

Our ref: DEV2013/439

23 December 2016

Stockland Development Pty Ltd
C/- Ms Harriet McGowan
Urbis
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Harriet

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 LOT INTO 192 BUSINESS AND INDUSTRY LOTS, 3 SHOWROOM LOTS, OPEN SPACE, ROADS AND DRAINAGE) AND MATERIAL CHANGE OF USE IN ACCORDANCE WITH A PLAN OF DEVELOPMENT AT BELLVISTA BOULEVARD, CALOUNDRA WEST AND BELLS CREEK ROAD, BELLS CREEK DESCRIBED AS LOT 505 ON RP884348

On 21 December 2016 the Minister for Economic Development Queensland (MEDQ) decided to grant part 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 of Infrastructure, Local Government and Planning website <http://www.edq.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 Jennifer Davison on 3452 7127.

Yours sincerely



Peter Smith
Executive Director – EDQ Planning Services

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Caloundra South	
Site address	Bellvista Boulevard, Caloundra West and Bells Creek Road, Bells Creek	
Lot on plan description	Lot number	Plan description
	505	SP284343
PDA development application details		
DEV reference number	DEV2013/439	
'Properly made' date	8 November 2016	
Type of application	☐ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Reconfiguration of a Lot (1 Lot into 192 Business and Industry Lots, 3 Showroom Lots, Open Space, Roads and Drainage) and Material Change of Use in accordance with a Plan of Development	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant part of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice. The approved changes are summarised as follows: ▪ Removal of the northern drainage corridor and amendment to the drainage easement widths. ▪ Removal of Balance Lot 1 and 2 and inclusion of this land in lots. ▪ Slight amendment of lot boundaries. ▪ Updated PoD document to reflect amendments in red from the approved document, and amendments to reflect requested changes, excluding temporary billboard sign. ▪ Relocation of Lot 1203 further east toward the Bells Creek Arterial Road, which has resulted in a sunset condition of 15 years placed on any billboard sign within the lot. ▪ Amended road splay ▪ Updated document references for the Plan of Development and the endorsed Context Plan ▪ Amended timing on Condition 5 – Advertising devices ▪ Addition of Rate 3 street lighting option – Amended condition 24 ▪ Amended condition 36 – removal of reference to Lot 1203 as a drainage lot ▪ Updated condition 46 – Infrastructure Charges to reflect the correct condition references The temporary billboard within the Bells Creek Arterial has not been approved as part of this change.
Original Decision date	22 May 2015
Change to approval date	21 December 2016
Currency period	10 years from the original decision date

Plans and documents

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

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Caloundra South Northern Locality – Business and Industry Area, Plan of Development – Precinct 3, 4, 5 and Part 6		November 2016 Amended in Red dated 14 December 2016
Endorsed Context Plan		Number (if applicable)	Date (if applicable)
2.	Caloundra South Business and Industry Context Plan Area Strategy 3		September 2016

Plans and documents previously approved on 22 May 2015		Number (if applicable)	Date (if applicable)
1.	Caloundra South Overarching Site Strategy - Natural Environment		28/11/13
2.	Caloundra South Acid Frog Management Plan		August 2016
3.	Water and Wastewater Network Investigation (Precincts 3, 4, 5 and 6) Report, prepared by Brown Consulting		01/10/14

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, DILGP 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, DILGP 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 20 business days** – EDQ Development Assessment, DILGP 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, DILGP **within 20 business days** from the date of the notice.
- v. **within 20 business days** – EDQ Development Assessment, DILGP 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, DILGP is not satisfied that compliance has been achieved within **20 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, DILGP 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 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 the 'Sunshine Coast Regional Council'
4. **DILGP** means The Department of Infrastructure, Local Government and Planning
5. **DTMR** means the Department of Transport and Main Roads
6. **EDQ** means Economic Development Queensland
7. **MEDQ** means The Minister of Economic Development Queensland
8. **PDA** means Priority Development Area
9. **RPEQ** means Registered Professional Engineer of Queensland

PDA Development Conditions

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7.	Traffic Management Plan 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. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision for parking 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). Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP. b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	a) Prior to commencement of works b) At all times during construction
8.	Retaining Walls a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DILGP. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 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 required under part a) of this condition.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
9.	Filling and Excavation a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i>	a) Prior to commencement of works for the relevant stage

	The certified earthworks plans shall: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv. provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
10.	Roads - Internal a) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings certified by a RPEQ for internal roads (excluding the Industrial trunk connector from North-South Sub-arterial to western boundary), including parking bays, roundabouts and pedestrian footpaths generally in accordance with the approved Plan of Development and <i>PDA Guideline No. 13 Engineering standards – minor roads</i>. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition.	a) Prior to commencement of work for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
11.	Roads – Industrial Trunk Connector from North-South Sub-arterial to western boundary Phase 1 works: a) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings certified by a RPEQ for the Phase 1 works, including pedestrian footpaths generally in accordance with the approved Plan of Development and <i>PDA Guideline No. 13 – Engineering standards</i> b) Construct the works generally in accordance with the certified plans as required under part a) of this condition c) Submit to EDQ Development Assessment DILGP 'as-constructed' drawings, asset register and test results certified	a) Prior to commencement of works for Phase 1. b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the

	by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition. Phase 2 Works: d) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings certified by a RPEQ for the Phase 2 (duplication) works, including traffic signals and pedestrian footpaths generally in accordance with the approved Plan of Development and <i>PDA Guideline No. 13 – Engineering standards</i>. e) Construct the works generally in accordance with the certified plans as required under part a) of this condition f) Submit to EDQ Development Assessment DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition.	relevant stage d) Prior to commencement of works for Phase 2 e) Prior to traffic volumes exceeding 9,000 vehicles per day per lane f) Prior to acceptance 'on-maintenance'
12.	Roads – North-South Sub-Arterial Phase 1 Works: Part A: Sub arterial: Bells Creek Arterial Approach a) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings certified by a RPEQ for the Sub-Arterial Phase 1 works, including an interim bus bay, separated cycleway and pedestrian footpaths generally in accordance with the approved Plan of Development and <i>PDA Guideline No. 13 – Engineering standards – major roads</i> and the following: (i) Proposed interim bus bay shall be a 'Regular Stop' standard designed to accommodate one (1) 12.5m rigid bus generally in accordance with the <i>TMR: Public Transport Infrastructure Manual 2012</i>. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with part b) of this condition. Part B: Bells Creek Arterial Approach – Industrial Trunk Connector Intersection Traffic Signals d) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings certified by a RPEQ for the traffic	a) Prior to commencement of works for phase 1 b) Prior to 9 December 2023 or survey plan endorsement for Stage 6 whichever is the earlier c) Prior to 9 December 2023 or survey plan endorsement for Stage 6 whichever is the earlier d) Prior to commencement of works for phase 1

	signals, generally in accordance with the approved Plan of Development and <i>PDA Guideline No. 13 – Engineering standards – major roads</i>. e) Construct the works generally in accordance with the certified plans as required under part d) of this condition. f) Submit to EDQ Development Assessment DILGP ‘as-constructed’ drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with part e) of this condition. Part C: Sub arterial: North – South Link g) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings certified by a RPEQ for the Sub-Arterial Phase 1 works, including bus bay, separated cycleway and pedestrian footpaths generally in accordance with the approved Plan of Development, <i>PDA Guideline No. 13 – Engineering standards – major roads</i> and the following: (i) Proposed indented bus bay shall be a ‘Regular Stop’ standard designed to accommodate one (1) 12.5m rigid bus generally in accordance with the <i>TMR: Public Transport Infrastructure Manual 2012</i>. h) Construct the works generally in accordance with the certified plans as required under part g) of this condition. i) Submit to EDQ Development Assessment DILGP ‘as-constructed’ drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with part h) of this condition Phase 2 Works: Part D: Sub arterial: Bells Creek Arterial Approach j) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings certified by a RPEQ for the Sub-Arterial Phase 2 works, including permanent bus bay and pedestrian footpaths generally in accordance with the approved Plan of Development, <i>PDA Guideline No. 13 – Engineering standards – major roads</i> and the following: i. Proposed indented bus bay shall be a ‘Regular Stop’ standard designed to accommodate one (1) 12.5m rigid bus generally in accordance with the <i>TMR: Public Transport Infrastructure Manual 2012</i>. k) Construct the works generally in accordance with the certified plans as required under part j) of this condition.	e) Prior to 9 December 2023 or survey plan endorsement for Stage 6 f) Prior to 9 December 2023 or survey plan endorsement for Stage 6 g) Prior to commencement of works for phase 1 h) Prior to survey plan endorsement for the relevant stage i) Prior to survey plan endorsement for the relevant stage j) Prior to commencement of works for phase 2 k) Prior to traffic volumes exceeding 9,000 vehicles per day per lane
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l) Submit to EDQ Development Assessment DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with part k) of this condition. Part E: Bells Creek Arterial Approach – Industrial Trunk Connector Intersection Traffic Signals Upgrade m) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings certified by a RPEQ for the traffic signals upgrade, generally in accordance with the approved Plan of Development and <i>PDA Guideline No. 13 – Engineering standards – major roads</i>. n) Construct the works generally in accordance with the certified plans as required under part m) of this condition. o) Submit to EDQ Development Assessment DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with part n) this condition Part F: Sub arterial: North – South Link p) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings certified by a RPEQ for the Sub-Arterial Phase 2 works, including permanent bus bay, removal of interim bus bay, and pedestrian footpaths generally in accordance with the approved Plan of Development, <i>PDA Guideline No. 13 – Engineering standards – major roads</i> and the following: i. Proposed indented bus bay shall be a 'Regular Stop' standard designed to accommodate one(1) 12.5m rigid bus generally in accordance with the <i>TMR: Public Transport Infrastructure Manual 2012</i>. q) Construct the works generally in accordance with the certified plans as required under part p) of this condition. r) Submit to EDQ Development Assessment DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with part q) of this condition.	l) Prior to traffic volumes exceeding 9,000 vehicles per day per lane m) Prior to commencement of works for phase 2 n) Prior to traffic volumes exceeding 9,000 vehicles per day per lane o) Prior to traffic volumes exceeding 9,000 vehicles per day per lane p) Prior to commencement of works for Phase 2 q) Prior to traffic volumes exceeding 9,000 vehicles per day per lane r) Prior to traffic volumes exceeding 9,000 vehicles per day per lane
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13.	Roads - Bells Creek Arterial Part A:- Caloundra Road to temporary precinct access road a) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings certified by a RPEQ and endorsed by DTMR for the Bells Creek Arterial between Caloundra Road and the temporary precinct access road adjoining Lots 1079 and 1162. The design shall include the following: - Provision for a temporary roundabout at the intersection of the Bells Creek Arterial and the proposed temporary precinct access road - Separated cycleway and pedestrian path infrastructure including an interim connection across the Bells Creek Arterial road corridor to Precinct 2 b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to the DTMR of all road works constructed in accordance with part b) this condition. Part B:- Temporary precinct access road to interim at grade roundabout with Sub arterial - North South link d) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings certified by a RPEQ and endorsed by DTMR for the Bells Creek Arterial between the temporary precinct access road and the interim at grade roundabout with North South Sub Arterial. The design shall include the following: - Provision for a temporary roundabout at the intersection of the Bells Creek Arterial and the Sub arterial – Bells Creek Arterial approach - Separated cycleway and pedestrian path infrastructure including connections both east and west - The removal of the temporary roundabout required under part a) of this condition and reinstatement of the Bells Creek Arterial roadway. e) Construct the road works generally in accordance with the endorsed plans required under part d) of this condition. f) Submit to EDQ Development Assessment DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to DTMR of all road works	a) Prior to commencement of works b) Prior to survey plan endorsement for the first stage c) Prior to survey plan endorsement for the first stage d) Prior to commencement of works e) Prior to 9 December 2023 f) Prior to 'on-maintenance' acceptance
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	constructed in accordance with part e) this condition.	
14.	Roads - Bells Creek Arterial / Pierce Avenue Bridge a) Submit to EDQ Development Assessment DILGP engineering design/construction drawings, including construction schedule/methodology certified by a RPEQ endorsed by DTMR for the Bells Creek Arterial / Pierce Avenue Bridge and associated roadworks to accommodate the interim two lane road profile. b) Construct the road works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to DTMR of all bridge and associated road works constructed in accordance with part b) this condition.	a) Prior to commencement of works b) At survey plan endorsement for the first stage c) Prior to acceptance 'on-maintenance'
15.	Compliance Assessment: Roads – Racecourse Road Link Phase 1 Works: a) Submit to EDQ Development Assessment, DILGP for compliance assessment a Phase 1 and ultimate concept layout plan including cross section for the connection of existing Racecourse Road to the western boundary of the development. b) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings certified by a RPEQ for the above road link generally in accordance with the endorsed plans required under part a) of this condition c) Construct the works generally in accordance with the certified plans as required under part b) of this condition. d) Submit to EDQ Development Assessment DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all works constructed in accordance with part c) of this condition. Phase 2 Works: e) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings certified by a RPEQ for the above road link generally in accordance with the endorsed plans required under part a) of this condition f) Construct the works generally in accordance with the certified plans as required under part e) of this condition.	a) Prior to commencement of works for phase 1 b) Prior to commencement of works c) Prior to traffic volumes on the Sub-arterial Bells Creek Arterial Approach link exceeding 18,000 vehicles per day d) Prior to survey plan endorsement for the relevant stage e) Prior to commencement of works f) Prior to traffic volumes exceeding 9,000 vehicles per day

	g) Submit to EDQ Development Assessment DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all works constructed in accordance with part f) of this condition.	g) Prior to acceptance of 'on -maintenance'
16. Off Road Cycleways	a) Submit to EDQ Development Assessment DILGP engineering design/construction drawings including lighting certified by a RPEQ for off road cycleways generally in accordance with the approved Plan of Development. The Plans shall also include provision for a temporary connection across the future Bells Creek Arterial road corridor between Precinct 6 and Precinct 2. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
17. Water - Internal	a) Submit to EDQ Development Assessment DILGP a water reticulation Precinct Network Plan endorsed by Unitywater. b) Submit to EDQ Development Assessment DILGP detailed water reticulation design plans certified by a RPEQ generally in accordance with the endorsed Precinct Network Plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment DILGP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Unitywater current adopted standards.	a) Prior to the commencement of works for the first stage b) Prior to commencement of works for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage
18. Water –Trunk	a) Submit to EDQ Development Assessment DILGP endorsement by Unitywater of the proposed water supply strategy including confirmation of connection to the existing water reticulation network generally as described in the '<i>Water and Wastewater Network Investigation (Precincts 3,4,5 and 6) Report</i>' dated 01/10/14 prepared by Brown Consulting. b) Submit to EDQ Development Assessment DILGP detailed engineering design plans certified by a RPEQ generally in accordance with the <i>SEQ Water Supply and Sewerage Design and Construction Code</i> and the endorsed water supply strategy required under part a) of this condition.	a) Prior to commencement of works for the first stage b) Prior to survey plan endorsement for the relevant stage

	c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment DILGP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Unitywater's current adopted standards.	c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
19. Sewer - Internal	a) Submit to EDQ Development Assessment, DILGP a sewer reticulation Precinct Network Plan endorsed by Unitywater. b) Submit to EDQ Development Assessment, DILGP detailed sewer reticulation design plans certified by a RPEQ generally in accordance with the endorsed Precinct Network Plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with Unitywater current adopted standards.	a) Prior to the commencement of works for the first stage b) Prior to commencement of works for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage
20. Sewer –Trunk	a) Submit to EDQ Development Assessment, DILGP endorsement by Unitywater of the proposed wastewater supply strategy including confirmation of connection to the existing sewerage reticulation network generally as described in the <i>'Water and Wastewater Network Investigation (Precincts 3, 4, 5 and 6) Report</i> dated 01/10/14 prepared by Brown Consulting. b) Submit to EDQ Development Assessment, DILGP detailed engineering design plans certified by a RPEQ generally in accordance with the <i>SEQ Water Supply and Sewerage Design and Construction Code</i> and the endorsed wastewater supply strategy required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure and CCTV test results in accordance with Unitywater's current adopted standards.	a) Prior to commencement of works for the first stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage

21.	Compliance Assessment - Stormwater Management (Quality) a) Submit to EDQ Development Assessment DILGP for compliance assessment updated overall concept plans including cross sections certified by a RPEQ for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 - Engineering Standards-Stormwater quality</i>. b) Submit to EDQ Development Assessment DILGP detailed engineering design and construction drawings certified by a RPEQ for the proposed stormwater quality devices generally in accordance with the endorsed concept plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment DILGP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.	a) Prior to commencement of works b) Prior to commencement of works for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage
22.	Stormwater Management (Quantity) - Open Channels a) Submit to EDQ Development Assessment DILGP detailed engineering design/construction plans including provision for maintenance access and safety strips, and hydraulic calculations certified by a RPEQ for the proposed stormwater open channel drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the approved Plan of Development. b) Construct the works in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment DILGP "as constructed" plans including an asset register certified by a RPEQ, in a format acceptable to Council.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
23.	Stormwater Management (Quantity) – Pipe Network a) Submit to EDQ Development Assessment DILGP detailed engineering design/construction plans and hydraulic calculations certified by a RPEQ for the proposed piped stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>. b) Construct the works in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment DILGP "as constructed" plans including an asset register certified by a	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each

	RPEQ, in a format acceptable to Council.	stage
24. Street Lighting	a) Design and install a Rate 2 street lighting system certified by a RPEQ to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i. Meet the relevant standards of the electricity supplier; ii. be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; iii. be endorsed by Council as the Energex 'billable customer'; iv. be generally in accordance with Australian Standards AS1158 –<i>Lighting for Roads and Public Spaces</i>. Or the following: b) Submit to EDQ Development Assessment, DILGP detailed engineering design plans certified by a RPEQ-electrical for Rate 3 (Council owned) street lighting to all roads, including footpaths/bikeways within road reserves generally in accordance with Australian Standards AS1158 –<i>Lighting for Roads and Public Spaces</i> and AS3000 – <i>SAA Wiring Rules</i>. c) Install the lighting generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council.	a) Prior to survey plan endorsement for each stage b) Prior to commencement of works for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage
25. Electricity	Submit to EDQ Development Assessment DILGP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement for each stage
26. Telecommunications	Submit to EDQ Development Assessment DILGP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement for each stage
27. Broadband	Submit to EDQ Development Assessment DILGP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are	Prior to survey plan endorsement for each stage

	5. Locations of electricity and water connections to parks; 6. Location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; 7. Details and locations of any proposed building works and embellishments including: bridges, park furniture, lighting, toilet facilities and play equipment; 8. Trees and plants, including species, size and location; 9. Public lighting in accordance with AS1158 –<i>Lighting for Roads and Public Spaces</i>”. 10. A schedule of proposed standard and non-standard Council assets. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment DILGP, ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA registered landscape architect.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
31.	Acid Sulfate Soils 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: - prepared generally in accordance with the <i>State Planning Policy, July 2014</i> (as amended from time to time) and relevant guidelines; and - 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 works for the relevant stage b) Prior to survey plan endorsement for the relevant stage
32.	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: - Urban Stormwater Quality Planning Guidelines 2010 (DEHP); - 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 works for each stage b) At all times during construction

33.	Water Quality Monitoring – Lamerough Creek and Bells Creek North Submit to EDQ Development Assessment DILGP pre-, during and post-construction water quality monitoring data for surface stormwater and groundwater in the Lamerough Creek and Bells Creek North catchments generally in accordance with the endorsed <i>Caloundra South Water Quality Management Plan prepared by BMT WBM dated 18/03/14.</i>	As indicated
34.	Compliance Assessment - Environment Protection Rehabilitation a) Submit for compliance assessment to EDQ Development Assessment DILGP a detailed Environmental Rehabilitation Plan certified by a suitably qualified environmental scientist/engineer for rehabilitation works generally in accordance with the endorsed <i>Acid Frog Management Plan</i> dated December 2013 and the <i>Caloundra South Overarching Site Strategy Natural Environment</i> dated 28 November 2013. b) Commence construction of the works generally in accordance with the endorsed Environmental Rehabilitation Plan required by part a) of this condition. c) Submit to EDQ Development Assessment DILGP evidence from a suitably qualified environmental scientist/engineer that the works have been inspected and completed generally in accordance with parts a) and b) of this condition.	a) Prior to survey plan endorsement for the first stage b) Within one year of the registration of the first Plan of Subdivision c) Within two years after the registration of the final Plan of Subdivision
Surveying, land transfers and easements		
35.	Land Transfer Demonstrate to EDQ Development Assessment, DILGP that all land to be transferred in fee simple is not registered on either the Environmental Management Register or the Contaminated Land Register.	Prior to survey plan endorsement for the relevant stage
36.	Land Transfer - Drainage Transfer, in fee simple, at no cost to Council as trustee Lots 1200, 1199, 1198, 1201 and 1202 for drainage purposes.	At the time works in these lots are accepted as off-maintenance
37.	Land Transfer – Park and open space Transfer, in fee simple, at no cost to Council as trustee Lots 9004, 9005, and 9001 for park and open space purposes.	At the time works in these lots are accepted as off-maintenance
38.	Land Transfer – Environmental Protection Transfer, in fee simple, at no cost to Council as trustee Lots 9003 and 9002 for environmental purposes.	At the time works in these lots are accepted as off-maintenance

39.	Serviced Land Transfer – Community Transfer, in fee simple, a serviced land area of 750sqm within lot 9001 at no cost to Council as trustee for community purposes.	At survey plan registration for the relevant stage
40.	Road Dedication – Bells Creek Arterial Comply with a) and b) as follows: a) Dedicate the Bells Creek Arterial corridor (from the northern PDA boundary to the temporary precinct access road) as road. b) Dedicate the Bells Creek Arterial corridor (from the temporary precinct access road to the North South Sub Arterial Road) as road.	a) Prior to roadworks being accepted on-maintenance b) Prior to roadworks being accepted on-maintenance
41.	Easement – Electrical Powerline Provide an easement in favour of and at no cost to the grantee, over the electrical powerline located on Lot 1193 as indicated on the approved Plan of Development. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which will maintain the powerline assets.	At survey plan endorsement for the relevant stage
42.	Easements over infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure 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 takeover and maintain the contributed assets.	Prior to survey plan endorsement for the relevant stage
43.	Right of Way (access) Easement – Lot 1196 Provide a minimum 4.5m wide right of way (access) easement over Lot 1196 along the eastern boundary to provide access for maintenance vehicles at no cost to the grantee. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	At survey plan endorsement for the relevant stage
44.	Right of Way (Access) Easement – Lot 1199 Provide a right of way (access) easement over Lot 1199 generally as shown on the approved Plan of Development and at no cost to the grantee. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	At survey plan endorsement for the relevant stage

	The easement may be extinguished at the time the works described in Conditions 13 Part D and 14 Part B have been completed.	
Advertising Device		
45.	Billboard Sign on Lot 1203 A billboard erected on Lot 1203 (as shown on the Signage Plan) will have a lifespan of no longer than 15 years from the date the billboard is erected. Should the land owner wish to keep the billboard sign on the site after this period, written consent must be obtained from Economic Development Queensland prior to the cessation of this 15 year period. EDQ will confer with the Department of Transport and Main Roads in relation to the motorway corridor to determine the suitability of an extended timeframe.	As required
Infrastructure Charges		
46.	For sub regional, municipal and state charge In lieu of paying the sub regional, municipal and state infrastructure charges, the applicant will provide the infrastructure in accordance with the following conditions of approval : ▪ Condition 39: Community; ▪ Conditions 10-16: Movement Network; ▪ Conditions 30, 37 and 38: Open Space; and ▪ Conditions 17-20: Water and Sewage.	As required by the relevant conditions
Plan of Development		
47.	Carry out the approved development – Plan of Development Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to commencement of use and to be maintained
48.	Plans/supporting information - POD a) Submit to EDQ Development Assessment, DILGP for compliance assessment plans/supporting information for the approved uses listed in Section 3 or modifications to the subdivision layout in accordance with the approved Plan of Development. b) The plans and supporting information must detail the following where applicable: i. site location ii. lot size and configuration iii. plans for each building (site plan, floor plans, elevations, sections, roof plans, building materials, private and semi-private open space etc) iv. building height, gross floor area and site cover v. number of dwelling units and bedrooms vi. interface with adjoining dwellings vii. on-site parking and servicing arrangements viii. public realm and landscape plans ix. specialist assessment reports as required that may include	Prior to commencement of building works

	traffic, civil engineering, geotechnical, flooding, acoustics and air quality. c) The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development.	
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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 ****