



Department of
State Development,
Tourism and Innovation

Our ref: DEV2020/1122

20 August 2020

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

Email: lmudd@urbis.com.au; ejohnson@urbis.com.au

Dear Lauren and Ed

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - EDUCATIONAL ESTABLISHMENT IN ACCORDANCE WITH A PLAN OF DEVELOPMENT; AND RECONFIGURING A LOT - 2 LOTS INTO 4 LOTS AT BELLS CREEK ARTERIAL ROAD, BELLS CREEK DESCRIBED AS LOT 4 ON SP308146 AND LOT 505 ON SP303521

On 20 August 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.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, or at Jennifer.davison@dsdmip.qld.gov.au.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Caloundra South PDA	
Site address	Bells Creek Arterial Road, Bells Creek	
Lot on plan description	Lot number	Plan description
	Lot 4	SP308146
	Lot 505	SP303521
PDA development application details		
DEV reference number	DEV2020/1122	
'Properly made' date	8 June 2020	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Material Change of Use – Educational Establishment in accordance with a Plan of Development; and Reconfiguring a Lot – 2 Lots into 4 Lots.	

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		20 August 2020	
Currency period		6 years from Decision date	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number <i>(if applicable)</i>	Date <i>(if applicable)</i>
1.	Aura Western Locality Precinct 11 School site – Plan of Development Appendix A Reconfiguration of a Lot Plan prepared by Urbis for Stockland	Figure 3	July 2020
2.	Aura Western Locality Precinct 11 School site – Plan of Development prepared by Urbis for Stockland		July 2020
3.	Aura Precinct 11 Trunk Road Staging Plan prepared by Calibre	SK001	10/08/2020 (as amended in red date 11 August 2020)

PREAMBLE

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

Compliance assessment

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

- a) The applicant must:
 - 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, DSDTI 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, DSDTI 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, DSDTI 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, DSDTI **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DSDTI 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, DSDTI 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, DSDTI 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 (CPM)** 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 wastewater 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. **IFF** means the Infrastructure Funding Framework, prepared by the Department of Infrastructure, Local Government and Planning, dated July 2017.
8. **LGIA** means the Caloundra South Priority Development Area Infrastructure Agreement (Local Government Infrastructure)
9. **MEDQ** means the Minister for Economic Development Queensland.
10. **PDA** means Priority Development Area.
11. **RPEQ** means Registered Professional Engineer of Queensland.
12. **STIA** means the *Caloundra South 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 Carry out the approved development generally in accordance with the approved plans and documents, the LGIA and WIA.	Prior to survey plan endorsement
2.	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 approvals or endorsements required by these conditions.	At all times
3.	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
4.	Certification of Operational Works –Local Government Infrastructure All operational works for Contributed Assets subject to the LGIA, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the LGIA as applicable.	As required by the LGIA
5.	Certification of Operational Works – Other All operational works not subject to the 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
6.	Street Naming Submit to EDQ Development Assessment, DSDTI a schedule of street names approved by Council.	Prior to survey plan endorsement
7.	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, DSDTI.	As indicated
Engineering		
8.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDTI a Site Based Construction Management Plan prepared by the principal site contractor that manages the following: <ul style="list-style-type: none"> noise and dust generated from the site during and outside construction work hours in accordance with the 	a) Prior to commencement of works

	<p><i>Environmental Protection Act 1994;</i></p> <ul style="list-style-type: none"> 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. contaminated land (if required), including removal, treatment and replacement in accordance with compliance permit from an approved contaminated land auditor. <p>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.</p>	<p>b) At all times during construction</p>
9.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDTI a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification.</p> <p>The TMP must include the following:</p> <ol style="list-style-type: none"> 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). <p>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
10.	<p>Retaining Walls</p> <p>a) Submit to EDQ Development Assessment, DSDTI 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, DSDTI.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to survey plan endorsement</p>

	<p>c) Submit to EDQ Development Assessment, DSDTI 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>c) Prior to survey plan endorsement</p>
11.	<p>Compliance Assessment – Roads – Green Street (Stage 1)</p> <p>a) Submit to EDQ Development Assessment, DSDTI for compliance assessment 85% staged engineering design drawings, certified by a RPEQ, for the above road depicted on <i>Trunk Road Staging Plan Drawing No:SK001 prepared by Calibre dated 10/08/2020 (as amended in red dated 11 August 2020)</i>, generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C</i>, and the requirements of the approved POD which also includes the following:</p> <ul style="list-style-type: none"> • parking bays, bus bays, traffic devices, contra flow cycle way and pedestrian footpaths as required • Signalised intersection with the proposed internal school road to accommodate peak school traffic demand to ensure queueing lengths can be accommodated within the right turn lane while not compromising the function of Green Street or ingress/ egress to the District sports fields access road. Intersection design to be supported by appropriate traffic modelling and the review of appropriate pedestrian and cyclist safety criteria. <p>b) Submit to EDQ Development Assessment, DSDTI detailed staged engineering design/ construction drawings/ SIDRA analysis and any other relevant supporting information certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Construct the Stage 1 works generally in accordance with the certified staged plans as required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDTI ‘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 for the Stage 1 Works.</p>	<p>a) Prior to commencement of construction</p> <p>b) Prior to commencement of construction</p> <p>c) Prior to survey plan endorsement of Lot 874</p> <p>d) Prior to Survey Plan endorsement of Lot 874</p>
12.	<p>Compliance Assessment – Roads – Green Street (Stage 2)</p> <p>a) Submit to EDQ Development Assessment, DSDTI for compliance assessment 85% staged engineering design drawings, certified by a RPEQ, for the above road depicted on <i>Trunk Road Staging Plan Drawing No:SK001 prepared by Calibre dated 10/08/2020 (as amended in red dated 11 August 2020)</i>, generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C</i>, and the requirements of the approved POD which also includes the following (where relevant):</p> <ul style="list-style-type: none"> • parking bays, bus bays, traffic devices, contra flow cycle 	<p>a) Prior to survey plan endorsement of Lot 874</p>

	<p>way and pedestrian footpaths</p> <ul style="list-style-type: none"> • Signalised intersection with the proposed internal school road to accommodate peak school traffic demand to ensure queueing lengths can be accommodated within the right turn lane while not compromising the function of Green Street or ingress/ egress to the District sports fields access road. Intersection design to be supported by appropriate traffic modelling and the review of appropriate pedestrian and cyclist safety criteria. <p>b) Submit to EDQ Development Assessment, DSDTI detailed staged engineering design/ construction drawings/ SIDRA analysis and any other relevant supporting information certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Construct the Stage 2 works generally in accordance with the certified staged plans as required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDTI '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 for the Stage 2 Works.</p>	<p>b) Prior to commencement of construction</p> <p>c) Prior to 31 October 2021</p> <p>d) Prior to survey plan endorsement for the Stage 2 works</p>
13.	<p>Compliance Assessment – Roads – Trunk Connector A & Green Street Intersection (Stage 3 Works)</p> <p>a) Submit to EDQ Development Assessment, DSDTI for compliance assessment 85% engineering design drawings, certified by a RPEQ, for the above signalised intersection depicted on <i>Trunk Road Staging Plan Drawing No:SK001 prepared by Calibre dated 10/08/2020 (as amended in red dated 11 August 2020)</i>, generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C</i>, the approved POD, which provides for the following;</p> <ol style="list-style-type: none"> Provision for all turn movements through the intersection in accordance with the agreed level of service under the LGIA with consideration to peak trip generation and traffic distribution from the school and the adjoining District Sports fields. Intersection design to be supported by appropriate traffic modelling and the review of appropriate pedestrian and cyclist safety criteria. <p>b) Submit to EDQ Development Assessment, DSDTI detailed engineering design/ construction drawings/ SIDRA analysis and any other relevant supporting information 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 survey plan endorsement of Lot 874</p> <p>b) Prior to commencement of construction</p> <p>c) Prior to 31 December 2021</p>

	d) Submit to EDQ Development Assessment, DSDTI '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 Stage 3 works
14.	<p>Compliance Assessment – Roads – Trunk Connector A (Stage 3 Works)</p> <p>a) Submit to EDQ Development Assessment, DSDTI for compliance assessment 85% engineering design drawings, certified by a RPEQ, for the above road depicted on <i>Trunk Road Staging Plan Drawing No:SK001 prepared by Calibre dated 10/08/2020 (as amended in red dated 11 August 2020)</i>, generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C</i> and the requirements of the approved POD which also includes the following;</p> <ul style="list-style-type: none"> • unsignalized T intersection with the private road servicing the District Sports Fields including provision for cyclists and pedestrians in accordance with the DTMR design guideline "<i>Selection and Design of Cycle Tracks October 2019</i>". • Provision for future infrastructure connections through the construction of future intersection 31 as shown in the LGIA Map 9: Local Transport Infrastructure. <p>b) Submit to EDQ Development Assessment, DSDTI detailed 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, DSDTI '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 survey plan endorsement of Lot 874</p> <p>b) Prior to commencement of construction</p> <p>c) Prior to 31 December 2021</p> <p>d) Prior to survey plan endorsement of the Stage 3 works</p>
15.	<p>Water and Sewer – Revised Precinct Network Plan</p> <p>Submit to EDQ Development Assessment, DSDTI, confirmation from Unitywater that the proposed development sequencing, and the proposed low-risk and high-risk infrastructure provided for under this Approval is acceptable and meets the WIA requirements.</p>	Prior to the commencement of works
16.	<p>Water and Sewer – High-Risk Infrastructure</p> <p>a) Submit to EDQ Development Assessment, DSDTI detailed water and sewer reticulation design plans approved by Unitywater for any water and sewer infrastructure identified as 'high-risk infrastructure' in the approved Precinct Network Plan.</p>	a) Prior to commencement of works of the relevant stage

	<p>b) Construct the Stage 1 works generally in accordance with the approved plans required under part a) of this condition.</p> <p>c) Construct the Stage 2 works generally in accordance with the approved plans required under part a) of this condition.</p> <p>d) Construct the Stage 3 works generally in accordance with the approved plans required under part a) of this condition.</p> <p>e) Submit to EDQ Development Assessment, DSDTI certified by a RPEQ 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Unitywater's current adopted standards for the works to be constructed in Stage 1.</p> <p>f) Submit to EDQ Development Assessment, DSDTI certified by a RPEQ 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Unitywater's current adopted standards for the works to be constructed in Stage 2.</p> <p>g) Submit to EDQ Development Assessment, DSDTI certified by a RPEQ 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Unitywater's current adopted standards for the works to be constructed in Stage 3.</p> <p><i>Advice note: Staging works are depicted on Trunk Road Staging Plan Drawing No:SK001 prepared by Calibre dated 10/08/2020 (as amended in red dated 11 August 2020).</i></p>	<p>b) Prior to survey plan endorsement of Lot 874</p> <p>c) Prior to 31 October 2021</p> <p>d) Prior to 31 December 2021</p> <p>e) Prior to Survey Plan endorsement for the Stage 1 works</p> <p>f) Prior to Survey Plan endorsement for the Stage 2 works</p> <p>g) Prior to survey plan endorsement for the Stage 3 works</p>
17.	<p>Water and Sewer – Low-Risk Infrastructure</p> <p>a) Submit to EDQ Development Assessment, DSDTI detailed water and sewer reticulation design plans certified by a RPEQ for the water and sewer infrastructure identified as 'Low-Risk Infrastructure' in the approved Final Precinct Network Plan.</p> <p>b) Construct the Stage 1 works generally in accordance with the approved plans required under part a) of this condition.</p> <p>c) Construct the Stage 2 works generally in accordance with the approved plans required under part a) of this condition.</p> <p>d) Construct the Stage 3 works generally in accordance with the approved plans required under part a) of this condition.</p> <p>e) Submit to EDQ Development Assessment, DSDTI certified by a RPEQ 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Unitywater's current adopted standards for the works to be constructed in</p>	<p>a) Prior to commencement of works for the relevant stage</p> <p>b) Prior to survey plan endorsement for Lot 874</p> <p>c) Prior to 31 October 2021</p> <p>d) Prior to 31 December 2021</p> <p>e) Prior to survey plan endorsement for the Stage 1 works</p>

	<p>Stage 1.</p> <p>f) Submit to EDQ Development Assessment, DSDTI certified by a RPEQ 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Unitywater's current adopted standards for the works to be constructed in Stage 2.</p> <p>g) Submit to EDQ Development Assessment, DSDTI certified by a RPEQ 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Unitywater's current adopted standards for the works to be constructed in Stage 3.</p> <p><i>Advice note: Staging works are depicted on Trunk Road Staging Plan Drawing No:SK001 prepared by Calibre dated 10/08/2020 (as amended in red dated 11 August 2020)</i></p>	<p>f) Prior to survey Plan endorsement for the Stage 2 works</p> <p>g) Prior to survey plan endorsement for the Stage 3 works</p>
18.	<p>Compliance Assessment – Stormwater Management (Quality)</p> <p>Submit to EDQ Development Assessment, DSDTI evidence that any proposed stormwater quality treatment devices, certified by a RPEQ/AILA are generally in accordance with the approved Stormwater Quality Management Plan and the LGIA Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards.</p>	<p>Prior to commencement of works</p>
19.	<p>Compliance Assessment – Stormwater Management (Quantity)</p> <p>a) Submit to EDQ Development Assessment, DSDTI for compliance assessment detailed engineering concept plans for the proposed underground stormwater reticulation network and open drains, certified by a RPEQ, generally in accordance with the LGIA Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards and the approved POD.</p> <p>b) Submit to EDQ Development Assessment, DSDTI 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.</p> <p>c) Construct the Stage 1 works generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Construct the Stage 2 works generally in accordance with the certified plans required under part b) of this condition.</p> <p>e) Construct the Stage 3 works generally in accordance with the certified plans 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</p> <p>c) Prior to survey plan endorsement of Lot 874</p> <p>d) Prior to 31 October 2021</p> <p>e) Prior to 31 December 2021</p>

	<p>f) Submit to EDQ Development Assessment, DSDTI 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council for the Stage 1 works.</p> <p>g) Submit to EDQ Development Assessment, DSDTI 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council for the Stage 2 works.</p> <p>h) Submit to EDQ Development Assessment, DSDTI 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council for the Stage 3 works.</p> <p><i>Advice note: Staging works are depicted on Trunk Road Staging Plan Drawing No:SK001 prepared by Calibre dated 10/08/2020 (as amended in red dated 11 August 2020)</i></p>	<p>f) Prior to survey Plan endorsement for the Stage 1 works</p> <p>g) Prior to survey Plan endorsement for the Stage 2 works</p> <p>h) Prior to survey plan endorsement for the Stage 3 works</p>
20.	<p>Street Lighting</p> <p>a) Design and install a Rate 2 street lighting system certified by a RPEQ to all roads, including footpaths and bikeways as required.</p> <p>The design of the street lighting system must:</p> <ol style="list-style-type: none"> 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. <p>Or the following:</p> <p>b) Submit to EDQ Development Assessment, DSDTI detailed engineering design plans certified by a RPEQ-electrical for Rate 3 (Council owned) street lighting to all roads, including footpaths/bikeways within road reserves generally in accordance with Australian Standards AS1158 – 'Lighting for Roads and Public Spaces' 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 for the Stage 1 Works.</p> <p>d) Install the lighting generally in accordance with the certified plans required under part b) of this condition for the Stage 2 Works.</p> <p>e) Install the lighting generally in accordance with the certified plans required under part b) of this condition for the Stage 3 Works.</p>	<p>a) Prior to survey plan endorsement for Stage 1 Works; prior to 31 October 2021 for Stage 2 Works; prior to 31 December 2021 for Stage 3</p> <p>b) Prior to commencement of works</p> <p>c) Prior to survey plan endorsement for Lot 874</p> <p>d) Prior to 31 October 2021</p> <p>e) Prior to 31 December 2021</p>

	<p>f) Submit to EDQ Development Assessment, DSDTI 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council for the Stage 1 Works.</p> <p>g) Submit to EDQ Development Assessment, DSDTI 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council for the Stage 2 Works.</p> <p>h) Submit to EDQ Development Assessment, DSDTI 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council for the Stage 3 Works.</p> <p><i>Advice note: Staging works are depicted on Trunk Road Staging Plan Drawing No:SK001 prepared by Calibre dated 10/08/2020 (as amended in red dated 11 August 2020)</i></p>	<p>f) Prior to survey plan endorsement for Stage 1 Works</p> <p>g) Prior to survey plan endorsement for Stage 2 Works</p> <p>h) Prior to survey plan endorsement for Stage 3 Works</p>
21. Electricity	<p>Submit to EDQ Development Assessment, DSDTI 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
22. Telecommunications	<p>Submit to EDQ Development Assessment, DSDTI 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
23. Broadband	<p>Submit to EDQ Development Assessment, DSDTI 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
24. Public Infrastructure – Damage, Repairs and Relocation	<p>Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.</p>	Prior to survey plan endorsement for the relevant stage

Landscape and Environment		
25.	<p>Compliance Assessment – Streetscape Works</p> <p>a) Submit to EDQ Development Assessment, DSDTI 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> <ul style="list-style-type: none"> i. location and type of street lighting in accordance with Australian Standard AS1158 – ‘Lighting for Roads and Public Spaces’; ii. footpath treatments; iii. location and types of streetscape furniture; iv. location and size of stormwater treatment devices; and v. street trees, including species, size and location. <p>b) Construct the Stage 1 works generally in accordance with the endorsed streetscape plans as required under part a) of this condition.</p> <p>c) Construct the Stage 2 works generally in accordance with the endorsed streetscape plans as required under part a) of this condition.</p> <p>d) Construct the Stage 3 works generally in accordance with the endorsed streetscape plans as required under part a) of this condition.</p> <p>e) Submit to EDQ Development Assessment, DSDTI ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA for the Stage 1 Works.</p> <p>f) Submit to EDQ Development Assessment, DSDTI ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA for the Stage 2 Works</p> <p>g) Submit to EDQ Development Assessment, DSDTI ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA for the Stage 3 Works</p> <p><i>Advice note: Staging works are depicted on Trunk Road Staging Plan Drawing No:SK001 prepared by Calibre dated 10/08/2020 (as amended in red dated 11 August 2020)</i></p>	<p>a) Prior to commencement of works for the relevant stage</p> <p>b) Prior to survey plan endorsement of Lot 874</p> <p>c) Prior to 31 October 2021</p> <p>d) Prior to 31 December 2021</p> <p>e) Prior to survey plan endorsement for the Stage 1 Works</p> <p>f) Prior to survey plan endorsement for the Stage 2 Works</p> <p>g) Prior to survey plan endorsement for the Stage 3 Works</p>
26.	<p>Acid Sulfate Soils Management Plan (ASSMP)</p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDTI an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be prepared in accordance with the <i>Queensland Acid Sulfate Soil</i></p>	<p>a) Prior to commencement of or during site works as required</p>

	<p><i>Technical Manual</i> and be certified by a suitably qualified professional.</p> <p>b) Excavate, remove and/or treat onsite all acid sulfate soils generally in accordance with the certified ASSMP.</p>	<p>b) Prior to survey plan endorsement</p>
27.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ Development Assessment, DSDTI 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:</p> <ul style="list-style-type: none"> i. The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii. Healthy Land and Water Technical Note: <i>Complying with the SPP - Sediment Management on Construction Sites</i> iii. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and iv. Best Practice Erosion and Sediment Control (International Erosion Control Association). <p>b) Implement and monitor the certified ESCP as required under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
28.	<p>Water Quality Monitoring – Bells Creek North and South</p> <p>Submit to EDQ Development Assessment, DSDTI 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>
Surveying, land transfers and easements		
29.	<p>Land transfers – Contaminated Land</p> <p>Demonstrate to EDQ Development Assessment, DSDTI 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.</p>	<p>Prior to survey plan endorsement</p>
30.	<p>Serviced Land Transfer - State School (Primary)</p> <p>Transfer, in fee simple, serviced land to the State of Queensland (represented by DoE) as trustee Lot 874 for educational purposes.</p>	<p>At registration of survey plan</p>
31.	<p>Easements over Infrastructure</p> <p>Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets, located in private land.</p> <p>The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to</p>	<p>Prior to survey plan endorsement</p>

	takeover and maintain the contributed assets.	
Infrastructure Charges		
32.	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: <ul style="list-style-type: none"> • Conditions 11 - 14: Movement Network; • Conditions 15 - 17: Water and Sewage 	In accordance with the IFF and LGIA
33.	Sub-Regional (Water and Sewer) Charge In lieu of paying the sub-regional (water and sewer) infrastructure charges, the applicant will: <p>a) 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>	In accordance with the IFF and WIA
General – Plan of Development		
34.	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
35.	Plans/supporting information – PoD a) Submit to EDQ Development Assessment, DSDTI for compliance assessment plans/supporting information for the compliance assessable uses listed in the approved Plan of Development. <p>The plans and/supporting information must detail the following where applicable:</p> <ol style="list-style-type: none"> site location lot size and configuration; building height; plot ratio, gross floor area and site cover; number of, and use of rooms/classrooms; interface with adjoining land uses; building design including elevations and materials; entry and exit points for vehicles, pedestrians and/or cyclists; on-site access, bicycle and vehicle parking and servicing arrangements (waste collection points, waste bin capacity); short duration pick up/drop off areas (taxi/ride share/school drop off); open space and landscaping plans; and 	a) Prior to commencement of Building Works

	<p>xii. staging details.</p> <p>b) Following EDQ endorsement of the Compliance Assessment for part (a) above, the following specialist technical reports are to be submitted to EDQ Development Assessment, DSDTI through the CPM process;</p> <p>i. Site Based Construction Management Plan prepared by the principal site contractor that manages the following:</p> <ul style="list-style-type: none"> • 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. • contaminated land (if required), including removal, treatment and replacement in accordance with compliance permit from an approved contaminated land auditor. <p>ii. Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification which addresses the following:</p> <ul style="list-style-type: none"> • 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 road(s). <p>iii. Earthworks and 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:</p> <ul style="list-style-type: none"> • 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 	<p>b) Prior to the commencement of site works</p>
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	<p>(International Erosion Control Association).</p> <p>iv. Acid Sulfate Soils Management Plan (ASSMP) where ASS are found on site. 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. If required, excavate, remove and/or treat onsite all acid sulfate soils generally in accordance with the certified ASSMP.</p> <p>v. Stormwater Quality Management Plan, 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>.</p> <p>c) The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development.</p>	
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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 ****