



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2014/641

18 August 2016

Hydrox Nominees Pty Ltd ATF Hydrox Property Trust
C/- Ms Leisa Sinclair
Cardno HRP
Locked Bag 4006
FORTITUDE VALLEY QLD 4006

Dear Leisa

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – FOOD AND DRINK OUTLET, GARDEN CENTRE, HARDWARE AND TRADE SUPPLIES, SHOP AND SHOWROOM; AND RECONFIGURING A LOT – 1 LOT INTO 2 LOTS ACCOMPANIED BY A PRECINCT PLAN AT 53-91 AND 93 DALTON DRIVE, MAROOCHYDORE DESCRIBED AS LOT 1 ON SP202103 AND LOT 7 ON SP239529

On 16 August 2016 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://www.dilgp.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brandon Bouda on 3452 7422.

Yours sincerely

Jeanine Stone
Director, EDQ Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Maroochydore City Centre	
Site address	53 – 91 Dalton Drive, Maroochydore 93 Dalton Drive, Maroochydore	
Lot on plan description	Lot number	Plan description
	1	SP202103
	7	SP239529
PDA development application details		
DEV reference number	DEV2014/641	
'Properly made' date	19 December 2014	
Type of application	<input checked="" type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Food and Drink Outlet, Garden Centre, Hardware and Trade Supplies, Shop and Showroom 1 Lot into 2 Lots accompanied by a Precinct Plan	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.
Decision date	16 August 2016
Currency period	4 years from decision date

Plans and documents

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

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Proposed Subdivision of Lot 1 on SP202103 Dalton Drive, Maroochydore	14110ProSub, Rev D	18/05/16
2.	Precinct Plan for Maroochydore City Centre Priority Development Area Development Scheme Precinct 8: Dalton Drive Precinct		May 2016 (as amended in red dated 16 August 2016)
3.	Masters Home Improvement Dalton Drive East, Maroochydore Locality Plan & Conceptual Perspective	DA00, Rev E	09.10.15
4.	Masters Home Improvement Dalton Drive East, Maroochydore Site Plan	DA02, Rev G	09.10.15
5.	Masters Home Improvement Dalton Drive East, Maroochydore Floor Plan	DA03, Rev E	09.10.15
6.	Masters Home Improvement Dalton Drive East, Maroochydore Roof Plan	DA04, Rev C	07.10.15
7.	Masters Home Improvement Dalton Drive East, Maroochydore Elevations	DA05, Rev D	07.10.15
8.	Masters Home Improvement Dalton Drive East, Maroochydore Elevations	DA06, Rev C	07.10.15

9.	Masters Home Improvement Dalton Drive East, Maroochydore Sections	DA07, Rev C	07.10.15
10.	Landscape Concept – Site Location & Design Intent Sheet 1/9	LA102 LC-01, Issue K	09/10/2015
11.	Landscape Concept Plan Sheet 2/9	LA102 LC-02, Issue K	09/10/2015
12.	Landscape Concept – West Elevation Sheet 3/9	LA102 LC-03, Issue K	09/10/2015
13.	Landscape Concept – South Elevation Sheet 4/9	LA102 LC-04, Issue K	09/10/2015
14.	Landscape Concept – Section: Vegetated Buffer Sheet 5/9	LA102 LC-05, Issue K	09/10/2015
15.	Landscape Concept – Proposed Plant Species: Vegetated Buffer Sheet 8/9	LA102 LC-08, Issue K	09/10/2015
16.	Landscape Concept – Proposed Plant Species Sheet 9/9	LA102 LC-09, Issue K	09/10/2015
17.	Masters Home Improvement Store, Dalton Drive East Maroochydore – Noise Impact Assessment	70Q-14-0324-TRP- 517457-1, Rev 1	08 Oct 2015
18.	Functional Layout Plan Sheet 3 of 3	N-B9083.30 SK09 Rev P2	20.11.2014 (as amended in red dated 02 August 2016)

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must 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 the MEDQ's development assessment fee schedule (as amended from time to time).

- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDIP is required prior to any work commencing.
- 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 liaises with EDQ Development Assessment, DSDIP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 30 business days** – EDQ Development Assessment, DSDIP assesses the plans/supporting information and:
 - 1. if satisfied with the plans/supporting information as submitted - endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSDIP **within 30 business days** from the date of the notice.
 - v. **within 30 business days** – EDQ Development Assessment, DSDIP assesses the revised plans/supporting information and:
 - 1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
 - vi. if EDQ Development Assessment, DSDIP is not satisfied that compliance has been achieved within **30 business days** - repeat steps iv. and v. 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 vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DSDIP endorses relevant plans/supporting information.

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered Australian Institute Landscape Architect.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Sunshine Coast Regional Council.
4. **DEHP** means The Department of Environment & Heritage Protection
5. **DILGP** means The Department of Infrastructure, Local Government and Planning.
6. **EDQ** means Economic Development Queensland
7. **IFF** means Infrastructure Funding Framework.
8. **MEDQ** means The Minister of Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **RPEQ** means Registered Professional Engineer of Queensland.

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 survey plan endorsement
2.	Certification of Operational Works All operational works, for contributed assets (conditions 5 and 8), undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
Engineering		
3.	Construction Management Plan a) Submit to EDQ Development Assessment, DILGP 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	a) Prior to commencement of works

	<p><i>Environmental Protection Act 1994</i>;</p> <ul style="list-style-type: none"> 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; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. <p>b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.</p>	<p>b) At all times during construction</p>
4.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ Development Assessment, DILGP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher.</p> <p>The TMP must include the following:</p> <ul style="list-style-type: none"> 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 during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc; iv. ongoing monitoring, management review and certified updates (as required); 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). <p>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
5.	<p>Compliance Assessment - Road – East-West Section</p> <p>a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed engineering roadworks plans, certified by a RPEQ, generally in accordance with the approved Functional Layout Plan, Sheet 3 of 3, Drawing No. N-B9083.30 SK09, Rev P2, dated 20.11.14 (as amended in red dated 02 August 2016).</p> <p>The pavement must be designed to accommodate heavy vehicle loadings generated by the development.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencement of roadworks</p> <p>b) Prior to survey plan</p>

	<p>c) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans and test results in accordance with Council adopted standards.</p>	<p>endorsement</p> <p>c) Prior to survey plan endorsement</p>
6.	<p>Street Lighting – East-West Road</p> <p>Design and install street lighting, certified by a RPEQ, within the east-west road reserve.</p> <p>The design of the street lighting system must:</p> <ol style="list-style-type: none"> meet the relevant standards of the electricity supplier; be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; be endorsed by Council as the Energex billable customer'; be generally in accordance with Australian Standard AS1158 –<i>'Lighting for Roads and Public Spaces'</i>. 	<p>Prior to survey plan endorsement</p>
7.	<p>Damage and Repairs</p> <p>Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.</p>	<p>Prior to survey plan endorsement</p>
Landscaping and Environment		
8.	<p>Streetscape Works – East-West Road</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, generally in accordance with the approved plans/ documents:</p> <p>The detailed streetscape plans are to include, where practicable:</p> <ul style="list-style-type: none"> location and type of street lighting in accordance with Australian Standard AS1158 –<i>'Lighting for Roads and Public Spaces'</i>; footpath treatments; street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. <p>b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA.</p>	<p>a) Prior to commencement of roadworks</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>

9.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DILGP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: <ul style="list-style-type: none"> i. prepared generally in accordance with the <i>State Planning Policy</i>, April 2016 (as amended from time to time) and relevant guidelines; and ii. certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of or during site works b) Prior to survey plan endorsement
10.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DILGP an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines: <ul style="list-style-type: none"> i. Urban Stormwater Quality Planning Guidelines 2010 DEHP); ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
Surveying, land transfers and easements		
11.	Road Dedication Dedicate to the State, road reserve as shown on the approved Proposed Subdivision of Lot 1 on SP202103 Dalton Drive, Maroochydore, Drawing No. 14110ProSub, Rev D, dated 18.05.16	Prior to commencement of use or at survey plan endorsement whichever occurs first.
Infrastructure Charges		
12.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the IFF dated 1 July 2016 indexed to the date of payment.	In accordance with the IFF
Material Change of Use Conditions		
No.	Condition	Timing
General		
13.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of

	<p>updates (as required);</p> <p>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).</p> <p>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.</p>	<p>b) At all times during construction</p>
18.	<p>Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments”</i>.</p> <p>The certified earthworks plans shall:</p> <ol style="list-style-type: none"> include a geotechnical soils assessment of the site; be consistent with the Erosion and Sediment Control plans; provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; provide full details of any areas where surplus soils are to be stockpiled. <p>b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
19.	<p>Compliance Assessment - Road – East-West Section</p> <p>a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed engineering roadworks plans, certified by a RPEQ, generally in accordance with the approved Functional Layout Plan, Sheet 3 of 3, Drawing No: N-B9083.30, SK09, Rev P2, dated 20.11.14 (as amended in red dated 02 August 2016).</p> <p>The pavement must be designed to accommodate heavy vehicle loadings generated by the development.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencement of roadworks</p> <p>b) Prior to commencement of use</p>

	c) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans and test results in accordance with Council adopted standards.	c) Prior to commencement of use
20.	<p>Compliance Assessment – Dalton Drive Signalised Vehicle Access</p> <p>a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed engineering plans, certified by a RPEQ, of the modified traffic signals required for site access off Dalton Drive in accordance with the approved plans and Council standards.</p> <p>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans and signal test results in accordance with Council adopted standards.</p>	<p>a) Prior to commencement of works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
21.	<p>Vehicle Access</p> <p>Construct vehicle crossovers generally in accordance with the approved plans and designed and constructed in accordance with Council adopted standards.</p>	Prior to commencement of use and to be maintained
22.	<p>Car Parking</p> <p>Provide car parking spaces designed, delineated and signed generally in accordance with AS2890 – Parking Facilities and the following approved plans:</p> <p>i. Masters Home Improvement Dalton Drive East, Maroochydore Site Plan, Drawing No DA02, Rev G, dated 09.10.15</p>	Prior to commencement of use and to be maintained
23.	<p>Water connection</p> <p>Connect the development to the existing water reticulation network in accordance with Unitywater's current adopted standards.</p>	Prior to commencement of use
24.	<p>Sewer connection</p> <p>Connect the development to the existing sewer reticulation network in accordance with Unitywater's current adopted standards.</p>	Prior to commencement of use
25.	<p>Stormwater connection</p> <p>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.</p>	Prior to commencement of use

26.	Stormwater quality <p>a) Submit to EDQ Development Assessment, DILGP 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 approved plans.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencement of works</p> <p>b) Prior to commencement of use</p>
27.	Outdoor Lighting <p>Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	Prior to commencement of use and to be maintained
28.	Electricity <p>Connect the development to the existing electrical supply network in accordance with Energex standards.</p>	Prior to commencement of use
29.	Telecommunications <p>Connect the development to the existing telecommunications network in accordance with the relevant service provider standards.</p>	Prior to commencement of use
30.	Public Infrastructure – Damage, Repairs and Relocation <p>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.</p>	Prior to commencement of use
Landscape and Environment		
31.	Streetscape Works – East-West Road <p>a) Submit to EDQ Development Assessment, DILGP detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, generally in accordance with the approved plans/ documents:</p> <p>The detailed streetscape plans are to include, where practicable:</p> <ul style="list-style-type: none"> location and type of street lighting in accordance with Australian Standard AS1158 –<i>‘Lighting for Roads and Public Spaces’</i>; footpath treatments; 	a) Prior to commencement of roadworks

	<ul style="list-style-type: none"> street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. <p>b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA.</p>	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
32.	<p>Landscape Works</p> <p>a) Undertake landscape works generally in accordance with the following plans:</p> <ol style="list-style-type: none"> Landscape Concept – Site Location & Design Intent, Sheet 1/9, Drawing No. LA102 LC-01, Issue K, dated 09/10/2015 Landscape Concept Plan, Sheet 2/9, Drawing No. LA102 LC-02, Issue K, dated 09/10/2015 Landscape Concept – West Elevation, Sheet 3/9, Drawing No. LA102 LC-03, Issue K, dated 09/10/2015 Landscape Concept – South Elevation, Sheet 4/9, Drawing No. LA102 LC-04, Issue K, dated 09/10/2015 Landscape Concept – Section: Vegetated Buffer – South Elevation, Sheet 5/9, Drawing No. LA102 LC-05, Issue K, dated 09/10/2015 Landscape Concept – Proposed Plant Species: Vegetated Buffer, Sheet 8/9, Drawing No. LA102 LC-08, Issue K, dated 09/10/2015 Landscape Concept – Proposed Plant Species, Sheet 9/9, Drawing No. LA102 LC-09, Issue K, dated 09/10/2015 <p>b) Submit to EDQ Development Assessment, DILGP verification from an AILA that works have been undertaken in accordance with part a) of this condition.</p>	<p>Prior to commencement of use and to be maintained</p>
33.	<p>Acid Sulfate Soils (ASS)</p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DILGP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be:</p> <ol style="list-style-type: none"> prepared generally in accordance with the <i>State Planning Policy</i>, April 2016 (as amended from time to time) and relevant guidelines; and certified by a suitably qualified professional in soils and/or erosion sediment control. <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p>	<p>a) Prior to commencement of or during site works</p> <p>b) Prior to commencement of use</p>

34.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DILGP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP) ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
35.	Refuse Collection Submit to EDQ Development Assessment, DILGP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
36.	Delivery and Service Vehicles Any vehicle deliveries and servicing of the development (including refuse collection) is to occur between the following hours: <ul style="list-style-type: none"> • 7am to 8pm Monday to Friday; and • 8am to 7pm Saturday and Sunday 	At all times
37.	Acoustic treatments Undertake acoustic treatments to the development generally in accordance with the recommendations in the following approved document i. Masters Home Improvement Store, Dalton Drive East Maroochydore – Noise Impact Assessment, Document No. 70Q-14-0324-TRO-517457-1, Rev 1, dated 08 Oct 2015.	Prior to commencement of use
38.	Advertising Devices Submit to EDQ Development Assessment, DILGP detailed designs for any advertising device, generally in accordance with Council's adopted standards.	Prior to installation of advertising devices
Surveying, land transfers and easements		
39.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to	Prior to commencement of use

	takeover and maintain the contributed assets.	
40.	Road Dedication Dedicate to the State, road reserve as shown on the approved Proposed Subdivision of Lot 1 on SP202103 Dalton Drive, Maroochydore, Drawing No. 14110ProSub, Rev D, dated 18.05.16	Prior to commencement of use or at survey plan endorsement whichever occurs first.
Infrastructure Charges		
41.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the IFF date 1 July 2016 indexed to the date of payment.	In accordance with the IFF

STANDARD ADVICE

Please note that in order 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 ****