

Our ref: DEV2017/906/46

31 July 2020

Stockland Development Pty Ltd
C/- Urbis
Att: Mr Ed Johnson and Ms Lauren Mudd
Level 32, 300 George Street
BRISBANE QLD 4000

Dear Ed and Lauren

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE, RECONFIGURING A LOT AND OPERATIONAL WORKS (1,122 LOTS, COMMUNITY CENTRE LOTS, EDUCATIONAL ESTABLISHMENT, PARK LOTS, DRAINAGE LOTS, NEW ROAD AND ADVERTISING DEVICES IN ACCORDANCE WITH A PLAN OF DEVELOPMENT) AND CONTEXT PLAN AT BELLVISTA BOULEVARD, CALOUNDRA WEST AND BELLS CREEK ROAD, BELLS CREEK DESCRIBED AS LOT 505 ON SP303521, LOT 3 ON RP910849 AND FORMER LOT 4 ON SP308146

On 31 July 2020 the Minister for Economic Development Queensland (MEDQ) decided to grant all 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 website www.DSDTI.qld.gov.au/pda-da-applications.

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
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Caloundra South PDA	
Site address	Bellvista Boulevard, Caloundra West and Bells Creek Road, Bells Creek	
Lot on plan description	Lot number	Plan description
	505	SP303521
	3	RP910849
	4	SP308146
PDA development application details		
DEV reference number	DEV2017/906	
'Properly made' date	13 December 2019	
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	Change to the Development Permit for a Material Change of Use, Reconfiguring a Lot and Operational Works (1,152 Lots, Community Centre Lots, Educational Establishment, Park Lots, Drainage Lots, New Road and Advertising Devices in Accordance with a Plan of Development) and Context Plan	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice. The changes are: • Amendments to the terrace lots in Stage 1108 and 1107; • Reorientation of lots within Stages 1107 – 1114; • Four-way intersection removed in Stage 1112 and replaced with a green link; • Minor yield amendments (additional 7 lots); • An additional laneway cross-section added; • Staging plan updates; • Residential design control changes to align with the remaining PoD approvals in Aura; • Minor Changes to the open space calculations; • Removal of the front-loaded terrace product from the central east/west road; • Updates to POD 11.1A and 11.1C; and • Amendments to capture the previous red markups by EDQ on the current approval
Original Decision date	4 July 2018
1 st Change to approval date	29 November 2018
2 nd Change to approval date	11 November 2019
3 rd Change to approval date	16 April 2020
4 th Change to approval date	31 July 2020
Currency period	20 years from 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.	Aura North-Central Locality Precincts 11, 12 and 6 (Parts 1 and 2)	N/A	July 2020 (as amended in red dated 31 July 2020)
Plans and documents previously approved on 4 July 2018		Number (if applicable)	Date (if applicable)
2.	Traffic Assessment, Aura North Central Location Precinct 11 (part) to 12 (part), prepared by Calibre Consulting	17-003001	10 April 2018
3.	Engineering Services Report, Aura North Central Location Precinct 11 (part) to 12 (part), prepared by Calibre Consulting	12-003001 Revision C	3 April 2018

4.	Stormwater Quality Management Plan prepared by DesignFlow	Version 1.0	19 December 2017
Endorsed Context Plan			
5.	Aura Precinct 11 & 12 Site Context Plan	BA4422 C-1 Rev A	18.12.2017
Supporting documentation			
6.	Flood Risk Management Study Technical Memorandum, prepared by BMT WBM.	L.B20047.058.Technical Memo_P10-P12_Drain.docx	1 June 2018
7.	Caloundra South: Updated Flood Risk Management Strategy 2018 Final Report, prepared by BMT WBM	R.B20047.026.08.Flooding.docx	June 2018
8.	Transport Noise Impact Assessment prepared by ASK Consultants	9328R01V01	21 December 2017
9.	Caloundra South Water Quality Management Plan (CSWQMP) prepared by BMT WBM	R B20318 001 08 WQMP_State Proposed Changes_Aug 2016 (2)	15 September 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. 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, DSDMIP 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, DSDMIP 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, DSDMIP 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, DSDMIP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DSDMIP 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, DSDMIP 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, DSDMIP endorses relevant plans/supporting information.

ABBREVIATIONS

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 2 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. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
8. **EDQ** means Economic Development Queensland.
9. **IFF** means the *Economic Development Queensland Infrastructure Funding Framework (July 2018)* as amended or replaced from time to time.
10. **LGIA** means the *Caloundra South Priority Development Area Infrastructure Agreement (Local Government Infrastructure)*
11. **MEDQ** means The Minister of Economic Development Queensland.
12. **PDA** means Priority Development Area.
13. **Plan of Development (PoD)** is the Aura North-Central Locality Precincts 11, 12 and 6 (Parts) – Plan of Development.
14. **RPEQ** means Registered Professional Engineer of Queensland.
15. **STIA** means the *Caloundra South State Transport Infrastructure Agreement*.
16. **WIA** means the *Caloundra South Infrastructure Agreement (Water and Wastewater Infrastructure)*.

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents, the STIA, LGIA and WIA.	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 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	As required by the LGIA or the STIA

	outlined in the STIA or the LGIA as applicable.	
4.	Certification of Operational Works – Other All operational works for Contributed Assets 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.	Street Naming Submit to EDQ Development Assessment, DSDMIP a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
6.	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, DSDMIP.	As indicated
7.	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, DSDMIP each stage must be independently serviced by roads, water, sewer, stormwater, and any other relevant utilities.	As indicated
8.	Advertising Devices Design and install advertising devices generally in accordance with the approved Plan of Development.	Ongoing
9.	Condition Deleted	
Engineering		
10.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Site Based Construction Management Plan prepared by the principal site contractor that manages the following: - noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; - stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the Environmental Protection Act 1994), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties.	a) Prior to commencement of works for each stage

	contaminated land (if required), including removal, treatment and replacement in accordance with compliance permit from an approved contaminated land auditor. b) Undertake all works generally in accordance with the construction management plan which must be current and available on site at all times during the construction period.	b) At all times during construction
11.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: - provision for the management of traffic around and through the site during and outside of construction work hours; - provision of parking for workers and materials delivery during and outside of construction hours of work; - planning including risk identification and assessment, staging, etc.; - ongoing monitoring, management review and certified updates (as required); and - 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). 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 site works for each stage b) At all times during construction
12.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i> and the conceptual bulk earthworks plans in the approved Engineering Services Report, and The certified earthworks plans shall: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and - 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.	a) Prior to commencement of site works for the first stage b) Prior to survey plan endorsement for relevant stage

	c) Submit to EDQ Development Assessment, DSDMIP 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.	c) Prior to survey plan endorsement for the relevant stage
13.	Retaining Walls a) Submit to EDQ Development Assessment, DSDMIP 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, DSDMIP. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 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 site 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
14.	Roads – Internal a) Submit to EDQ Development Assessment, DSDMIP 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. 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, DSDMIP ‘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.	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
15.	Compliance Assessment – Roads – East-West Sub-arterial a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment 85% engineering design drawings, certified by a RPEQ, for the above road generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C</i> and the approved POD.	a) Prior to commencement of work for the relevant stage

	b) Submit to EDQ Development Assessment, DSDMIP detailed 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. d) Submit to EDQ Development Assessment, DSDMIP '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.	b) Prior to commencement of work for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
16.	Compliance Assessment – Roads – Green Street a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment 85% engineering design drawings, certified by a RPEQ, for the road section fronting Community Centre Lot 8047 and Drainage Lot 9072 generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C</i>, the approved POD and addressing the following: • Consideration of the access arrangement for the Community lot (Lot 8047) and District Sports Park (Lot 9071) • Assessment of the safety for the above access and requirement for turning lanes or access restrictions (i.e. left in /left out) and necessary line-marking or signage. • Design of the road to an interim arrangement that allows staged amendment to integrate with ultimate requirements per Condition 17. b) Submit to EDQ Development Assessment, DSDMIP detailed 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. d) Submit to EDQ Development Assessment, DSDMIP '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.	a) Prior to commencement of work for the relevant stage b) Prior to commencement of work for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
17.	Compliance Assessment – Roads – Green Street– Lot 8047 and Lot 9072 Frontage Road (Ultimate) a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment 85% engineering design drawings, certified by a RPEQ, for the above road generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C</i>, the approved POD and addressing the following:	a) Prior to survey plan endorsement for Lot 9072 and 8047

	• Demonstration of integration of the subject road design and access points to the Community lot (Lot 8047) and District Sports Park (Lot 9071) with the road design west of Lot 8047 through to the intersection with the North-South Trunk Connector. • Assessment of the interaction of the Lot 8047 and Lot 9071 access with the adjacent signalised intersection to the Caloundra South Central School, including interactions with turning lanes and queue lengths, supported by appropriate traffic modelling and the review of appropriate safety criteria. • Assessment of requirements for turning lanes for Lot 8047 and Lot 9071, augmentation of the road network, designation of any access movement restrictions and any necessary line-marking, signage, median treatments or road reserve width amendments. b) Submit to EDQ Development Assessment, DSDMIP detailed 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, including any alterations required of interim works constructed per Condition 15. d) Submit to EDQ Development Assessment, DSDMIP '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.	b) Prior to survey plan endorsement for Lot 9072 and 8047 and prior to construction of any ultimate road works c) Prior to survey plan endorsement for the road reserve and the commencement of the use of the school d) Prior to survey plan endorsement for the road reserve and the commencement of the use of the school
18.	Compliance Assessment – Roads – East-West Sub-Arterial 2 / North-South Connector Intersection a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment 85% engineering design drawings, certified by a RPEQ, for the above signalised intersection generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C</i> and the approved POD. b) Submit to EDQ Development Assessment, DSDMIP detailed 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 work for the relevant stage b) Prior to commencement of work for the relevant stage c) Prior to survey plan endorsement for the relevant stage

	d) Submit to EDQ Development Assessment, DSDMIP '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
19.	Right of Way (Access Easement) Provide a right of way (access) easement over part of lot 8042 in favour of the adjoining lot 8040 as shown on the approved Plan of Development and at no cost to the grantee.	At the earlier of the following: a) Registration of Lot 8040 (Stage 1203); or b) Registration of Lot 8042 (Stage 1201).
20.	Water and Sewer – Final Precinct Network Plan Submit to EDQ Development Assessment, DSDMIP 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 (as defined in Schedule 8 of the WIA). Low-risk infrastructure is all other infrastructure.	Prior to the commencement of works for the first stage
21.	Water and Sewer – High-Risk Infrastructure a) Submit to EDQ Development Assessment, DSDMIP detailed water and sewer reticulation design plans approved by Unitywater for any 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, DSDMIP certified by a RPEQ 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Unitywater's current adopted standards.	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.	Water and Sewer – Low-Risk Infrastructure a) Submit to EDQ Development Assessment, DSDMIP 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, DSDMIP certified by a RPEQ 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Unitywater's current adopted standards.	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.	Compliance Assessment – Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment 85% design drawings for the proposed stormwater quality treatment devices, certified by a RPEQ/AILA generally in accordance with the approved Stormwater Quality Management Plan and the LGIA <i>Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards</i>. b) Submit to EDQ Development Assessment, DSDMIP detailed engineering/landscape plans, certified by a RPEQ/AILA, for the proposed stormwater treatment devices 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 required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP ‘as constructed’ drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.	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 d) Prior to survey plan endorsement for the relevant stage
24.	Compliance Assessment – Stormwater Management (Quantity) a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed engineering concept plans for the proposed stormwater underground reticulation network and open drains, certified by a RPEQ, generally in accordance with <i>the LGIA Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards</i> and the approved POD. b) Submit to EDQ Development Assessment, DSDMIP detailed engineering design plans, certified by a RPEQ, for the proposed stormwater drainage network generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works in accordance with the endorsed plans as required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP ‘as constructed’ plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council.	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 d) Prior to survey plan endorsement for the relevant stage

25.	Compliance Assessment – Stormwater Management – Temporary Diversion Drain b) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed engineering plans and a maintenance strategy certified by a RPEQ for the temporary diversion drain in the general location as shown in the updated Flood Risk Management Study Technical Memorandum Addendum Fig 3, Rev A dated 1 June 2018 prepared by BMT WBM. c) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. d) Maintain the drain generally in accordance with the endorsed maintenance strategy required under part a) of this condition. Advice Note: <i>The gradient of the diversion drain should generally be not less than 0.5%.</i>	a) Prior to commencement of bulk earthworks in Precincts 12.1 and 12.2b b) Prior to commencement of bulk earthworks in Precincts 12.1 and 12.2b c) On-going
26.	Compliance Assessment – Stormwater Management – Western Detention Basin Submit to EDQ Development Assessment, DSDMIP for compliance assessment an updated Flood Risk Management Study certified by a RPEQ which establishes a trigger point for the delivery of the Western Detention Basin.	Prior to commencement of works on the temporary diversion drain.
27.	Public Transport Provide public transport and associated infrastructure in accordance with the STIA.	As per the STIA
28.	Street Lighting 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. The design of the street lighting system must: - meet the relevant standards of Energex; - be acceptable to Energex as 'Rate 2 Public Lighting'; - be endorsed by Council as the Energex 'billable customer'; - be generally in accordance with Australian Standards AS1158 – 'Lighting for Roads and Public Spaces. Or the following: b) Submit to EDQ Development Assessment, DSDMIP 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	a) Prior to survey plan endorsement for each stage b) Prior to commencement of works for each stage

	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, DSDMIP ‘as-constructed’ plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council.	c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage
29.	Electricity Submit to EDQ Development Assessment, DSDMIP 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
30.	Telecommunications Submit to EDQ Development Assessment, DSDMIP 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
31.	Broadband Submit to EDQ Development Assessment, DSDMIP 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.	Prior to survey plan endorsement
32.	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 survey plan endorsement for the relevant stage

Landscape and Environment		
33.	Compliance Assessment – Streetscape Works a) Submit to EDQ Development Assessment, DSDMIP 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: The detailed streetscape plans are to include: - location and type of street lighting in accordance with Australian Standard AS1158 – <i>‘Lighting for Roads and Public Spaces’</i>; - footpath treatments; - location and types of streetscape furniture; - location and size of stormwater treatment devices; and - street trees, including species, size and location. b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.	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
34.	Compliance Assessment – Park Plans and Landscape Works (Parks & Open Space) a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment, Park Plans which include detailed landscape plans and 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 LGIA – Infrastructure Network Schedule 1 – Open Space</i> and the approved POD. b) Where the compliance assessment application submitted under part a) of this condition is for a District Recreation Park (Linear), District Sports Park or Neighbourhood Sports Park, provide a copy of this application to Sunshine Coast Regional Council. c) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. d) Submit to EDQ Development Assessment, DSDMIP, ‘As Constructed’ plans and asset register certified by an AILA in a format acceptable to Council.	a) Prior to commencement of works for the relevant stage b) Within 5 business days of lodging the application with EDQ c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage

35.	Acid Sulfate Soils Management Plan (ASSMP) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i> and be certified by a suitably qualified professional. b) Excavate, remove and/or treat onsite all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of or during site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage
36.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP 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 conceptual erosion and sediment control plans shown in the approved Engineering Services Report, and the following guidelines: - The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); - Healthy Land and Water Technical Note: <i>Complying with the SPP - Sediment Management on Construction Sites</i> - Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and - Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement and monitor the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works for each stage b) At all times during construction
37.	Acoustic Treatment – Noise Barriers a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, for the noise barriers generally in accordance with <i>PDA Engineering Guideline No. 13 – Acoustic treatments</i> and the Transport Noise Impact Assessment dated 21/12/2017 prepared by ASK Acoustic & Air Quality and the approved POD. b) Construct the noise barrier(s) generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans and an asset register, certified by a RPEQ, of the barrier(s).	a) Prior to commencement of site 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

38.	Water Quality Monitoring – Bells Creek North and South Submit to EDQ Development Assessment, DSDMIP 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.	As per the CSWQMP
39.	Compliance Assessment - Environment Protection Zone Rehabilitation a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a detailed Environmental Rehabilitation Plan certified by a suitably qualified environmental scientist/engineer for rehabilitation works within Lot 9073 in accordance with the LGIA. 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 DSDMIP, 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 commencement of works for the first stage b) Within one year of the registration of the first Plan of Subdivision c) In accordance with the LGIA
Surveying, land dedication and easements		
40.	Small lot development easements for lots ≤300m² 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): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage*; or 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). *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.	At or prior to survey plan endorsement

41.	Small lot development easements for lots >300m² 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).	At or prior to survey plan endorsement
42.	Land Transfer Demonstrate to EDQ Development Assessment, DSDMIP 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
43.	Land Transfer - Drainage Purposes Transfer, in fee simple, to Council as trustee, land identified for drainage purposes on the approved ROL plans.	In accordance with the LGIA
44.	Land Transfer - 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
45.	Land Transfer - Conservation Transfer, in fee simple, to Council as trustee Lot 9073 for conservation purposes.	In accordance with the LGIA
46.	Serviced Land Transfer - Community Transfer in fee simple, serviced land to Council as trustee Lots 8045, 8046 and 8047 for community purposes.	At survey plan registration for the relevant stage
47.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement for the relevant stage
Infrastructure Charges		
48.	Sub-Regional (roads), Municipal and State Charge 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: • Conditions 14: Movement Network; • Conditions 18: Water and Sewage; • Conditions 42: Park and Open Space; and • Conditions 44: Community.	As required by the relevant condition

49.	Sub-Regional (water and sewer) Charge In lieu of paying the sub-regional (water and sewer) infrastructure charges, the applicant will: a) Provide the MEDQ a copy of the Payment Certificate in accordance with clause W24.6 of the WIA. OR 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.	a) Prior to the endorsement of a plan of subdivision b) As required by the IFF
50.	Implementation Charge The applicant must pay to the MEDQ the Implementation Charge calculated in accordance with the IFF and indexed to the date of payment. <i>Advisory Note: The MEDQ is prepared to accept the lodgement of bonds to cover the infrastructure charges calculated in accordance with the above.</i>	As required by the IFF & LGIA
General		
51.	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
52.	Plans/supporting information – POD a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment plans/supporting information for the compliance assessable uses listed in 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, external building materials and finishes, private and semi-private open space etc.); iv. building height, gross floor area and site cover, number of dwelling units and bedrooms; v. interface with adjoining land uses; vi. on-site access, bicycle and vehicle parking and servicing arrangements (waste collection points, wash-down bays, waste bin capacity, electric vehicle recharging stations etc.); vii. short duration pick up/drop off areas (taxi/ride share/school drop off); viii. entry and exit points for vehicles, pedestrians and/or cyclists; ix. public realm and landscape plans;	Prior to commencement of Building Works

	x. specialist assessment reports as required that may include 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.	
--	--	--

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 ****