

Our ref: DEV-2025-SCR-4147

22 December 2025

Walker Maroochydore Developments Pty Ltd
Att: Ms Taylor Cole
Email: taylor.cole@walkercorp.com.au

Dear Applicant

Changed PDA Decision Notice

Notices given for the purposes of section 99 of the Economic Development Act 2012

Priority Development Area:	Maroochydore City Centre
PDA Development Approval:	Change to a Development Permit for Material Change of Use for Multiple Dwellings (251 Dwellings), Short Term Accommodation, Office, Food and Drink Outlet, Bar and Shop
Property Location:	Future Way, First Avenue and South Sea Islander Way, Maroochydore
Property Description:	Lot 50 on SP305312, Lot 600 on SP321692 and Part of Road Reserve adjoining Lot 600 on SP321692

On 22 December 2025, Economic Development Queensland (EDQ) decided to approve **all** of the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed Decision Notice.

The Changed Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Mr Ali Rizayee on (07) 3452 7531 or by email at ali.rizayee@edq.qld.gov.au.

Yours sincerely



Adam Dunn
Director
Development Services
Economic Development Queensland

Cc: Sunshine Coast Council – Email: mail@sunshinecoast.qld.gov.au

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Maroochydore City Centre	
Site address	Future Way, First Avenue, and South Sea Islander Way, Maroochydore	
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 Approval details		
DEV Reference No.	DEV-2025-SCR-4147	
Original Approval details	PDA Development Approval for Development Permit for Material Change of Use for Multiple Dwellings (251 Dwellings), Short Term Accommodation, Office, Food and Drink Outlet, Bar and Shop	
Change to Approval Decision	EDQ has decided to grant <u>all</u> of the changes to the PDA Development Approval applied for, <u>subject to</u> PDA Development Conditions forming part of this Changed Decision Notice. The approval is for changes to the following: - Relocation and reconfiguration of the substation on the ground level, and subsequent minor reduction in car parking for the development and reduction of 4m² to the grocer retail tenancy and Tower 2 residential lobby. - Relocation of the hydrant booster.	
Original decision date	20 December 2024	
1 st Change to Approval date	3 June 2025	
2 nd Change to Approval date	22 December 2025	
Currency Period	6 years from the original decision date	

Approved plans and documents

The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.

Plan/Document Name		Reference No.	Prepared By	Date
1.	Development Summary	70850, DA002, Issue G	Plus Studio	19 November 2025
2.	Floor Plan – Ground Level	70850, DA100, Issue Y	Plus Studio	19 November 2025
Plans and documents previously approved on 3 June 2025				
1.	Development Summary	70850, DA002, Issue E	Plus Architecture	4 April 2025
2.	Floor Plan – Ground Level	70850, DA100, Issue V	Plus Architecture	31 March 2025
3.	Floor Plan – Level 01 – Podium	70850, DA101, Issue Q	Plus Architecture	31 March 2025
4.	Floor Plan – Level 02 – Podium	70850, DA102, Issue R	Plus Architecture	31 March 2025
5.	Floor Plan – Level 03 – Podium	70850, DA103, Issue R	Plus Architecture	31 March 2025
6.	Floor Plan – Level 04 – Recreation	70850, DA104, Issue N	Plus Architecture	31 March 2025
7.	Floor Plan – Levels 05-15 – Typical Residential	70850, DA106, Issue N	Plus Architecture	31 March 2025
8.	Floor Plan – Level 16	70850, DA107, Issue L	Plus Architecture	4 April 2025
9.	Floor Plan – Level 17 – Penthouses	70850, DA117, Issue N	Plus Architecture	31 March 2025
10.	Floor Plan – Level 18 – Rooftop Recreation	70850, DA118, Issue M	Plus Architecture	31 March 2025
11.	Roof Plan	70850, DA119, Issue I	Plus Architecture	31 March 2025
12.	Elevation North & South – Overall	70850, DA200, Issue G	Plus Architecture	31 March 2025
13.	Elevation East – Overall	70850, DA201, Issue H	Plus Architecture	31 March 2025
14.	Elevation West – Overall Internal Colonade	70850, DA202, Issue G	Plus Architecture	31 March 2025
15.	Elevation West – Overall External	70850, DA203, Issue G	Plus Architecture	31 March 2025

Plans and documents previously approved on 20 December 2024				
1.	Drawing Schedule & Development Statistics	70850, DA001, Issue D	Plus Architecture	17 December 2024
2.	Site Plan – Proposed	70850, DA010, Issue D	Plus Architecture	3 September 2024
3.	Staging Plan	70850, DA011, Issue D	Plus Architecture	3 September 2024
4.	Staging Section	70850, DA012, Issue C	Plus Architecture	3 September 2024
5.	Loading Dock & Refuse Room Detail Plans	70850, DA150, Issue E	Plus Architecture	3 September 2024
6.	Detail Plan – Tower 1 Lobby Floor Plan	70850, DA160, Issue B	Plus Architecture	12 November 2024
7.	Detail Plan – Accessible 1 & 2 Bed Apartments	70850, DA165, Issue B	Plus Architecture	12 November 2024
8.	Elevation North & South – Overall	70850, DA200, Issue E	Plus Architecture	12 November 2024
9.	Elevation East – Overall	70850, DA201, Issue E	Plus Architecture	12 November 2024
10.	Elevation West – Overall Internal Colonade	70850, DA202, Issue E	Plus Architecture	12 November 2024
11.	Elevation West – Overall External	70850, DA203, Issue E	Plus Architecture	12 November 2024
12.	Building Section A	70850, DA300, Issue C	Plus Architecture	17 September 2024
13.	Building Section B	70850, DA301, Issue G	Plus Architecture	17 September 2024
14.	Building Section D	70850, DA303, Issue H	Plus Architecture	17 September 2024
15.	GFA + Site Cover – Ground Level	70850, DA510, Issue C	Plus Architecture	17 December 2024
16.	GFA + Site Cover – Level 01 – Podium	70850, DA511, Issue C	Plus Architecture	17 December 2024
17.	GFA + Site Cover – Level 02 – Podium	70850, DA512, Issue C	Plus Architecture	17 December 2024
18.	GFA + Site Cover – Level 03 – Podium	70850, DA513, Issue A	Plus Architecture	5 September 2024

19.	GFA + Site Cover – Level 04 – Podium	70850, DA514, Issue B	Plus Architecture	9 September 2024
20.	GFA + Site Cover – Level 05-16 – Typical	70850, DA515, Issue B	Plus Architecture	9 September 2024
21.	GFA + Site Cover – Level 17 – Penthouses	70850, DA517, Issue B	Plus Architecture	9 September 2024
22.	GFA + Site Cover – Level 18 – Rooftop Recreation	70850, DA518, Issue C	Plus Architecture	9 September 2024
23.	Communal Open Space (Ground Level, Level 04 – Podium and Level 18 – Recreation)	70850, DA550, Issue	Plus Architecture	3 September 2024
24.	Deep Planting	70850, DA551, Issue E	Plus Architecture	12 November 2024
25.	Private Open Space (Ground Level and Level 01-03 Podium)	70850, DA552, Issue D	Plus Architecture	13 September 2024
26.	Private Open Space (Level 4 Podium & Level 18)	70850, DA553, Issue D	Plus Architecture	13 September 2024
27.	Superior Design Outcomes	70850	Plus Architecture	December 2024
28.	Landscape Concept Report	LS000636, Revision E	LatStudios	16 December 2024
29.	Traffic Report	12643366, Rev. B	GHD	22 August 2024
30.	Noise Impact Assessment	20240807.2, Rev.1	Acoustic Logic	11 September 2024
31.	Engineering and Services Report	571-002, Rev. B	Projex Partners	9 September 2024
32.	Stormwater Management Plan	571-002, Rev. C	Projex Partners	17 September 2024

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 EDQ 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 Services Fees and Charges Schedule¹ (as amended from time to time).

- ii) submit to EDQ DA a duly completed Compliance Assessment form².
- iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment complies with 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) the Applicant submits items required under a) above to EDQ Development Services 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) 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 MEDQ notifies the Applicant as stated under iv) 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 EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentservices@edq.qld.gov.au

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

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

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry Out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
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, 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.	Accessible Housing 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.	Public Access to Plaza – 24/7 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.
Construction Management		
5.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed

PDA Development Conditions		
No.	Condition	Timing
6.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
7.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
8.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; 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; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded;	a) Prior to commencing work

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

PDA Development Conditions		
No.	Condition	Timing
	8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
9.	Erosion and Sediment Management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
10.	Traffic Management Plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	b) During construction
11.	Construction Noise Management Plan a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities: i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. 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.	a) Prior to commencing work b) During construction c) As indicated
12.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.	a) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	b) Prior to commencement of use
Site Works		
13.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) Council's adopted standards; and iii) <i>The approved Engineering Services Report, prepared by Projex Partners, 571-002, Rev. B, dated 9/9/2024</i> The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by Condition 9 – Erosion and Sediment Management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks b) Prior to commencement of use or BFP endorsement,

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
14.	Acid Sulfate Soils Management Plan 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). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition. c) Submit to EDQ IS a Validation Report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.	a) Prior to commencement of or during earthworks b) Prior to commencement of use c) Prior to commencement of use
15.	Retaining Walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); 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> b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencing earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	c) Prior to commencement of use or BFP endorsement, whichever occurs first
Traffic and Transport		
16.	Roadworks – Compliance Assessment	
	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: 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; ii) All required alterations to Gaba Lane in accordance with the approved traffic report; and iii) Removal of all redundant driveway crossovers and rectification of the South Sea Islander Way verge to the typical existing verge treatment. iv) the following supporting information: 1. referenced design and performance criteria; 2. referenced supporting documentation used to inform designs; 3. RPEQ confirmation that all works within existing or proposed road reserves accord with Council and EDQ standards; or 4. for works inconsistent with Council standards, an executed Management Agreement with Council detailing maintenance, replacement, security, and insurance requirements. 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. c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition.	a) Prior to commencing roadworks b) Prior to commencing roadworks c) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	d) Submit to EDQ IS the following: i) RPEQ certification that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; ii) all documentation as required by the Construction Procedures Manual; 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.	d) Prior to commencement of use or BFP endorsement, whichever occurs first
17.	Temporary Access Management Plan (TAMP) - Compliance Assessment 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: 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; ii. Demonstrate trafficable access is achieved via temporary ingress/egress paths including suitable pavement depths, swept path drawings and temporary bollard arrangements; iii. Persons and/or parties responsible for implementing temporary access arrangements and contact details of responsible parties. 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.	a) Prior to commencement of use of BFP endorsement. b) Prior to commencement of use or BFP endorsement.
18.	Vehicle Access a) Construct vehicle crossovers: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for heavy duty vehicle crossings, drawing number RS-051. b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	For all parts of this condition, prior to commencement of the use

PDA Development Conditions		
No.	Condition	Timing
19.	Car Parking - Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. - Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	For all parts of this condition, prior to commencement of the use or BFP endorsement, whichever occurs first
20.	Bicycle Parking - 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. - Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	For all parts of this condition, prior to commencement of the use or BFP endorsement, whichever occurs first
21.	Electric vehicle readiness - Include electric vehicle readiness in the development as follows: - Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of parking bays, including visitor spaces; and - Electric vehicle charging shall be: - capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and - designed with regard to fire retardance and ventilation - 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.	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first
Utilities		
22.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with UnityWater's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
23.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Unitywater's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
24.	Stormwater Connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and b) generally in accordance with Sunshine Coast Council's current adopted standards.	For all parts of this condition, prior to commencement of the use or BFP endorsement, whichever occurs first
25.	Stormwater Management (Quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) In accordance with <i>the approved Stormwater Management Plan prepared by Projex Partners, Rev C dated 17th September 2024</i>. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
26.	Stormwater Management (Quantity) 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:	a) Prior to commencement of stormwater works

PDA Development Conditions		
No.	Condition	Timing
	i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity and:</i> ii) <i>The approved Stormwater Management Plan, prepared by Projex Partners, Rev C dated 17th September 2024.</i>	
	b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
	c) 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
27.	Electricity	
	a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.	For all parts of this condition, prior to commencement of the use or BFP endorsement, whichever occurs first
	b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	
28.	Telecommunications	
	a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.	For all parts of this condition, prior to commencement of the use or BFP endorsement, whichever occurs first
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	
29.	Broadband	
	a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> .	For all parts of this condition, prior to commencement of the use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	
30.	Automatic Waste Collection System (AWCS) 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
31.	Refuse Collection a) Submit to EDQ IS evidence of waste collection arrangements on Gaba Lane which demonstrates either of the following i) A refuse collection design that suits movements by Council's standard waste collection vehicle, or ii) Written agreement from Council to the proposed 8.5m refuse collection vehicle. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of ground level building work b) At all times following commencement of use
Streetscaping and Landscaping		
32.	Streetscape Works – Compliance Assessment 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: i) <i>The approved Landscape Concept Report, Revision E, prepared by Lat Studios, dated 16 December 2024.</i> The certified drawings are to include, where relevant:	a) Prior to commencement of streetscape works

PDA Development Conditions		
No.	Condition	Timing
	1. location and type of street lighting in accordance with AS1158 – <i>‘Lighting for Roads and Public Spaces’</i>; 2. footpath treatments; 3. location and specifications of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines. b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ IS ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
33.	Landscape Works 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: i) <i>Landscape Concept Report, Revision E, prepared by Lat Studios, dated 16 December 2024.</i> ii) The detailed plans are to also address the following specific matter: 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; 2) identify RL levels, podium media depths, plant species, plant location, pot size at planting, and species size at maturity.	a) Prior to commencement landscape works,

PDA Development Conditions		
No.	Condition	Timing
	b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition. 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.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
Public Amenity		
34.	Acoustic Treatments	
	a) Construct the approved development to include the acoustic treatments specified in the following approved document: i) <i>Noise Impact Assessment prepared by Acoustic Logic, Revision 1 dated 11 September 2024</i> b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
35.	Outdoor Lighting	
	Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use or BFP endorsement, whichever occurs first
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

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA Development Approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****