



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2013/469/3

12 December 2017

Stockland Development Pty Ltd
C/- Mr Kris Krpan and Mr Ed Johnson
Urbis
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Kris and Ed

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT WITH PLAN OF DEVELOPMENT AND CONTEXT PLAN AT BELLVISTA BOULEVARD, CALOUNDRA WEST AND BELLS CREEK ROAD, BELLS CREEK DESCRIBED AS LOT 505 ON SP287462 AND LOT 3 ON RP910849

On 12 December 2017, it was 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 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

Jeanine Stone
Director – EDQ Development Assessment

Minister for Economic Development
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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	SP287462
	3	RP910849
PDA development application details		
DEV reference number	DEV2013/469	
'Properly made' date	5 October 2017	
Type of application	<input type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input 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 checked="" type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Change to Approval – Reconfiguring a Lot in Accordance with a Plan of Development and Context Plan	

PDA development approval details

Decision	<p>It has been decided to grant part of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice</p> <p>The approved changes are summarised as follows:</p> <ul style="list-style-type: none"> ▪ Relocation of the Retirement Village ▪ Relocation of the Neighbourhood Park and New Green Links ▪ Relocation of Approved Uses Table in the PoD ▪ Relocation of the Neighbourhood Park ▪ Green Street Extension ▪ Provision of Terrace Lots ▪ Redesign of Layout - Grid Pattern ▪ Sewer Pump Station Lot Split into 2 Lots ▪ Environmental Protection Zone reduced to reflect new boundaries ▪ Lot yield increase and increase in Open Space ▪ Amended design around narrow lot design ▪ Laneway interface provision on new Lot Typologies ▪ Inclusion of Double Garage Provision ▪ Introduction of New Road Typologies (Appendix L) in part <p>Items that have not been approved</p> <ul style="list-style-type: none"> ▪ Removal of lifestyle buffer in sports park ▪ Laneway width increase ▪ Road Typologies – Laneway 8.5m Profile
Original Decision date	9 November 2016
Change to approval date	12 December 2017
Currency period	36 years from the original decision date

Plans and documents

The plans and documents approved 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.	Aura Town Centre Plan of Development Prepared by Urbis For Stockland November 2017		November 2017 (Amended in Red on 5 and 7 December 2017)
Plans and documents previously approved on 9 November 2017		Number (if applicable)	Date (if applicable)
2.	Transport Noise Impact Assessment prepared by Ask Acoustic and Air Quality		May 2016 & August 2016
3.	Caloundra South Town Centre Visum Modelling Report prepared by MWH		April 2016
4.	Caloundra South Development Flood Risk Management Strategy		October 2015

	prepared by BMT WBM.		
5.	Caloundra South Development Flood Risk Management Strategy Technical Memorandum – Aura Town Centre revised Flood Modelling prepared by BMT WBM		June 2016
6.	Stormwater Quality Management Plan prepared by DesignFlow		June 2016
Endorsed Context Plan		Number (if applicable)	Date (if applicable)
7.	Caloundra South Town Centre Context Plan Area Strategy 4 prepared by Hassell		May 2016
8.	Civil Engineering Services Report Reconfiguration of a Lot Application prepared by Calibre Consulting		26 May 2016
9.	Caloundra South: Application 4 Transport Impact Assessment Version 4 prepared by MWH		June 2016
10.	Caloundra South Commercial Centre Stormwater Management Plan – Final Report prepared by BMT WBM		September 2015
11.	Aura City of Colour landscape and street typologies prepared by Urbis		May 2016
12.	Caloundra Downs Baseline Monitoring Program Final Report prepared by BMT WBM		October 2011
13.	Identification of Bus Stop Locations & Infrastructure Caloundra South – Application 4 Area Rev D prepared by MWH		October 2015
14.	Aura Town Centre Flood Impact Assessment – Planning Policy Mapping Overlays prepared by BMT - WBM		October 2016

PREAMBLE

The information contained in this preamble is provided as advice only. It does not form part of the PDA Development Conditions. It is provided for the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions.

1. STANDARD ADVICE

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 the proposal, it is recommended that you seek professional advice.

2. WORKS EXTERNAL TO THE PDA

If a condition of this PDA development approval requires works external to the PDA that development may be subject to the Sustainable Planning Act 2009 (SPA) and may require approval under the SPA. This position may be affected if the works constitute PDA-associated development as defined in the *Economic Development Act 2012*:

a) Definition of PDA-associated development

“PDA-associated development, for a priority development area, means development that is:

(a) declared to be PDA-associated development for the area under section 40C(1); or

(b) identified as PDA-associated development for the area in the relevant development instrument for the area.”

(see schedule 1 of the Economic Development Act 2012)

b) Development external to the PDA that is not PDA-associated development

Where a condition of a PDA Development Approval states that works external to the PDA are required as a result of the proposed development and:

- i. the works are not identified as PDA-associated development in the relevant development instrument; and
- ii. the works are not exempt development under the *Sustainable Planning Act 2009 (SPA)*; then
- iii. there are two options to obtain approval to undertake work outside the PDA:
 1. **Declaration** of PDA-associated development by the MEDQ, by the process detailed in sections 40B and 40C of the *Economic Development Act 2012*; or
 2. **Development Approval** under the *Sustainable Planning Act 2009* through the relevant local government authority or planning body.

3. COMPLIANCE ASSESSMENT

Where a condition of this PDA Development Approval requires Compliance Assessment, then Compliance Assessment is required in accordance with the following:

a) The applicant must:

- i. pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third-party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
- ii. submit to MEDQ a duly completed Compliance Assessment form.
- iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.

- b) Compliance Assessment and endorsement by EDQ Development Assessment, DILGP is required prior to any work commencing pursuant to that condition.
- 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. If required 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.
 - vii. 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 the relevant plans/supporting information.

ABBREVIATIONS / DEFINITIONS

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

1. **AEP** means Annual Exceedance Probability
2. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects
3. **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)
4. **Compliance Assessment** is the process set out in Section 3 of the preamble
5. **Contributed Assets** means infrastructure assets created during the operational works construction phase of a development that will become the on-going responsibility of an external authority to own and maintain
6. **Council** means Sunshine Coast Regional Council
7. **DEHP** means the Department of Environment and Heritage Protection
8. **DILGP** means The Department of Infrastructure, Local Government and Planning.
9. **EDQ** means Economic Development Queensland.
10. **EPZ** means Environmental Protection Zone as defined within the Caloundra South Urban Development Area Development Scheme
11. **LGIA** means Caloundra South Local Government Infrastructure Agreement
12. **MEDQ** means The Minister for Economic Development Queensland.
13. **PDA** means Priority Development Area under the *Economic Development Act 2012*
14. **Plan of Development** is the Aura Town Centre Plan of Development prepared by Urbis (amended in red) dated August 2016
15. **POD** means Plan of Development
16. **MUSIC** means a proprietary software package for predicting the performance of stormwater quality management systems
17. **PDA** means Priority Development Area
18. **ROL** means Reconfiguration of a Lot
19. **RPEQ** means Registered Professional Engineer of Queensland
20. **STIA** means the Caloundra South State Transport Infrastructure Agreement

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents, the STIA and LGIA and any other executed Infrastructure Agreement.	Prior to survey plan endorsement for the relevant stage
2.	Certification of Operational Works – Water and Sewerage All operational works for water and sewerage Contributed Assets, undertaken in accordance with this approval must comply with the requirements of a Unitywater Connection Approval and fulfil all requirements and responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Certification of Operational Works – Other All operational works for Contributed Assets other than water and sewerage, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the STIA or the LGIA as applicable.	As required by the LGIA or the STIA
4.	Street Naming Submit to EDQ Development Assessment, DILGP a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
5.	Entry Walls or Features The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ Development Assessment, DILGP.	On going
6.	Staging for Reconfiguration a) The stages of the reconfiguration must be generally in accordance with the indicative staging plan (Appendix C) of the approved POD. However, the stages indicated on the indicative staging plan do not need to be delivered sequentially unless required for infrastructure delivery purposes. b) Unless otherwise approved in writing by EDQ Development Assessment, DILGP each stage must be independently serviced by roads, water, sewer, stormwater, and any other relevant utilities.	Prior to survey plan endorsement for each stage
7.	Advertising Devices Design and install advertising devices generally in accordance with the approved POD	On going

Engineering		
8.	<p>Construction Management Plan</p> <p>a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:</p> <ul style="list-style-type: none"> i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i> (as amended from time to time); 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 a contaminated land auditor approved by DEHP; and iv. the effects of groundwater. <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>a) Prior to commencement of works for the relevant stage</p> <p>b) At all times during construction</p>
9.	<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 Design 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 work hours; etc.; iii. ongoing monitoring, management review and updates certified by a person holding a current Traffic Management Design qualification or higher; iv. traffic control plans and/or traffic control diagrams, prepared in accordance with the 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 for the relevant stage</p> <p>b) At all times during construction</p>

<p>10.</p>	<p>Retaining Walls</p> <p>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.</p> <p>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.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>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.</p>	<p>a) Prior to commencement of site works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
<p>11.</p>	<p>Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans, certified by a RPEQ, generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments</i> and the Conceptual Bulk Earthworks Plans (Sheets 1 -10) Dwg Nos. B12201-DA48 to DA 58 dated 07/08/13 in the Civil Engineering Services Report Reconfiguration of a Lot Application dated 26/05/16 prepared by Calibre Consulting.</p> <p>The certified earthworks plans shall:</p> <ol style="list-style-type: none"> 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. <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 from a RPEQ that all earthworks have been carried out generally 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.</p>	<p>a) Prior to commencement of site works for the first stage</p> <p>b) Prior to survey plan endorsement for relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>

<p>12.</p>	<p>Micro-simulation Traffic Model</p> <p>a) Submit to EDQ Development Assessment, DILGP for Compliance Assessment a micro-simulation traffic model based upon the approved Caloundra South Town Centre Visum Modelling Report prepared by MWH dated April 2016.</p>	<p>Prior to the commencement of works for the first stage</p>
<p>13.</p>	<p>Roads – Internal</p> <p>a) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings, certified by a RPEQ, for internal roads, including parking bays, intersections, bus bays, traffic devices, cycle lanes, two cycle tracks, off-road shared paths and pedestrian footpaths generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C</i> and the approved POD.</p> <p>b) Submit to EDQ Development Assessment, DILGP engineering design/ construction drawings certified by a RPEQ, generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans as required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DILGP ‘as–constructed’ drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.</p>	<p>a) Prior to commencement of work for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>
<p>14.</p>	<p>Bells Creek Arterial</p> <p>a) Deliver the section(s) of Bells Creek Arterial required to service the Town Centre in accordance with the STIA.</p> <p>b) Submit to EDQ Development Assessment, DILGP ‘post-construction documentation in accordance with the STIA.</p>	<p>a) In accordance with the STIA</p> <p>b) Prior to acceptance ‘on-maintenance’</p>
<p>15.</p>	<p>Compliance Assessment - Roads – Sub-arterial 1 (North-South)</p> <p>a) Submit to EDQ Development Assessment, DILGP phase 1 for Compliance Assessment detailed concept Phase 1 (interim) and Phase 2 (ultimate) plans including road profile, road layout, bridge, two-way separated cycle track, shared paths, bus bays and intersections for Sub-arterial 1 as described in the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure</i> generally in accordance with <i>Part C – Infrastructure Standards</i> and the approved POD.</p>	<p>a) Prior to commencement of works for the first stage</p>

	<p>b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP Phase 1 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.</p>	<p>b) Prior to survey plan endorsement for the first stage</p> <p>c) Prior to survey plan endorsement for the first stage</p>
16.	<p>Compliance Assessment - Roads – Sub-arterial 2 (East - West)</p> <p>a) Submit to EDQ Development Assessment, DILGP for Compliance Assessment detailed concept Phase 1 (interim) and Phase 2 (ultimate) plans including road profile, road layout, two-way separated cycle track, shared paths, bus bays and intersections for Sub-arterial 2 as described in the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure</i> generally in accordance with <i>Part C – Infrastructure Standards</i> and the approved POD.</p> <p>b) Submit to EDQ Development Assessment, DILGP Phase 1 (interim) engineering design/construction drawings, certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans as required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DILGP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.</p>	<p>a) Prior to commencement of works for the relevant stage</p> <p>b) Prior to commencement of works for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>
17.	<p>Compliance Assessment - Roads – Centre Connector 1 (CC1)</p> <p>a) Submit to EDQ Development Assessment, DILGP for Compliance Assessment detailed concept Phase 1 (interim) and Phase 2 (ultimate) plans including road profile, road layout, cycle tracks, shared paths, bus bays and intersections CC1 as described in the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure</i> generally in accordance with <i>Part C – Infrastructure Standards</i> and the approved POD.</p> <p>b) Submit to EDQ Development Assessment, DILGP Phase 1 (interim) engineering design/construction drawings, certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans as required under part b) of this condition.</p>	<p>a) Prior to commencement of works for the relevant stage</p> <p>b) Prior to commencement of works for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>

	d) Submit to EDQ Development Assessment, DILGP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.	d) Prior to survey plan endorsement for the relevant stage
18.	Compliance Assessment – Private Road – Centre Main Street a) Submit to EDQ Development Assessment, DILGP for Compliance Assessment detailed concept layout plans for Centre Main Street as shown in Precinct 8.1 on the approved POD. b) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings, certified by a RPEQ, 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.	a) Prior to commencement of works for the relevant stage b) Prior to commencement of works for the relevant stage c) Prior to survey plan endorsement for the relevant stage
19.	Shared Recreation Pathways c) Submit to EDQ Development Assessment, DILGP detailed engineering plans certified by a RPEQ for shared recreation pathways generally in accordance with <i>LGIA – Infrastructure Network Schedule 5 – Local Transport</i> and the approved POD. d) Construct the works generally in accordance with the certified plans required under part a) of this condition. e) Submit to EDQ Development Assessment, DILGP, 'As Constructed' plans, and 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
20.	Water and Sewer - Final Precinct Network Plan Submit to EDQ Development Assessment, DILGP a Water and Sewer Final Precinct Network Plan, approved by Unitywater. The Water and Sewer final precinct network plan must identify any high-risk Infrastructure. Low-risk infrastructure is all other infrastructure. High-risk infrastructure may include the following: a) an active asset, being infrastructure categories other than pipelines, which contain electrical or mechanical equipment such as pumping stations, treatment plants, reservoirs and the like; b) is not the subject of design guidelines in the Infrastructure Standards, the SEQ Code or Unitywater's Connection Administration Manual;	Prior to the commencement of works for the first stage

	<ul style="list-style-type: none"> c) is not compliant with the SEQ Water Supply and Sewerage Design and Construction Code or Unitywater’s Connections Administration Manual; d) is to be constructed in a natural or built environment that presents other than a low-risk e.g. a sewer main that crosses a creek; e) is to be constructed using emerging, untested or innovative technology, materials or design; f) temporary infrastructure; or g) is to service the Town Centre Lot within Precinct 8. 	
21.	<p>Water and Sewer – High-Risk Infrastructure</p> <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DILGP detailed water and sewer reticulation design plans approved by Unitywater for the water and sewer infrastructure identified as ‘high-risk infrastructure’ in the Final Precinct Network Plan referred to in Condition 20 approved by Unitywater. b) Construct the works generally in accordance with the approved plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP certified by a RPEQ ‘as–constructed’ plans, asset register, pressure and bacterial test results in accordance with Unitywater’s current adopted standards. 	<ul style="list-style-type: none"> 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
22.	<p>Water and Sewer – Low-Risk Infrastructure</p> <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DILGP detailed water and sewer reticulation design plans certified by a RPEQ for the water and sewer infrastructure identified as ‘Low-Risk Infrastructure’ in the final precinct network plan approved by Unitywater referred to in Condition 20. 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 certified by a RPEQ ‘as–constructed’ plans, asset register, pressure and bacterial test results in accordance with Unitywater’s current adopted standards. 	<ul style="list-style-type: none"> 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.	<p>Compliance Assessment – Stormwater Management (Quality)</p> <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DILGP for Compliance Assessment an updated version of the ‘<i>Aura Precincts 6-10, 16 Stormwater Quality Management Plan</i>’, prepared by DesignFlow, demonstrating the following: <ul style="list-style-type: none"> i. Assessment and mitigation of the residual loads 	<ul style="list-style-type: none"> a) Prior to commencement of works for the first stage

	<p>(sediment, total phosphorus, total nitrogen etc.) arising from the EPZ and the development footprint.</p> <ul style="list-style-type: none"> ii. Water quality outcomes for Bells Creek and Pumicestone Passage generally consistent with the residual loads and/or concentrations presented in the <i>Caloundra South Precincts 6 to 10, 16: Stormwater Quality Management Plan Version 6 (BMT-WBM, July 2015)</i>. iii. The inclusion and assessment through the MUSIC modelling of Bells Creek Arterial catchment. iv. That removal rates for the gross pollutant traps for sediment and nutrients are set to zero in the MUSIC model. v. That the treatment removal performance from MUSIC modelling is provided for both default k and C* values for the constructed wetlands and the newly adopted k and C* values (200m/yr and 0.75mg/L). vi. that any low gradient swales can be maintained in the long term. vii. That the improvement in water quality afforded by the revegetation of the EPZ is included in the modelling. viii. That the modelling of the existing site condition has been undertaken using the rainfall-runoff and pollutant parameters developed for the area and presented in the <i>Caloundra Downs Baseline Monitoring Program Final Report (BMT WBM 2011)</i>. <ul style="list-style-type: none"> b) Submit to EDQ Development Assessment, DILGP for Compliance Assessment revised detailed concept plans, certified by a RPEQ, for the proposed stormwater treatment devices required to satisfy the requirements outlined in part a) of this condition. c) Submit to EDQ Development Assessment, DILGP, certified by a RPEQ, detailed design plans for the proposed stormwater treatment devices generally in accordance with <i>LGIA Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards</i> and the endorsed Stormwater Quality Management Plan and the endorsed concept plans required under parts a) and b) of this condition. d) Construct the works generally in accordance with the certified plans required under part c) of this condition. e) Submit to EDQ Development Assessment, DILGP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council. 	<ul style="list-style-type: none"> b) Prior to commencement of works for the first stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage e) Prior to survey plan endorsement for the relevant stage
24.	<p>Compliance Assessment - Stormwater Management (Quantity)</p> <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DILGP for Compliance Assessment detailed updated concept plans for the proposed open drainage works through Lots 80021, 	<ul style="list-style-type: none"> a) Prior to commencement of works for the relevant

	<p>80026 and 80027, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with <i>the LGIA Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards</i> and the approved POD.</p> <p>b) Submit to EDQ Development Assessment, DILGP detailed design plans, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Construct the works in accordance with the endorsed plans as required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DILGP ‘as constructed’ plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council.</p>	<p>stage</p> <p>b) Prior to commencement of works for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>
25.	<p>Public Transport</p> <p>Provide public transport and associated infrastructure in accordance with the STIA.</p>	As per the STIA
26.	<p>Street Lighting</p> <p>a) Design and install a <u>Rate 2</u> street lighting system certified by a RPEQ to all roads, including footpaths/bikeways within road reserves.</p> <p>The design of the street lighting system must:</p> <ol style="list-style-type: none"> i. meet the relevant standards of Energex; ii. be acceptable to Energex 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>. <p>Or the following:</p> <p>b) Submit to EDQ Development Assessment, DILGP detailed engineering design plans certified by a RPEQ-electrical for <u>Rate 3</u> (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 – ‘SAA Wiring Rules’.</p> <p>c) Install the lighting generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DILGP ‘as-constructed’ plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council.</p>	<p>a) Prior to survey plan endorsement for each stage</p> <p>b) Prior to commencement of works for each stage</p> <p>c) Prior to survey plan endorsement for each stage</p> <p>d) Prior to survey plan endorsement for each stage</p>

27.	<p>Electricity</p> <p>Submit to EDQ Development Assessment, DILGP either:</p> <p>a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or</p> <p>b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.</p>	Prior to survey plan endorsement
28.	<p>Telecommunications</p> <p>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.</p>	Prior to survey plan endorsement
29.	<p>Broadband</p> <p>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 1997</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.</p>	Prior to survey plan endorsement
30.	<p>Public Infrastructure – Damage, Repairs and Relocation</p> <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 survey plan endorsement for the relevant stage
Landscape and Environment		
31.	<p>Compliance Assessment – Streetscape Works</p> <p>a) Submit to EDQ Development Assessment, DILGP for Compliance Assessment 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 POD:</p> <p>The detailed streetscape plans are to include:</p> <ol style="list-style-type: none"> i. location and type of street lighting in accordance with Australian Standard AS1158 –<i>Lighting for Roads and Public Spaces</i>; ii. footpath treatments; iii. location and types of streetscape furniture; iv. location and size of stormwater treatment devices; and 	a) Prior to commencement of works for the relevant stage

	<p>v. street trees, including species, size and location.</p> <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 survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
32.	<p>Compliance Assessment – Landscape Works (Parks & Open Space)</p> <p>a) Submit to EDQ Development Assessment, DILGP for Compliance Assessment detailed landscape plans, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, for works within the proposed parkland and open space areas generally in accordance with <i>the LG IA – Infrastructure Network Schedule 1 – Open Space</i> and the approved POD.</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 asset register certified by an AILA in a format acceptable to Council.</p>	<p>a) Prior to commencement of works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</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> <p>i. prepared generally in accordance with the current <i>State Planning Policy</i>, in force when the ASSMP is submitted for certification and relevant guidelines; and</p> <p>ii. certified by a suitably qualified professional in soils and/or erosion sediment control.</p> <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 for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>
34.	<p>Erosion and Sediment Management</p> <p>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, generally in accordance with the following guidelines/documents:</p> <p>i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP);</p> <p>ii. Best Practice Erosion and Sediment Control (International Erosion Control Association).</p>	<p>a) Prior to commencement of site works for each stage</p>

	<p>iii. Conceptual Erosion and Sediment Control Plans Dwg No. B12201-DA36 to DA 47 dated 26/07/13 in the Civil Engineering Services Report Reconfiguration of a Lot Application dated 26/05/16 prepared by Calibre Consulting</p> <p>b) Implement the certified ESCP as required under part a) of this condition.</p>	<p>b) At all times during construction</p>
35.	<p>Acoustic Treatment – Noise Barrier</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by a RPEQ, for the noise barrier(s) generally in accordance with <i>PDA Engineering Guideline No. 13 – Acoustic treatments</i> and the Transport Noise Impact Assessment dated 26/05/2016 and 22/08/2016 prepared by ASK Acoustic & Air Quality and the approved POD</p> <p>b) Construct the noise barrier(s) generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP ‘as-constructed’ plans and an asset register, certified by a RPEQ, of the barrier(s).</p>	<p>a) Prior to commencement of site works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
36.	<p>Compliance Assessment - Environment Protection Zone Rehabilitation</p> <p>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 within Lots 90026, 90032, 90033, 90034, 90035 and 90036 in accordance with the LGIA.</p> <p>b) Commence construction of the works generally in accordance with the endorsed Environmental Rehabilitation Plan required by part a) of this condition.</p> <p>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.</p>	<p>a) Prior to survey plan endorsement for the first stage</p> <p>b) Within one year of the registration of the first Plan of Subdivision</p> <p>c) In accordance with the LGIA</p>
37.	<p>Water Quality Monitoring – Bells Creek North and South</p> <p>Submit to EDQ Development Assessment, DILGP pre-, during and post-construction water quality monitoring data for surface stormwater and groundwater in Bells Creek North and South catchments generally in accordance with the updated Caloundra South Water Quality Management Plan (CSWQMP) prepared by BMT WBM endorsed on 15/09/16.</p>	<p>As per the CSWQMP</p>

38.	High Bank – Bells Creek South & Bells Creek North Submit to EDQ Development Assessment, DILGP a copy of the endorsed plan for the high bank of Bells Creek North and Bells Creek South signed by an authorised representative of the Council and the Original Developer in accordance with the LGIA.	Prior to survey plan endorsement for the first stage.
Surveying, land transfers and easements		
39.	Land Transfers – Contaminated Land Demonstrate to EDQ Development Assessment, DILGP that all land to be transferred in fee simple to a trustee is not registered on either the Environmental Management or the Contaminated Land Registers.	Prior to survey plan endorsement for the relevant stage
40.	Land Transfers – Drainage Transfer, in fee simple, to Council as trustee land identified for drainage purposes on the approved ROL plans.	In accordance with the LGIA
41.	Land Transfers – Park and Open Space Transfer, in fee simple, to Council as trustee, land identified for park and open space purposes on the approved ROL plans.	In accordance with the LGIA
42.	Land Transfer – Environmental Protection Transfer, in fee simple, at no cost to Council as trustee Lots 90026, 90032, 90033, 90034, 90035 and 90036 for environmental purposes.	In accordance with the LGIA
43.	Land Transfer – CAMCOS Rail Corridor Transfer, in fee simple, to the State of Queensland (represented by DTMR), Lots 80018, 80019, 80020 and 80021 for rail purposes.	In accordance with the STIA
44.	Serviced Land Transfer – Community Transfer, in fee simple, serviced land to Council as trustee Lots 80038 and 80029 for community purposes.	In accordance with the LGIA
45.	Land Transfers – State Community Facilities Transfer, in fee simple, to the entity nominated by MEDQ serviced land Lot 80025 for state community services.	At registration of survey plan for the relevant stage
46.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the public utility provider, over infrastructure that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer or equivalent office holder of the entity which ultimately is to takeover and maintain the Contributed Assets.	Prior to survey plan endorsement for the relevant stage

<p>47.</p>	<p>Right of Way (Access Easement)</p> <p>Provide a right of way (access) easement over Lot 90034 in favour of Lot 80037 and 80039 as shown on the approved PoD and at no cost to the grantee.</p> <p>The terms of the easement must be to the satisfaction of the Chief Executive Officer of the entity which ultimately is to take over and maintain the contributed asset located on lots 80037 and 80039.</p>	<p>At or prior to survey plan endorsement for lots 90031 or 80037 and 80039</p>
<p>48.</p>	<p>Publicly Accessible Areas Management Plan</p> <p>Submit to EDQ Development Assessment, DILGP for Compliance Assessment a Publicly Accessible Areas Management Plan for the delivery of public access through Sub-Precinct 8.1 of the PoD.</p> <p>The plan must provide for the following:</p> <ul style="list-style-type: none"> a) Physical descriptions of the public accessible areas and their functions; b) Site specifications; c) Area map; d) Issues and constraints; e) Identify the type of outdoor events that are suitable for the area. <p>The plan must also provide for the following:</p> <ul style="list-style-type: none"> i. The eastern connection from the Main Street, described as the Eastern Pedestrian Link (refer figure 17 sub precinct 8.1 of the PoD) must be open for pedestrian access between the hours of 6.00am to 10.00pm seven days a week. These hours can be further extended to accommodate longer business operating hours of premises located within the mall. ii. The western connection from the Main Street described as the Western Pedestrian Link (refer figure 17 sub precinct 8.1 of the PoD) must be open for pedestrian access 24 hours seven days a week. iii. The Main Street (refer figure 17 sub precinct 8.1 of the PoD) is to be a private road that provides 24 hour, 7 days per week, vehicular, cyclist and pedestrian access to the general public. In addition, the plan must provide for the maintenance of the road and all works and embellishments in or on the road including works or assets owned or controlled by other entities. Access must be provided to those other entities for this purpose. <p>The applicant must provide any documentation to EDQ,</p>	<p>Prior to survey plan endorsement for the relevant stage</p>

	<p>or an entity nominated by EDQ, including but not limited to easements, covenants or other documents, in favour of MEDQ or the other entity:</p> <p>(a) necessary to; or</p> <p>(b) as required by MEDQ to secure compliance with the requirements in this condition 48(iii)</p>	
49.	<p>Small lot development easements for lots $\leq 300\text{m}^2$</p> <p>a) For standard format lot sub-divisions where a lot is 300m^2 or less and the lot adjoins another lot 300m^2 or less and the proposed construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i> (LTA) to permit the application and registration of high density development easements, provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights for 1 or more of the following purposes (but only where those relevant circumstances will exist):</p> <ol style="list-style-type: none"> i. support; ii. shelter; iii. projections; iv. maintenance; and v. roof water drainage; <p>OR</p> <p>b) Provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist).</p> <p><small>*High-density development easements created under Part 6 Division 4AA of the <i>Land Title Act 1994</i> are not required to be identified on a plan of survey.</small></p>	At or prior to survey plan endorsement for the relevant stage
50.	<p>Small lot development easements for lots $>300\text{m}^2$</p> <p>If a lot is more than 300m^2 and adjoins another lot irrespective of the size of the adjoining lot and the construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i>, provide reciprocal easements in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist).</p>	At or prior to survey plan endorsement for the relevant stage
Infrastructure Charges		
51.	<p>For Sub Regional, Municipal and State Charges</p> <p>In lieu of paying the sub regional, municipal and state infrastructure charges, the applicant will provide infrastructure in accordance with the LGIA and STIA.</p>	As required by the LGIA and STIA

52.	Implementation Charge The applicant must pay to the MEDQ the Implementation Charge calculated in accordance with the IFF indexed (or any document(s) that replaces the IFF to the date of payment and in accordance with the LGIA.	As required by the IFF & LGIA
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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 ****