

Our ref: DEV2019/1082

8 June 2020

Stockland Development Pty Ltd
C/- Evolve Planning
Att: Ms Kate Evans
PO Box 5805
MAROOCHYDORE BC QLD 4558

Dear Kate

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – OTHER RESIDENTIAL AT AURA BOULEVARD, NIRIMBA DESCRIBED AS LOT 505 ON SP303521 AND LOT 3 ON RP910849 (PROPOSED LOT 80034)

On 8 June 2020 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department website www.dsdmip.qld.gov.au/pda-da-applications.

Should you have any queries in relation to the progress of this PDA development application, please do not hesitate to contact Jennifer Davison on 3452 7127 or by email at jennifer.davison@dsdmip.qld.gov.au

Yours sincerely



Jeanine Stone
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Caloundra South Priority Development Area	
Site address	Proposed Lot 80034 within the Aura Town Centre, Nirimba	
Lot on plan description	Lot number	Plan description
	505	SP303521
	3	RP10849
PDA development application details		
DEV reference number	DEV2019/1082	
'Properly made' date	11 November 2019	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input 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 type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Material Change of Use – Other Residential	

PDA development approval details			
Decision of the MEDQ		The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.	
Decision date		8 June 2020	
Currency period		6 years from the date of the decision notice	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number <i>(if applicable)</i>	Date <i>(if applicable)</i>
1.	Aura Land Lease Community Master Plan + Plan of Development, prepared by Urbis (4 pages)		21 May 2020, and as amended in red on 25 May 2020
2.	Aura Land Lease Community Landscape Master Plan, prepared by Urbis (12 pages)	Revision D	May 2020, and as amended in red on 25 May 2020
3.	Aura LLC Clubhouse Internal Design Reconfiguration, prepared by DC8 Studio (5 pages)	Revision A	17 April 2020, and as amended in red on 25 May 2020
4.	Noise Impact Assessment, prepared by ASK Acoustics and Air Quality	197401.0244.R01V01	30 October 2019, and as amended in red on 25 May 2020
Supporting plans and documents		Number	Date
5.	Engineering Services Report, prepared by Calibre (35 pages)	19-000573	7 May 2020
6.	Aura Generic Lot Layout, prepared by DC8 Studio (8 pages)	STO011 Revision B	24 October 2019

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 is to:
 - 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, DSDIT 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, DSDIT 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, DSDIT 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, DSDIT **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DSDIT 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, DSDIT 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, DSDIT endorses relevant plans/supporting information.

ABBREVIATIONS AND DEFINITIONS

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

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
3. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Parkland** means carrying out operational works related to the provision of parkland infrastructure
 - c. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - d. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - e. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
 - f. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
4. **Council** means Sunshine Coast Council.
5. **DSDTI** means the Department of State Development, Tourism and Innovation
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means the Minister for Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means Registered Professional Engineer of Queensland.
10. **IFF** means the Economic Development Queensland Infrastructure Funding Framework (March 2020) as amended or replaced from time to time.
11. **LGIA** means the Caloundra South Priority Development Area Infrastructure Agreement (Local Government Infrastructure).
12. **STIA** mean the State Transport Infrastructure Agreement.

13. **WIA** means the Caloundra South Infrastructure Agreement (Water and Wastewater Infrastructure).

PDA Development Conditions

No	Condition	Timing
General		
1.	Carry out the Approved Development – POD Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to commencement of use and to be maintained
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 all requirements of and fulfil all responsibilities outlined in the WIA.	As required by the WIA
3.	Certification of Operational Works – State and Local Government Infrastructure All operational works for Contributed Assets subject to the STIA or the LGIA, 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.	Certification of Operational Works – Other All operational works not subject to the STIA, LGIA or WIA, undertaken in accordance with this approval must comply with all requirements and responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the Certification Procedures Manual
5.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times
Use		
6.	Other Residential The applicant must operate the use under the <i>Manufactured Homes (Residential Parks) Act 2003</i> and ensure the manufactured homes are owner occupied by a maximum of 2 patrons, other than short term visitors.	At all times
7.	Community Facilities The Community Facilities are to be constructed generally in accordance with Aura LLC Clubhouse Internal Design Reconfiguration, prepared by DC8 Studio, dated 17 April 2020.	Within 12 months of the occupation of the first dwelling house within Stage 1

8.	Display Village and Sales Office The sales office and associated access parking is to be decommissioned and converted to home sites.	Prior to the last home site having finished construction.
Engineering		
9.	Acoustic Report Provide an updated Acoustic Report which reflects the amended layout.	Prior to commencement of site works.
10.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDTI a site based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i> ; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; and iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Prior to submitting the CMP under part a), the CMP shall be reviewed and approved by a suitably qualified person responsible for overseeing the construction works. c) Undertake all works generally in accordance with the CMP submitted under part a) of this condition, which is to be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) Prior to commencement of site works c) At all times during construction
11.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDIT a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP is to include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery; iii. risk identification, assessment and identification of mitigation measures; iv. ongoing monitoring, management review and certified updates (as required); and	a) Prior to commencement of site works

	<p>v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s).</p> <p>b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site at all times.</p>	<p>b) At all times during construction</p>
12.	<p>Retaining Walls</p> <p>a) Submit to EDQ Development Assessment, DSDIT detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height.</p> <p>Retaining walls are to be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDMIT.</p> <p>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDIT certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
13.	<p>Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment, DSDTI detailed earthworks plans certified by a RPEQ, generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments”</i>.</p> <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> include a geotechnical soils assessment of the site; be consistent with the Erosion and Sediment Control plans as required by condition 30 – Erosion and Sediment Management; provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and provide full details of any areas where surplus soils are to be stockpiled. Earthworks surface levels are required to be in accordance with flood immunity requirements of condition 19 Stormwater Quantity Management and Flooding. <p>b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDTI certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans submitted under</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>

19.	<p>Stormwater Management and Flooding</p> <p>a) Submit to EDQ Development Assessment, DSDTI detailed engineering drawings, certified by a RPEQ for the proposed internal stormwater drainage infrastructure. Design the infrastructure and connect the development to a lawful point of discharge in accordance with QUDM, Council standards and the requirements of the following approved stormwater and flood management plans:</p> <ul style="list-style-type: none"> i. Aura Boulevard Open Channel Stormwater Management Plan (Calibre, 2019) ii. Aura Brook Flood Investigation Report (Calibre, 2019) iii. Caloundra South Development: Flood Risk Management Strategy (BMT WBM, 2015); <p>b) Submit to EDQ Development Assessment, DSDTI engineering documentation, certified by a RPEQ which demonstrates that the development achieves flood immunity/freeboard in accordance with QUDM, Council standards and the requirements of the relevant approved flood management plans for the Precinct (as listing in Part a).</p> <p>Documentation is to detail the relevant local and regional 1% AEP flood levels, including drainage channels, Aura Brook and Bells Creek South, and establish the necessary freeboard for infrastructure and building pad levels.</p> <p>c) Construct the works generally in accordance with the certified plans submitted under part a) and b) of this condition.</p> <p>d) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of stormwater works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p> <p>d) Prior to commencement of use</p>
20.	<p>Outdoor Lighting</p> <p>Outdoor lighting within the development is to be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>Prior to commencement of use and to be maintained</p>
21.	<p>Electricity</p> <p>Submit to EDQ Development Assessment, DSDTI either:</p> <ul style="list-style-type: none"> a) written evidence from an authorised electricity service provider confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or b) written evidence from an authorised electricity service provider confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services. 	<p>Prior to commencement of site works</p>

22.	Telecommunications Submit to EDQ Development Assessment, DSDIT documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencement of site works
23.	Broadband Submit to EDQ Development Assessment, DSDIT a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Legislation Amendment (Fibre Deployment) Act 2011</i>) can be provided in accordance with the Communications Alliance G645:2017 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of site works
24.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use
Landscape and Environment		
25.	Landscape Works a) Submit to EDQ Development Assessment, DSDIT detailed landscape plans, certified by an AILA, for landscape works within the proposed development generally in accordance with the following plans: i. Aura Land Lease Community Landscape Master Plan, prepared by Urbis and dated April 2020 (and as amended). b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of building works above ground level b) Prior to commencement of use and to be maintained
26.	Fencing The fencing is to be constructed and maintained by the applicant and in accordance with the approved Boundary Fencing Plan contained within the Aura Land Lease Community Landscape Master Plan, as prepared by Urbis.	Prior to the commencement of use in the relevant stage and to be maintained.
27.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDIT an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment	a) Prior to commencement of site works

	<p>and Heritage Protection; and</p> <p>ii. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time).</p> <p>b) Implement the certified ESCP as submitted under part a) of this condition.</p>	<p>b) At all times during construction</p>
28.	<p>Refuse Collection</p> <p>Submit to EDQ Development Assessment, DSDIT refuse collection approval from Council or a private waste contractor.</p>	<p>Prior to commencement of use</p>
29.	<p>Future Rail Corridor</p> <p>A copy of the Acoustic Report prepared by ASK Acoustic Consultants is to be provided to the purchasers of lots marked as 'acoustic impacted lots' on the Plan of Development.</p>	<p>Prior to the purchase of lots.</p>
Infrastructure Charges		
31.	<p>Sub-Regional (roads), Municipal and State Charge</p> <p>In lieu of paying the municipal, state and sub-regional (roads) infrastructure charges, the applicant will provide the infrastructure in accordance with the following conditions of approval:</p> <ul style="list-style-type: none"> • Conditions 17 and 18: Water and Sewage 	<p>In accordance with the IFF & LGIA</p>
32.	<p>Sub-Regional (Water and Sewer) Charge</p> <p>a) In lieu of paying the sub-regional (water and sewer) infrastructure charges, the applicant will: Provide the MEDQ a copy of the Payment Certificate in accordance with clause W24.6 of the WIA;</p> <p>OR</p> <p>b) If the WIA is no longer in effect, the applicant must pay to the MEDQ the relevant charges calculated in accordance with the IFF and indexed to the date of payment</p>	<p>In accordance with the WIA</p>
33.	<p>Implementation Charge</p> <p>The applicant must pay to the MEDQ the Implementation Charge calculated in accordance with the IFF and indexed to the date of payment.</p>	<p>In accordance with the IFF</p>

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 ****