treatments;</li> <li>3. location and specifications of streetscape furniture;</li> <li>4. location and size of stormwater treatment devices; and</li> <li>5. street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines.</li> </ol> <p>b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement of streetscape works</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>

PDA Development Conditions		
No.	Condition	Timing
33.	<b>Landscape Works</b> <p>a) Submit to EDQ IS detailed landscape plans illustrating all material finishes, levels, and grades, including furniture and sections, 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> <ul style="list-style-type: none"> <li>i) <i>Landscape Concept Report, Revision E, prepared by Lat Studios, dated 16 December 2024.</i></li> <li>ii) The detailed plans are to also address the following specific matter: <ul style="list-style-type: none"> <li>1) For all trees shown in the detailed landscape planting plans, provide formal written advice from a consulting Arborist AQS Level 5+ that the tree species selected for planting and the volume and depth of media provided by the design are suitable for the long-term viability of the tree;</li> <li>2) identify RL levels, podium media depths, plant species, plant location, pot size at planting, and species size at maturity.</li> </ul> </li> </ul> <p>b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ DA, AILA Registered Landscape Architect certification that the landscape works have been constructed generally in accordance with part a) of this condition.</p>	<p>a) Prior to commencement landscape works,</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>
<b>Public Amenity</b>		
34.	<b>Acoustic Treatments</b> <p>a) Construct the approved development to include the acoustic treatments specified in the following approved document:</p> <ul style="list-style-type: none"> <li>i) <i>Noise Impact Assessment prepared by Acoustic Logic, Revision 1 dated 11 September 2024</i></li> </ul> <p>b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

PDA Development Conditions		
No.	Condition	Timing
35.	<b>Outdoor Lighting</b>  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
Infrastructure Charges		
36.	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

#### ADVICE

The applicant is advised to consult with Department of Transport and Main Roads regarding the progression of the Sunshine Coast Bus Rapid Transit Project and any requirements that this may have that impact the subject lot.

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 \*\***