



Our ref: DEV2019/1090/3

10 January 2025

SunCentral Maroochydore Pty Ltd
Att: Mr Simon Kay
PO Box 1458
MAROOCHYDORE QLD 4558

Email: simon@suncentralmaroochydore.com.au

Dear Mr Kay

Section 99 Approval - Application to Change PDA Development Approval
Material Change of Use for Parking Station (Interim Use) at Mundoo Boulevard, Maroochydore described as Part Lot 201 on SP321694

On 10 January 2025, 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

Brandon Bouda
A/Director
Development Assessment
Economic Development Queensland



PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Maroochydore City Centre	
Site address	Mundoo Boulevard, Maroochydore	
Lot on plan description	Lot number	Plan description
	Part Lot 201	SP321694
PDA development application details		
DEV reference number	DEV2019/1090/3	
'Properly made' date	18 November 2024	
Type of application	☐ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Application to change PDA development approval ☐ Application to extend currency period	
Description of proposal applied for	Parking Station (Interim Use) – Extension to <i>Condition 3: Duration of Use</i> for a further 5 years	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice The approval is for: • Material Change of Use – Parking Station (Interim Use)	
Original Decision date	6 February 2020	
Change to approval date	10 January 2025	
Currency period	5 years from the original decision date	
Assessment Team		
Assessment Manager (Lead)	Michael Fallon	
Manager	Leila Torrens	
Delegate	Brandon Bouda	

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Plans and documents previously approved on 6 February 2020		Number	Date
1.	Bulk Earthworks Layout Plan, prepared by Calibre	102	22.11.2019
2.	Conceptual Erosion and Sediment Control Plan, prepared by Calibre	103	22.11.2019
3.	Roadworks and Drainage Layout Plan, prepared by Calibre	104	22.11.2019
4.	Roadworks Layout Details and Sections, prepared by Calibre	105	22.11.2019
5.	Bio Retention Setout Plan, prepared by Calibre	106	22.11.2019
6.	Bio Retention Notes and Details, prepared by Calibre	107	22.11.2019

Preamble, Abbreviations, and Definitions

ABBREVIATIONS AND DEFINITIONS

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

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

EDQ means Economic Development Queensland.

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

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

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

b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times
3.	Duration of Use The approved use of the premise is on an interim basis for 10 years from the date of original decision.	As indicated
4.	Construction Hours Unless otherwise approved by EDQ DA via an <i>Application for out of hours works approval</i> , construction hours for Works will be limited to Monday to Saturday 6:30am to 6:30pm, excluding public holidays.	As indicated
Engineering		
5.	Construction Management Plan a) Submit to EDQ DA a site based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i> ; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; and iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Prior to submitting the CMP under part a), the CMP shall be reviewed and approved by a suitably qualified person responsible for overseeing the construction works. c) Undertake all works generally in accordance with the CMP submitted under part a) of this condition, which is to be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) Prior to commencement of site works c) At all times during construction

6.	Traffic Management Plan a) Submit to EDQ DA a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP is to include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery; iii. risk identification, assessment and identification of mitigation measures; iv. ongoing monitoring, management review and certified updates (as required); and v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site at all times.	a) Prior to commencement of site works b) At all times during construction
7.	Retaining Walls a) Submit to EDQ DA detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height. Retaining walls are to be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ DA. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DA certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
8.	Filling and Excavation a) Submit to EDQ DA detailed earthworks plans certified by a RPEQ, generally in accordance with <i>AS3798 – 2007“Guidelines on Earthworks for Commercial and Residential Developments</i>. The certified earthworks plans are to: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans as required by condition 18 – Erosion and Sediment Management; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;	a) Prior to commencement of site works

	iv. provide full details of any areas where surplus soils are to be stockpiled; and v. Bulk Earthworks Layout Plan prepared by Calibre Dwg No 19-00375 - 102. b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DA certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans submitted under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use c) Prior to commencement of use
9.	Vehicle Access a) Construct vehicle crossover(s) generally in accordance with the approved plans and designed and constructed in accordance with the relevant Sunshine Coast Council standard. b) Submit to EDQ DA certification by a RPEQ written evidence Demonstrating that the crossover(s) have been provided in accordance with part a) of this condition	a) Prior to commencement of use and to be maintained b) Prior to commencement of use
10.	Car Parking a) Provide car parking spaces, delineated and signed generally in accordance with AS2890 – <i>Parking Facilities</i> and the following approved plans: i. Dwg No 104; Roadworks and Drainage Layout prepared by Calibre b) Submit to EDQ DA certification by a RPEQ demonstrating that the parking facilities have been designed in accordance with flooding requirements specified within the Queensland Urban Drainage Manual. c) All PWD spaces are required to be available at all times to bona fide visitors to the approved development. d) Submit to EDQ DA certification by a RPEQ demonstrating that the parking facilities have been provided in accordance with part a) and b) of this condition.	a) Prior to commencement of use and to be maintained b) Prior to commencement of use c) Prior to commencement of use d) Prior to commencement of use
11.	Stormwater Connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use

12.	Stormwater Management (Quality) a) Submit to EDQ DA detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following plans: i. Dwg 104 Roadworks and Drainage Layout prepared by Calibre ii. Dwg No 106 Bio Retention Setout Plan prepared by Calibre iii. Dwg No 107 Bioretention notes and details prepared by Calibre. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DA evidence from an RPEQ that the works have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use
13.	Carpark Lighting a) Submit to EDQ DA detailed engineering design plans, certified by a RPEQ- electrical for lighting designed in accordance with <i>AS 1158 – Lighting for Roads and Public Spaces</i> . b) Install the lighting generally in accordance with the certified plans required under part (b) of this condition. c) Submit to EDQ DA evidence from an RPEQ-Electrical that the works have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	Prior to commencement of use and to be maintained
14.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use
15.	Acid Sulfate Soils (ASSMP) a) Submit to EDQ DA an Acid Sulfate Soils Management Plan (ASSMP) prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i> and certified by a suitably qualified professional. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP submitted under part a) of this condition.	a) Prior to commencement of or during site works b) Prior to commencement of use

