

Our ref: DEV2018/987

9 February 2021

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

Via email: kkrpan@urbis.com.au; ejohnson@urbis.com.au

Dear Kris and Ed

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT, MATERIAL CHANGE OF USE AND OPERATIONAL WORKS IN ACCORDANCE WITH A PLAN OF DEVELOPMENT AND ENDORSED CONTEXT PLAN AT 167 BELLS CREEK ROAD, BELLS CREEK DESCRIBED AS LOT 3 ON RP910849 AND LOT 505 ON SP287462

On 9 February 2021 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.dsdilqp.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 by email at jennifer.davison@dsdti.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 PDA	
Site address	167 Bells Creek Road, Bells Creek	
Lot on plan description	Lot number	Plan description
	3	RP910849
	505	SP287462
PDA development application details		
DEV reference number	DEV2018/987	
'Properly made' date	16 November 2018	
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	Reconfiguring a Lot; Material Change of Use; and Operational Works – Adverting Devices in accordance with a Plan of Development and Endorsed Context Plan.	

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		9 February 2021	
Currency period		20 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 (if applicable)	Date (if applicable)
1.	Aura Western Locality Precincts 6, 11, 13 and 14 (parts) Plan of Development (Parts 1 and 2), prepared by Urbis	N/A	December 2020 and as amended in red on 22 January 2020
2.	Stormwater Quality Management Plan Aura Precincts 11-14, prepared by DesignFlow	4344 Rev 03	16 July 2020
3.	Aura Brook Flood Investigation Report, prepared by Calibre	18-000340 FIR.01C.LM.Dy.Jh.Docx	30 June 2020
4.	Engineering Services Report Aura Precincts 11 (Part), 12 (Part), 13 (Part) and 14, prepared by Calibre	17-000934.3015ESR01.Rev F	28 July 2020
5.	Engineering Technical Memo – AURA Precinct 11 to 14 – Further Issues (3 Dec 2020) Response	17-000934.3015TM03.AM.rl	10 December 2020
6.	Engineering Technical Memo – AURA Precinct 11 to 14 – Additional Engineering Information	17-000934.3015TM02.AM.rl	11 November 2020 and amended on 9 February 2021
7.	Aura Development - Precincts 11 to 14 (part) Transport Noise Assessment, prepared by ASK Consultants	197401.0141.R01V02_draft.docx	11 December 2020 and as amended in red on 17 December 2020.
Endorsed Plans and Documents		Number (if applicable)	Date (if applicable)
8.	Site Context Plan, prepared by Urbis	Job No BA4612 Dwg No CP-01 Rev F	11 December 2020

Supporting Plans and Documents		Number (if applicable)	Date (if applicable)
9.	Aura Precincts 11-14 Landscape Master Plan Report, prepared by Urbis	Revision G	27 July 2020
10.	State Controlled Infrastructure Interface Report	17-000934.3015TMRR01.AM.RI.docx	28 July 2020
11.	<i>Caloundra South Water Quality Management Plan (CSWQMP)</i> prepared by BMT WBM	R B20318 001 08 WQMP_State Proposed Changes_Aug 2016 (2).docx	Endorsed on 15/09/16 under Master Plan approval (DEV2011/200)
12.	The Aura Sports Network Plan, prepared by the Otium Planning Group	N/A	March 2018

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS:

The following is a list of abbreviations utilised in this approval:

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 EDQ, dated April 2020 (as amended from time to time).
3. **Contributed Asset** 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 definitions apply:
 - a. **External Authority** means a public-sector entity other than the MEDQ;
 - b. **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
 - c. **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
 - d. **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
 - e. **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
 - f. **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and

- g. **Water Works** means carrying out any operational work related to the provision of water infrastructure.
4. **Council** means the relevant local government for the land the subject of this approval.
 5. **DoE** means Department of Education.
 6. **EDQ** means Economic Development Queensland.
 7. **EDQ DA** means Economic Development Queensland's Development Assessment team.
 8. **EDQ TS** means Economic Development Queensland's Technical Services team.
 9. **EP Act** means the *Environmental Protection Act 1994*.
 10. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).
 11. **LTA** means *Land Title Act 1994*.
 12. **LGIA** means the Caloundra South Priority Development Area Infrastructure Agreement (Local Government Infrastructure) in effect 2 November 2015 (as amended from time to time).
 13. **MEDQ** means the Minister for Economic Development Queensland.
 14. **PDA** means Priority Development Area.
 15. **RPEQ** means Registered Professional Engineer of Queensland.
 16. **STIA** means the Caloundra South Priority Development Area Infrastructure Agreement (State Transport Infrastructure) in effect on 28 September 2015 (as amended from time to time)
 17. **WSUD** means Water Sensitive Urban Design.
 18. **WWIA** means the Caloundra South Infrastructure Agreement (Water and Wastewater Infrastructure) in effect 20 March 2017 (as amended from time to time).

COMPLIANCE ASSESSMENT:

Where a condition of this 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 EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).

- ii) submit to EDQ DA a duly completed Compliance Assessment form².
- iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- 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) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. 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 v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

SUBMITTING DOCUMENTATION TO EDQ:

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, submit the documentation to:

- a) EDQ DA at: pdadevelopmentassessment@dsgmip.qld.gov.au.
- b) EDQ TS at: EDQ_PrePostConstruction@dsgmip.qld.gov.au.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

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 WWIA.	Prior to survey plan endorsement for the relevant stage.
2.	Maintain the Approved Development Maintain the approved development generally in accordance with any documentation and as 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 WWIA.	As required by the WWIA.
4.	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.
5.	Certification of Operational Works – Other All operational works for Contributed Assets not subject to the STIA, LGIA or WWIA, 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 DA a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage.
7.	Entry Walls or Features The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ DA.	As indicated.
8.	Staging for Reconfiguration a) The stages of the reconfiguration must be generally in accordance with the indicative staging plan of the approved Aura Western Locality Precincts 6, 11, 13 and 14 (parts) Plan of Development (Parts 1 and 2), dated December 2020 and prepared by Urbis. However, the stages indicated on the indicative staging plan do not need to be delivered sequentially unless	As indicated.

	required for infrastructure delivery purposes. b) Unless otherwise approved in writing by EDQ DA, each stage must be independently serviced by roads, water, sewer, stormwater, and any other relevant utilities.	
9.	Advertising Devices Design and install advertising devices generally in accordance with the approved Aura Western Locality Precincts 6, 11, 13 and 14 (parts) Plan of Development (Parts 1 and 2), dated December 2020 and prepared by Urbis.	Ongoing.
10.	Property Note – Lots Impacted by Future Rail Corridor a) A request in writing shall be submitted to Council that written advice be included on rates notices/property notes for all lots affected by the potential rail corridor noise, as indicated on the Aura Western Locality Precincts 6, 11, 13 and 14 (parts) Plan of Development (Parts 1 and 2), dated December 2020 and prepared by Urbis through the designation of a green or orange star (MP4.4 Category 1 and 2). The property note is to include the following information: i) The Queensland Government has designated a future rail corridor. ii) The lot will be potentially impacted by rail noise in the future if and when the rail corridor is constructed. iii) Any property owner and/or future purchaser of the relevant lot and building certifier is to be made aware of the requirements of the noise category identified on the approved Plan of Development. b) Submit to EDQ DA a copy of the agreed wording to be included in the Property Note.	a) Prior to survey plan endorsement for any stage which includes the affected lots. b) Prior to survey plan endorsement for any stage which includes the affected lots.
Engineering		
11.	Construction Management Plan a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act;	a) Prior to commencing work for the relevant stage.

	iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian and cycle routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction. c) During construction.
12.	Out of Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed.
13.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ TS, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form.	Minimum of 10 business days prior to proposed out of hours work commencement date.
14.	Traffic Management Plan a) Submit to EDQ TS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian and cyclist traffic, including alternative pedestrian routes past, through or around the site;	a) Prior to commencing work for the relevant stage.

	iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	b) During construction.
15.	Earthworks a) Submit to EDQ TS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>; and ii) the approved Engineering Services Report Aura Precincts 11 (Part), 12 (Part), 13 (Part) and 14, dated 28 July 2020 and prepared by Calibre, and iii) the report titled “State Controlled Infrastructure Interface Report Aura Precincts 11 (Part), 12 (Part), 13 (Part) and 14” dated 28 July 2020 and prepared by Calibre. The certified earthworks plans are to: i) Include, where relevant, those works within the subject site identified in the State Controlled Infrastructure Interface Report Aura Precincts 11 (Part), 12 (Part), 13 (Part) and 14” dated 28 July 2020 prepared by Calibre, that are required to be undertaken to manage stormwater within and around the site without worsening flooding on adjacent property or the Bruce Highway corridor; ii) include a geotechnical soils assessment of the site; iii) accord with the Erosion and Sediment Control Plans, as required by condition 16 – erosion and sediment management; iv) include the location and finished surface levels of any cut and/or fill; v) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; vi) provide details of any areas where surplus soils are to be stockpiled; vii) detail protection measures to:	a) Prior to commencing earthworks for the relevant stage.

	1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and viii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Any excavation, filling/backfilling/compaction, retaining structures and other works involving ground disturbance must not: i) encroach upon or de-stabilise or cause damage to the Bruce Highway and future rail corridor, including all transport infrastructure or the land supporting this infrastructure, or cause similar adverse impact; or ii) adversely impact on the Bruce Highway and future rail corridor through the addition or removal of lateral loads or additional surcharge load. c) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. d) Submit to EDQ TS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) At all times c) Prior to survey plan endorsement for the relevant stage. d) Prior to survey plan endorsement for the relevant stage.
16.	Erosion and Sediment Management a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); and ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work for the relevant stage b) During construction
17.	Retaining Walls a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50-year design life; ii) designed generally in accordance with <i>Australian</i>	a) Prior to commencing earthworks.

	<i>Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved Engineering Services Report Aura Precincts 11 (Part), 12 (Part), 13 (Part) and 14, prepared by Calibre. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ TS 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 submitted under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage.
18.	Acid Sulfate Soils a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ TS an ASS Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition. c) Submit to EDQ TS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.	a) Prior to or during earthworks for the relevant stage. b) Prior to survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage.
19.	Future Rail Corridor Except with prior written agreement from DTMR, the land comprising the future rail corridor must be kept clear of permanent buildings, structures and improvements above ground level.	At all times.
20.	Acoustic Report – Compliance Assessment Submit to EDQ DA, for compliance assessment, an updated Acoustic Report which includes: i) an amended base layout plan to reflect the approved RoL Plan within the Aura Western Locality Precincts 6, 11, 13 and 14 (parts) Plan of Development (Parts 1 and 2), dated December 2020 and prepared by Urbis; ii) corrections of the modelling anomalies identified along the future rail corridor and an explanation for the corrections; iii) where relevant, markups in red on the approved Acoustic Report; and iv) pedestrian links across any Trunk Connector or Sub-Arterial roads are not restricted from access by any	Prior to endorsement of the survey plan for the first stage.

	acoustic fences. The updated Acoustic Report must provide details of the noise attenuation measures to be constructed in accordance with Chapter 7 Integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads 2013, and demonstrate that the following noise criteria will be achieved: For accommodation activities; i) the external noise criteria at all facades of the building envelope to be as follows (unless otherwise agreed): 1. ≤ 60 dB(A) L10 (18 hour) façade corrected (measured L90 (8 hour) free field between 10pm and 6am ≤ 40 dB(A)) 2. ≤ 63 dB(A) L10 (18 hour) façade corrected (measured L90 (8 hour) free field between 10pm and 6am > 40 dB(A)) ii) the internal noise criteria for habitable rooms (other than residential buildings addressed by QDC MP4.4) to be ≤ 35 dB(A) Leq (1 hour) (maximum hour over 24 hours). iii) outdoor spaces for passive recreation, (unless otherwise agreed) to be as follows; 1. ≤ 57 dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight ≤ 45 dB(A)) 2. ≤ 60 dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight > 45 dB(A)).	
21.	Acoustic Treatment – Noise Barriers and Bunds a) Submit to EDQ TS, detailed engineering plans, certified by a RPEQ, for the noise barriers and bunds generally in accordance with <i>PDA Engineering Guideline No. 13 – Acoustic treatments</i> and the Transport Noise Impact Assessment dated 11 December 2020 prepared by ASK Acoustic and Air Quality as amended under Condition 20. b) Construct the noise barrier(s) and bunds generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ TS ‘as–constructed’ plans, and an asset register for all barriers and bunds, and confirmation that finished earthworks pad levels on noise affected allotments are within +/- 200mm of the pad levels adopted in the approved acoustic assessment certified by a RPEQ.	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.
22.	Highway Buffer – Compliance Assessment a) Submit to EDQ TS, for compliance assessment a Highway Buffer Plan that addresses the following: i) civil design, including details of the proposed bund and any stormwater management infrastructure; ii) detailed landscape plans, including a schedule of	a) Prior to 31 January 2023, or prior to the plan sealing of any residential lot with 400m of the western

	proposed standard and non-standard assets to be transferred to Council, certified by an AILA; iii) interface with adjoining uses; iv) Fencing and/ or access control sufficient to prevent unauthorised access by people and vehicles; v) the location and design of all maintenance access paths; and vi) the intended staging and timing of construction of the proposed bund and buffer. b) Construct the works generally in accordance with the certified plans required under part b) of this condition. c) Submit to EDQ TS 'as constructed' drawings, including an asset register, certified by a RPEQ and an AILA, in a format acceptable to the Council.	boundary of the Highway Buffer, whichever occurs first. b) As required by the timing established in the Highway Buffer Plan endorsed under part (a). c) Prior to survey plan endorsement for the relevant stage.
23.	Roads – Compliance Assessment a) Submit to EDQ TS, for compliance assessment engineering design drawings, certified by a RPEQ, for the following roads generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C, TMR Guideline "Selection and design of cycle tracks October 2019"</i>, and the approved Aura Western Locality Precincts 6, 11, 13 and 14 (parts) Plan of Development (Parts 1 and 2), dated December 2020 and prepared by Urbis: i) Sub Arterial 2B ii) Sub Arterial 5 iii) Sub Arterial 5B iv) Trunk Connector B1 v) Trunk Connector B2 vi) Trunk Connector C vii) Trunk Connector D viii) Trunk Connector E b) Any road that is identified as a bus route in the Aura Western Locality Precincts 6, 11, 13 and 14 (parts) Plan of Development (Parts 1 and 2), dated December 2020 and prepared by Urbis must be designed and constructed in accordance with the following to accommodate a single unit rigid bus of 12.5m in length (urban buses) or 14.5m (school buses) where applicable: i) Department of Transport and Main Roads Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design (March 2016); ii) Department of Transport and Main Roads Supplement to Austroads Guide to Road Design (Parts 3, 4-4C and 6); iii) Austroads Guide to Road Design (Parts 3, 4-4C and 6); iv) Austroads Design Vehicles and Turning Path	a) Prior to commencement of work for the relevant stage. b) Prior to commencement of work for the relevant stage.

	Templates; and v) Department of Transport and Main Roads Queensland Manual of Uniform Traffic Control Devices, Part 13 Local Area Traffic Management (March 2018); and vi) Chapter 2 - Planning and Design, Section 2.3.2 Bus Route Infrastructure (page 6) of the Department of Transport and Main Roads Public Transport Infrastructure Manual 2015. c) Bus stops identified in the Aura Western Locality Precincts 6, 11, 13 and 14 (parts) Plan of Development (Parts 1 and 2) must be designed and constructed in accordance with the Disability Standards for <i>Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i> and include the following components in accordance with the Department of Transport and Main Roads' TransLink Public Transport Infrastructure Manual 2015: i) all mandatory bus stop components for an 'Intermediate stop' detailed in Section 5.7 - 'Bus stop components' (pages 30-41) of Chapter 5 - 'Bus stop infrastructure', with the exception of shelter; ii) an on-road bus stop for a single unit rigid bus of 12.5m (urban buses) or 14.5m (school buses) in length in accordance with Section 5.6.3.1 - 'Bus stop length requirements' and 'Table 5.7: Minimum bus stop length requirements' (pages 28-29) of 'Bus stop infrastructure'; and iii) a boarding point in accordance with 'Intermediate Stop – Site Layout – Without Indented Bus Bay', DRG 5-0021 of Appendix 5-B – 'Layout and technical drawings'. d) Submit to EDQ TS, detailed engineering design/ construction drawings certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition. e) Construct the works generally in accordance with the certified plans as required under part b) and c) of this condition. f) Submit to EDQ TS, '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.	c) Prior to commencement of work for the relevant stage. d) Prior to survey plan endorsement for the relevant stage. e) Prior to survey plan endorsement for the relevant stage. f) Prior to survey plan endorsement for the relevant stage.
24.	Roadworks a) Submit to EDQ TS, detailed engineering plans, certified by a RPEQ, for all roadworks, including parking bays, signs and line marking, intersections, bus bays, traffic devices, cycle lanes, off-road shared paths and pedestrian footpaths generally in accordance with the <i>LGIA</i>	a) Prior to commencement for the relevant stage.

	<i>Infrastructure Network 5 – Local Transport Infrastructure Part C, TMR Guideline “Selection and design of cycle tracks October 2019” and the approved Aura Western Locality Precincts 6, 11, 13 and 14 (parts) Plan of Development (Parts 1 and 2), dated December 2020 and prepared by Urbis.</i> b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS: i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the LGIA; and iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	b) Prior to survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage.
25.	Signalised & Unsignalised Intersections – Compliance Assessment a) Submit to EDQ TS, for compliance assessment engineering design drawings and supporting documentation certified by a RPEQ, for the following intersections identified in the approved Engineering Services Report Aura Precincts 11 (Part), 12 (Part), 13 (Part) and 14, dated 28 July 2020 and prepared by Calibre; i) 62 ii) 63 iii) 69 iv) 70 v) 74 vi) 75 vii) 79 viii) 80 ix) 82 x) 85 xi) 86 xii) 87 xiii) 88 xiv) 90 xv) 91 xvi) 94 Compliance Assessment submissions are to be generally in accordance with the LGIA <i>Infrastructure Network 5 – Local Transport Infrastructure Part C, TMR Guideline “Selection and design of cycle tracks October 2019”</i>, Aura Western Locality Precincts 6, 11, 13 and 14 (parts) Plan of Development (Parts 1 and 2), dated December 2020 and prepared by Urbis, and the Engineering Services Report	a) Prior to survey plan endorsement of any stage immediately adjoining the intersection.

	Aura Precincts 11 (Part), 12 (Part), 13 (Part) and 14, dated 28 July 2020 and prepared by Calibre. Compliance Assessment submissions shall include a SIDRA analysis certified by a RPEQ for all signalised intersections that demonstrates compliance with the provisions of the LGIA for all intersection movements. Signalised intersections that include left or right turning movements across contraflow cycleways are to meet the LGIA prescribed levels of service and design warrants when signal cycle times provide priority to cyclists on the contraflow so as to achieve a 20% modal share for cycle movements. The configuration of Intersection 87, including the horizontal geometry of the western approach, is to be designed to accommodate the ultimate location and configuration of the Bruce Highway interchange as required by the STIA, Plan ICP 27A and Section 1.1 of Schedule 3. b) Submit to EDQ TS, 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 TS, '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 of any stage immediately adjoining the intersection. c) Prior to commencement of works for the relevant stage. d) Prior to survey plan endorsement for the road.
26.	Water and Sewer – Final Precinct Network Plan Submit to EDQ TS, 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 WWIA). Low-risk infrastructure is all other infrastructure.	Prior to the commencement of works for the first stage.
27.	Water and Sewer – High-Risk Infrastructure a) Submit to EDQ TS 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 approved by Unitywater. b) Construct the works generally in accordance with the approved plans required under part a) of this condition.	a) Prior to commencement of works for the relevant stage. b) Prior to survey plan endorsement for the relevant stage.

	c) Submit to EDQ TS, certified by a RPEQ 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Unitywater's current adopted standards.	c) Prior to survey plan endorsement for the relevant stage.
28.	Water and Sewer – Low-Risk Infrastructure a) Submit to EDQ TS, 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. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ TS 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.
29.	Aura Brook – Compliance Assessment a) Submit to EDQ TS, for compliance assessment detailed design drawings for all civil works and landscaping for the staged construction of Aura Brook certified by a RPEQ/AILA generally in accordance with: - the updated Engineering Services Report and Technical Memorandum ref 17-000934.3015TM03.AM.rl dated 10 December 2020 prepared by Calibre, - the Aura Western Locality Precincts 6, 11, 13 and 14 (parts) Plan of Development (Parts 1 and 2), dated December 2020 and prepared by Urbis, - the Aura Brook Flood Investigation Report prepared by Calibre, and the LGIA <i>Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards</i>. Plans and documentation are to include as a minimum: - Extent of works for each stage of development and hydraulic calculations demonstrating that the proposed staging of construction of Aura Brook accommodates the hydraulic capacity required by the extent of development of the contributing catchment; - ESC and scour protection measures to be employed downstream of each stage; - Details of interim connectivity of pathways within each construction stage to adjacent residential areas; - For the relevant stage of construction, provide details of interim pedestrian and cyclist crossings of the future rail corridor that demonstrate that the future construction of ultimate crossings designed in accordance with the TMR Guideline "<i>Bicycle rider and pedestrian underpasses (May 2020)</i>" will not be prejudiced; - Details of interim and ultimate maintenance access to all areas within the Brook including all stormwater infrastructure for each stage of construction; - Details of signage to be provided to maximise public safety and minimise risk to the public in both normal	a) Prior to the commencement of works of the relevant Stage.

	and flood conditions; and vii) Details of safety fencing to ensure public safety at or near retaining walls, stormwater outlets, culvert headwalls, or other structures within or adjacent to the Brook. b) Submit to EDQ TS, 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 TS, 'as-constructed' drawings and asset register certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.	b) Prior to the 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
30.	Stormwater Management (Open Drains) – Compliance Assessment a) Submit to EDQ TS, for compliance assessment design drawings for civil works and landscaping for each stage of the proposed open stormwater drains on lots 876, 9121 and 9120 certified by a RPEQ/AILA generally in accordance with the following: • updated Calibre Engineering Services Report, the Aura Western Locality Precincts 6, 11, 13 and 14 (parts) Plan of Development (Parts 1 and 2), dated December 2020 and prepared by Urbis; • and the Aura Brook Flood Investigation Report dated 30 June 2020 and prepared by Calibre; and • the LGIA <i>Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards</i>. Plans and documentation are to include the following: i) Hydrologic and hydraulic assessment to demonstrate that the peak flood levels for the critical 1% AEP flood event (including climate change) does not exceed the DFE levels as set within the Aura Brook Flood Investigation Report dated 30 June 2020 and prepared by Calibre at any stage during the development of the subject site and that sufficient conveyance capacity of each stage of all open drains is established prior to the commencement of the development; ii) For the relevant stage of construction, provide details of interim pedestrian and cyclist crossing of the future rail corridor that demonstrates that the future construction of ultimate crossings designed in accordance with the TMR Guideline "Bicycle rider and pedestrian underpasses (May 2020)" will not be prejudiced; iii) details of maintenance access for each stage of the drains, and	a) Prior to commencement of works for the relevant stage.

	iv) Provision of signage to maximise public safety and minimise risk to the public in both normal and flood conditions. b) Submit to EDQ TS, 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 TS, '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 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.
31.	Stormwater Management (Quality) – Compliance Assessment a) Submit to EDQ TS for compliance assessment civil design and landscape drawings and supporting documentation for the proposed end of line stormwater quality treatment devices (excluding street bio pods), 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> to ensure that each stage of the development achieves the prescribed water quality objectives. Compliance Assessment submissions shall include MUSIC modelling to demonstrate that water quality treatment measures are in place to achieve runoff water quality that equals or exceeds water quality objectives at all stages of development. Music modelling is to be based on a mean annual rainfall figure of 1,570 mm/annum. Temporary stormwater quality treatment measures that achieve prescribed water quality objectives for individual catchments are to be installed in accordance with the LGIA and operational prior to runoff being generated from individual stages of development. Permanent stormwater quality treatment measures that achieve prescribed water quality objectives for individual catchments are to be installed in accordance with the LGIA and operational prior to achieving 80% build out of the subject catchment. Any WSUD Infrastructure within the Frog Buffer must be separate to any frog breeding ponds and at least 30 metres away from created or retained frog breeding ponds.	a) Prior to commencement of works for the relevant stage.

	b) Submit to EDQ TS, detailed engineering design drawings and supporting documentation, certified by a RPEQ, and landscape plans certified by an 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 TS 'as constructed' civil and landscape drawings, including an asset register, certified by a RPEQ/ AILA, in a format acceptable to the Council.	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.
32.	Stormwater Management (Quantity) a) Submit to EDQ TS, detailed engineering plans for the proposed stormwater underground reticulation network including street bio pods, certified by a RPEQ, generally in accordance with <i>the LGIA Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards, the requirements of the water quality report Ref no. 4344 Rev 03 prepared by Design Flow</i> (for street bio pods) and the approved Aura Western Locality Precincts 6, 11, 13 and 14 (parts) Plan of Development (Parts 1 and 2), dated December 2020 and prepared by Urbis. Where the underground drainage being provided is contained within a road that has been subject to compliance assessment under the requirements of this approval, the design of the underground drainage is to be in accordance with the endorsed roadworks plans. b) Submit to EDQ TS, 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 TS '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.
33.	Aura Brook Flood Investigation Report – Compliance Assessment Submit to EDQ TS for compliance assessment, an addendum to the Aura Brook Flood Investigation Report dated 30 June 2020 and prepared by Calibre to reflect the changes made by the letter report prepared by Calibre 17 000934.3015RFI01.LM.rl dated 23 July 2020, the Technical Memorandum 17-000934.3015TM03.AM.rl dated 10 December 2020 prepared by Calibre, and any other approved changes.	Prior to survey plan endorsement for the first stage.

34.	Regional Flooding Investigation Report – Compliance Assessment a) Submit to EDQ TS for compliance assessment, an update to the report “Aura Regional Flood Model 2017 Revision – Addendum Report” prepared by BMT and certified by a RPEQ in accordance with the provisions of the LGIA to reflect the development layout and internal drainage strategy that demonstrates a no worsening of flooding in all events on land external to the PDA. b) Provide confirmation by a RPEQ that the basis of design and the assumptions made in relation to the hydrologic and hydraulic design of the subject site including internal flood levels and earthworks levels remain valid and in accordance with the LGIA and updated Aura Regional Flood Model 2017 Revision – Addendum Report prepared by BMT.	a) Prior to survey plan endorsement for the first stage. b) Prior to commencement of earthworks for the first stage.
35.	Stormwater – State Transport Infrastructure a) Stormwater management of the development must ensure no worsening or actionable nuisance to State transport infrastructure other than that which is contemplated by the STIA. b) Any works on the land must not: i) create any new discharge points for stormwater runoff onto the Bruce Highway and future rail corridor; ii) interfere with and/or cause damage to the existing stormwater drainage on the Bruce Highway and future rail corridor; iii) surcharge any existing culvert or drain on Bruce Highway and future rail corridor; or iv) reduce the quality of stormwater discharge onto the Bruce Highway and future rail corridor.	At all times.
36.	Drainage Works Outside of the PDA a) Provide to EDQ TS, evidence of the required approvals from the relevant Local and State authorities, for all drainage works including diversion drains, detention basins, and other drainage infrastructure external to the PDA identified in the report titled “State Controlled Infrastructure Interface Report Aura Precincts 11 (Part), 12 (Part), 1 (Part) and 14” dated 28 July 2020 prepared by Calibre. All drainage works external to the PDA are to be located and designed to accommodate the ultimate location and configuration of the Bruce Highway interchange as required by the STIA, Plan ICP 27A and Section 1.1 of Schedule 3. The submission is to include a staging strategy for the drainage works to demonstrate that the proposed hydrologic and hydraulic regime for the subject site is supported and that a no worsening for flooding or	a) Prior to the commencement of bulk earthworks west of Sub Arterial roads 5 and 5B and Trunk Connector roads C and E.

	stormwater discharge to the Bruce Highway is achieved. b) Construct and maintain the works in accordance with the approved plans and staging strategy as required under part a) of this condition.	b) As required
37.	Street Lighting Comply with either parts a) and c) or parts b) and c) of this condition. 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: i) meet the relevant standards of Energex; ii) be endorsed by Energex as 'Rate 2 Public Lighting' iii) be endorsed by Council as the Energex 'billable customer'; iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. OR b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces';</i> ii) meet the requirements of AS3000 – 'SAA Wiring Rules'; and iii) meet the requirements of Energex for unmetered supply. c) Submit to EDQ TS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	a) Prior to survey plan endorsement 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.	Electricity a) Submit to EDQ TS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage. b) Prior to survey plan endorsement for the relevant stage.
39.	Telecommunications a) Submit to EDQ TS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.	a) Prior to survey plan endorsement for the relevant stage.

	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage.
40.	Broadband a) Submit to EDQ TS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
41.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
42.	Engineering Services Report – Compliance Assessment Submit to EDQ TS for compliance assessment, an addendum to the Engineering Services Report prepared by Calibre 17000934.3015 ESR01 Rev F dated 28 July 2020 to reflect the changes made by the Technical Memorandum prepared by Calibre 17000934.3015TM03.AM.rl dated 10 December 2020 and any other approved changes.	Prior to survey plan endorsement for the first stage.
Landscape and Environment		
43.	Streetscape Works – Compliance Assessment a) Submit to EDQ TS, 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 Aura Western Locality Precincts 6, 11, 13 and 14 (parts) Plan of Development (Parts 1 and 2), dated December 2020 and prepared by Urbis. The detailed streetscape plans are to include: i) location and type of street lighting in accordance with	a) Prior to commencing streetscape work for the relevant stage.

	Australian Standard AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; ii) footpath treatments; iii) location and types of streetscape furniture; iv) location and size of stormwater treatment devices; and v) 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 TS ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.	b) Prior to Plan Sealing for the relevant stage. c) Prior to Plan Sealing for the relevant stage.
44.	Park Plans and Landscape Works (Parks & Open Space) – Compliance Assessment a) Submit to EDQ TS, for compliance assessment, detailed landscape plans, certified by an AILA, for proposed landscape works within parks and open space. The certified plans must include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council and landscaping designed generally in accordance with the <i>LGIA – Infrastructure Network Schedule 1 – Open Space</i> and the approved Aura Western Locality Precincts 6, 11, 13 and 14 (parts) Plan of Development (Parts 1 and 2), dated December 2020 and prepared by Urbis. b) Construct the landscape works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ TS, ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.	a) Prior to commencement of landscape work for the relevant stage. b) Prior to survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage.
45.	Aura Brook Lakes – Compliance Assessment a) Submit to EDQ TS, for compliance assessment detailed engineering plans, calculations, and supporting documentation certified by a suitably qualified RPEQ and associated landscape plans certified by an AILA for the construction of the lakes within Aura Brook. The plans are to address, but not be limited to, the following: i) Identification of key risks associated with the lakes and their operation, and the associated performance criteria and strategies to demonstrate that risks will be appropriately managed and minimised. In particular, key performance criteria and conceptual design verification must be provided for issues related to lake water quality, sedimentation, and bank stability; ii) Lake construction staging and its relationship to the contributing catchment development staging so as to verify that the hydraulic capacity and function of the lakes is compatible with inflows; iii) Details of lake bathymetry including long and cross	a) Prior to the commencement of construction for the relevant stage of Aura Brook.

	sections; iv) Details of lake edge treatment to restrict public access and maintain public safety; v) Lake water quality monitoring program including details of residence time and construction and operational phase monitoring; vi) Proposed water circulation, pumping, treatment methodology including strategies to maintain water quality in periods of low inflow and seasonal variation; vii) Maintenance access details as required to support the maintenance strategies detailed in the associated Lake Maintenance and Management Plan (refer to condition 47) viii) A water balance assessment of the lakes, including an analysis of the impacts of water level variation; ix) Provision of signage to maximise public safety and minimise risk to the public in both normal and flood conditions; x) Details of embankment, inlet and outlet weir, overflow protection for high flow flood events including spillway sizing and an impact assessment in the event of failure; and xi) Provision of a water licence as required by the <i>Water Act 2000</i> and any other approvals required under this Act. b) Construct the works generally in accordance with the plans and documents endorsed under part a) of this condition. c) Submit to EDQ TS 'as constructed' plans, certified by an RPEQ (for all civil works) and an AILA (for all landscape works), and an asset register in a format acceptable to Council.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
46.	Lake Maintenance and Management Plan – Compliance Assessment a) Submit to EDQ TS, for compliance assessment a detailed Lake Maintenance and Management Plan certified by a suitably qualified RPEQ for the construction, establishment and ongoing management and maintenance of the proposed lakes within Aura Brook in accordance with the requirements of the LGIA. b) As part of the submission for part (a) of this condition, provide details of the Lake Sinking Fund in accordance with the requirements of the LGIA. c) Provide the Lake Sinking Fund required under part (b) of this condition to Council in accordance with the requirements of the LGIA.	a) Prior to the Lakes being accepted On Maintenance. b) Prior to the Lakes being accepted On Maintenance. c) Prior to the Lakes being accepted On Maintenance.

47.	Water Quality Monitoring – Bells Creek North and South Submit to EDQ TS, 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 <i>Caloundra South Water Quality Management Plan (CSWQMP)</i> prepared by BMT WBM endorsed on 15/09/16.	As per the CSWQMP
48.	Conservation Zone Rehabilitation – Compliance Assessment a) Submit to EDQ DA, for compliance assessment a detailed Environmental Rehabilitation Plan certified by a suitably qualified person for rehabilitation works within Lot 9181 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 DA, evidence from a suitably qualified person 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 12 months of the registration of the first Plan of Subdivision. c) In accordance with the LGIA.
49.	Major Sports Park – Interim Arrangement – Compliance Assessment a) Submit to EDQ DA, for compliance assessment an interim sports field on the Major Sports Park lot, which provides for use of a sports field by the adjacent state primary school prior to the major sports park being ultimately delivered. Planning for the interim arrangement must consider: i) The ultimate design of the Major Sports Park and reduction of sacrificial works; ii) Safety of children using the park during interim and ultimate arrangements; iii) Maintenance; iv) Access arrangements; and v) Ultimate hand over of assets to Council. b) The design of the interim arrangements will be considered against the following: i) Aura Western Locality Precincts 6, 11, 13 and 14 (parts) Plan of Development (Parts 1 and 2) dated December 2020 and prepared by Urbis; ii) Sports Network Plan; and iii) LGIA. c) Ensure that the interim sports field and the access remains open and available to the primary school without service interruption, unless otherwise agreed to in writing between the applicable parties.	a) 12 months prior to timing in condition 59 (Serviced Land Transfer – State School). b) At all times c) Prior to commencement of use of the primary school.

	d) Construct the works generally in accordance with the plans and documents endorsed under part a) of this condition. e) Submit to EDQ TS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	d) Prior to the commencement of use of the primary school. e) Prior to commencement of use of the Primary School.
50.	Major Sports Park – Compliance Assessment Submit to EDQ TS, for compliance assessment evidence that the requirements of the LGIA and Section 1.1 of Schedule 3 of the STIA for the Major Sport Park on Lot 9136 can be accommodated having regard to the ultimate location and configuration of the Bruce Highway interchange identified within the STIA as Point K on Plan ICM01 and detailed further on Plan ICP27A.	Prior to survey plan endorsement.
Surveying, Land Dedication and Easements		
51.	High Density Development Easements (lots ≤450m² in area) a) Submit to EDQ DA high density development easement documentation, in a registerable form, for approved lots ≤450m² in area and involving common wall construction. b) Register all high density development easements required under part a) of this condition. <i>NOTE: For the purposes of this condition, common wall construction includes the circumstances listed under section 94(2) (a) of the LTA (e.g. terrace housing on standard format lots).</i>	a) At or prior to survey plan endorsement for the relevant stage. b) At registration of survey plan for the relevant stage.
52.	Reciprocal Easements (lots >450m² in area) a) Submit to EDQ DA reciprocal easement documentation, in a registerable form, for approved lots >450m² in area and involving common wall construction. b) Register all reciprocal easements required under part a) of this condition. <i>NOTE: For the purposes of this condition, common wall construction includes the circumstances listed under section 94(2) (a) of the LTA (e.g. terrace housing on standard format lots).</i>	a) At or prior to survey plan endorsement for the relevant stage. b) At registration of survey plan for the relevant stage.
53.	Land Transfer Demonstrate to EDQ DA, that all land to be transferred in fee simple is not registered on either the Environmental Management Register or the Contaminated Land Register.	At registration of survey plan for the relevant stage.
54.	Land Transfers – Drainage Transfer, in fee simple, to Council as trustee, all lots shown on the approved plans for drainage purposes.	In accordance with the LGIA.

55.	Land Transfer – Park and Open Space Transfer, in fee simple, to Council as trustee land shown on the approved plans for park and open space purposes.	In accordance with the LGIA.
56.	Land Transfer – Conservation Transfer, in fee simple, to Council as trustee Lot 9181 for conservation purposes.	In accordance with the LGIA.
57.	Land Transfers – Local Community Facilities a) Transfer, in fee simple, to Council as trustee, land shown on the approved plans for community purposes. Lots to be transferred under this condition must be serviced in accordance with the LGIA. b) Prior to the transfer of Lot 857 to Council, ensure that the site does not exceed 10% slope, or otherwise agreed to in writing between Stockland and Council.	a) In accordance with the LGIA. b) At registration of survey plan for the relevant stage.
58.	Serviced Land Transfer – State School Transfer, in fee simple, serviced land to the State of Queensland (represented by DoE) as trustee Lot 864 for educational purposes.	No later than 30 June 2025 or as agreed to by both parties.
59.	Easements Over Infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	At registration of survey plan for the relevant stage.
Infrastructure Charges		
60.	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 23, 24 and 25: Movement Network; • Conditions 26, 27 and 28: Water and Sewage; • Conditions 22, 44, 48, 49, 50, 55 and 56: Park and Open Space; and • Conditions 57: Community.	As required by the relevant condition.
61.	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 WWIA.	a) Prior to survey plan endorsement for the

	OR b) If the WWIA 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.	relevant stage. b) As required by the IFF.
62.	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.	As required by the IFF & LGIA.
General – Plan of Development		
63.	Carry out the Approved Development – PoD Carry out the approved development generally in accordance with: i) the approved Aura Western Locality Precincts 6, 11, 13 and 14 (parts) Plan of Development (Parts 1 and 2) dated December 2020 and prepared by Urbis; and ii) any documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use and to be maintained.
64.	Maintain the Approved Development – PoD Maintain the approved development generally in accordance with any documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use.
65.	Plans and Supporting Information – PoD a) Submit to EDQ DA, for compliance assessment plans/supporting information for the compliance assessable uses listed in the approved Plan of Development for assessment against the approved Aura Western Locality Precincts 6, 11, 13 and 14 (parts) Plan of Development (Parts 1 and 2), dated December 2020 and prepared by Urbis. b) The documentation submitted under part a) of this condition is to detail and/or include 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	a) Prior to commencement of building works. b) Prior to commencement of building works.

	share/school drop off); viii) entry and exit points for vehicles, pedestrians and/or cyclists; ix) public realm and landscape plans; x) specialist assessment reports as required that may include traffic, civil engineering, geotechnical, flooding, acoustics and air quality. xi) an assessment of compliance against the approved Aura Western Locality Precincts 6, 11, 13 and 14 (parts) Plan of Development (Parts 1 and 2), dated December 2020 and prepared by Urbis. c) Following EDQ endorsement of the compliance assessment for part (a) above, the following specialist technical reports are to be submitted to EDQ TS, through the CPM process; i. Site Based Construction Management Plan prepared by the principal site contractor that manages the following: 1. noise and dust in accordance with the EP Act; 2. stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; 3. contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; 4. complaints procedures; 5. site management; 6. for the provision of safe and functional alternative pedestrian and cycle routes, past, through or around the site; 7. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 8. for safe and functional temporary vehicular access points and frequency of use; 9. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 10. for the location of materials, structures, plant and equipment; 11. of waste generated by construction activities; 12. detailing how materials are to be loaded/unloaded; 13. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 14. of employee and visitor parking areas; 15. of anticipated staging and programming; 16. for the provision of safe and functional emergency exit routes; and	c) Prior to commencement of building works.
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	17. any out of hours work as endorsed via Compliance Assessment. ii. Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification which addresses the following: 1. traffic around and through the site during and outside of construction work hours; 2. provision for the safe and functional management of pedestrian and cyclist traffic, including alternative pedestrian routes past, through or around the site; 3. provision of parking for workers and materials delivery; 4. risk identification, assessment and identification of mitigation measures; 5. ongoing monitoring, management review and certified updates (as required); and 6. traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. 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: 7. The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); 8. Healthy Land and Water Technical Note: <i>Complying with the SPP - Sediment Management on Construction Sites</i> 9. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and 10. Best Practice Erosion and Sediment Control (International Erosion Control Association). iv. Acid Sulfate Soils Management Plan where ASS are found on site, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). 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>.	
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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 ****