



Our ref: DEV2019/1082/5  
Your ref: WR21/25640

Department of  
**State Development, Infrastructure,  
Local Government and Planning**

10 September 2021

Stockland Development Pty Ltd  
C/- Evolve Planning  
Att: Ms Kate Evans  
11 Staghorn Close  
PALMVIEW QLD 4553

Email: [kate@evolveplanning.net.au](mailto:kate@evolveplanning.net.au)

Dear Kate

**Section 99 Approval - Application to change PDA development application**

**PDA Development Approval for a PDA Development Permit for Material Change of Use - Other Residential over land located at Aura Boulevard and Banya Avenue, Nirimba formally described as Lot 8034 SP318118 (former lots Lot 505 SP303521 and Lot 3 RP910849).**

On 10 September 2021 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website [www.dsdlgp.qld.gov.au/pda-da-applications](http://www.dsdlgp.qld.gov.au/pda-da-applications).

If you require any further information, please contact Andrew McKnight, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7406 or at [Andrew.McKnight@dsdlgp.qld.gov.au](mailto:Andrew.McKnight@dsdlgp.qld.gov.au), who will be pleased to assist.

Yours sincerely

Jeanine Stone  
**Director  
Development Assessment  
Economic Development Queensland**

# PDA Decision Notice – Approval

Site information		
Name of Priority Development Area (PDA)	Caloundra South	
Site address	Banya Avenue & Aura Boulevard, Nirimba	
Lot on plan description	Lot number	Plan description
	8034	SP318118
	Formerly Lot 505 on SP303521 and Lot 3 on RP910849	
PDA development application details		
DEV reference number	DEV2019/1082/5	
'Properly made' date	23/08/2021	
Type of application	<input type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input checked="" type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Description of proposal applied for	<ul style="list-style-type: none"> <li>• Revised Acoustic Controls assessed as part of the Change Application including an updated Noise Impact Assessment Report.</li> <li>• Subsequent updates to locations of lots potentially affected by predicted future rail corridor noise</li> </ul>	
PDA development approval details		
Decision of the MEDQ	<p>The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice</p> <p>The approval is for:</p> <ul style="list-style-type: none"> <li>• PDA Development Approval for a PDA Development Permit for Material Change of Use - Other Residential</li> </ul>	
Original Decision date	08/06/2020	
Change to approval date	Change 1 - 4 February 2021	
Change to approval date	Change 2 - 10 September 2021	
Currency period	6 years from original decision date.	

## Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Aura Land Lease Community Master Plan + Plan of Development, prepared by Urbis (4 pages)	P0013604 being cover page and ROL01 Rev27; POD01 Rev 21; POD02 Rev 25;	12 August 2021, and as amended in red on 8 September 2021
2.	Noise Impact Assessment, prepared by Trinity Consultants Australia Pty Ltd T/A ASK Consulting Engineers	197401.0244.R01V04	11 August 2021, and as amended in red on 8 September 2021
Plans and documents previously approved on 8 June 2020		Number	Date
1.	Engineering Services Report, prepared by Calibre (35 pages)	19-000573	7 May 2020
2.	Aura Generic Lot Layout, prepared by DC8 Studio (8 pages)	STO011 Revision B	24 October 2019
Plans and documents previously approved on 4 February 2021		Number	Date
3.	Aura Land Lease Community Landscape Master Plan, prepared by Urbis (12 pages)	Revision D	May 2020, and as amended in red on 28 January 2021
4.	Thrive: Nirimba – Community Facility, prepared by DC8 Studio	A0000, A0001, A0010, A0011, A1000, A1021, A1040, A1050, A1500, A1600 – A1605, Revision 1	4 September 2020

PDA Development Conditions		
No	Condition	Timing
<b>General</b>		
1.	<b>Carry out the Approved Development – POD</b>  Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to commencement of use and to be maintained
2.	<b>Certification of Operational Works – Water and Sewerage</b>  All operational works for water and sewerage Contributed Assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the WIA.	As required by the WIA
3.	<b>Certification of Operational Works – State and Local Government Infrastructure</b>  All operational works for Contributed Assets subject to the STIA or the LGIA, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the STIA or the LGIA as applicable.	As required by the LGIA or the STIA
4.	<b>Certification of Operational Works – Other</b>  All operational works not subject to the STIA, LGIA or WIA, undertaken in accordance with this approval must comply with all requirements and responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the Certification Procedures Manual
5.	<b>Maintain the Approved Development</b>  Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times
<b>Use</b>		
6.	<b>Other Residential</b>  The applicant must operate the use under the <i>Manufactured Homes (Residential Parks) Act 2003</i> and ensure the manufactured homes are owner occupied by a maximum of 2 patrons, other than short term visitors.	At all times
7.	<b>Community Facilities</b>  The Community Facilities are to be constructed generally in accordance with Thrive: Nirimba – Community Facility, prepared by DC8 Studio.	Within 12 months of the occupation of the first dwelling house within Stage 1
8.	<b>Display Village and Sales Office</b>  The sales office and associated access parking is to be decommissioned and converted to home sites.	Prior to the last home site having finished construction.



	<ul style="list-style-type: none"> <li>i. provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>ii. provision of parking for workers and materials delivery;</li> <li>iii. risk identification, assessment and identification of mitigation measures;</li> <li>iv. ongoing monitoring, management review and certified updates (as required); and</li> <li>v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s).</li> </ul> <p>Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site at all times.</p>	At all times during construction
<b>12.</b>	<p><b>Retaining Walls</b></p> <p>a) Submit to EDQ Development Assessment, DSDILGP detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height.</p> <p>Retaining walls are to be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDMIT.</p> <p>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDILGP certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
<b>13.</b>	<p><b>Filling and Excavation</b></p> <p>a) Submit to EDQ Development Assessment, DSDILGP detailed earthworks plans certified by a RPEQ, generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments”</i>.</p> <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> <li>i. include a geotechnical soils assessment of the site;</li> <li>ii. be consistent with the Erosion and Sediment Control plans as required by condition 30 – Erosion and Sediment Management;</li> <li>iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and</li> </ul>	<p>a) Prior to commencement of site works</p>

	<p>iv. provide full details of any areas where surplus soils are to be stockpiled.</p> <p>v. Earthworks surface levels are required to be in accordance with flood immunity requirements of condition 19 Stormwater Quantity Management and Flooding.</p> <p>b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDILGP certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans submitted under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
<b>14.</b>	<p><b>Car Parking</b></p> <p>a) Provide car parking spaces, delineated and signed generally in accordance with <i>AS2890 – Parking Facilities</i> and the following approved plans:</p> <ol style="list-style-type: none"> <li>Aura Land Lease Community Plan of Development, Reference No. P0013604 POD02 Revision 22, prepared by Urbis and dated 19 May 2020.</li> <li>All PWD spaces not associated with a residential use are required to be available at all times to bona fide visitors to the approved development.</li> </ol> <p>b) Submit to EDQ Development Assessment, DSDILGP certification by a RPEQ demonstrating that the parking facilities have been provided in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use and to be maintained</p> <p>b) Prior to commencement of use</p>
<b>15.</b>	<p><b>Visitor Parking Spaces</b></p> <p>50 indented 'on street' visitor parking spaces are to be provided in the private streets as shown on the PoD.</p>	At the relevant stage of development
<b>16.</b>	<p><b>Emergency Access</b></p> <p>a) The emergency access is to be suitably connected to Aura Boulevard in the interim until the road along the eastern boundary is constructed.</p> <p>The emergency access is to be appropriately signposted to ensure that residents are aware that it is for emergency egress only.</p>	Prior to the occupation of the 100 <sup>th</sup> dwelling
<b>17.</b>	<p><b>Water Connection</b></p> <p>Connect the development to the existing water reticulation network in accordance with Unity Water current adopted standards.</p>	Prior to commencement of use

<b>18.</b>	<b>Sewer Connection</b>  Connect the development to the existing sewer reticulation network in accordance with Unity Water current adopted standards.	Prior to commencement of use
<b>19.</b>	<b>Stormwater Management and Flooding</b>  a) Submit to EDQ Development Assessment, DSDILGP detailed engineering drawings, certified by a RPEQ for the proposed internal stormwater drainage infrastructure. Design the infrastructure and connect the development to a lawful point of discharge in accordance with QUDM, Council standards and the requirements of the following approved stormwater and flood management plans: <ul style="list-style-type: none"> <li>i. Aura Boulevard Open Channel Stormwater Management Plan (Calibre, 2019)</li> <li>ii. Aura Brook Flood Investigation Report (Calibre, 2019)</li> <li>iii. Caloundra South Development: Flood Risk Management Strategy (BMT WBM, 2015);</li> </ul> b) Submit to EDQ Development Assessment, DSDILGP engineering documentation, certified by a RPEQ which demonstrates that the development achieves flood immunity/freeboard in accordance with QUDM, Council standards and the requirements of the relevant approved flood management plans for the Precinct (as listing in Part a).  Documentation is to detail the relevant local and regional 1% AEP flood levels, including drainage channels, Aura Brook and Bells Creek South, and establish the necessary freeboard for infrastructure and building pad levels.  c) Construct the works generally in accordance with the certified plans submitted under part a) and b) of this condition.  d) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works  b) Prior to commencement of use  c) Prior to commencement of use  d) Prior to commencement of use
<b>20.</b>	<b>Outdoor Lighting</b>  Outdoor lighting within the development is to be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained

<b>21. Electricity</b>	Submit to EDQ Development Assessment, DSDILGP either: a) written evidence from an authorised electricity service provider confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or b) written evidence from an authorised electricity service provider confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.	Prior to commencement of site works
<b>22. Telecommunications</b>	Submit to EDQ Development Assessment, DSDILGP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencement of site works
<b>23. Broadband</b>	Submit to EDQ Development Assessment, DSDILGP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Legislation Amendment (Fibre Deployment) Act 2011</i> ) can be provided in accordance with the Communications Alliance G645:2017 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of site works
<b>24. Public Infrastructure – Damage, Repairs and Relocation</b>	Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use
<b>Landscape and Environment</b>		
<b>25. Landscape Works</b>	<p>a) Submit to EDQ Development Assessment, DSDILGP detailed landscape plans, certified by an AILA, for landscape works within the proposed development generally in accordance with the following plans:</p> <p>i. Aura Land Lease Community Landscape Master Plan, prepared by Urbis and dated April 2020 (and as amended).</p> <p>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of building works above ground level</p> <p>b) Prior to commencement of use and to be maintained</p>

<b>26. Fencing</b>	The fencing is to be constructed and maintained by the applicant and in accordance with the approved Boundary Fencing Plan contained within the Aura Land Lease Community Landscape Master Plan, as prepared by Urbis.	Prior to the commencement of use in the relevant stage and to be maintained.
<b>27. Erosion and Sediment Management</b>	<p>a) Submit to EDQ Development Assessment, DSDILGP 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"> <li>i. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and</li> <li>ii. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time).</li> </ul> <p>b) Implement the certified ESCP as submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
<b>28. Refuse Collection</b>	Submit to EDQ Development Assessment, DSDILGP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
<b>29. Future Rail Corridor</b>	A copy of the Acoustic Report prepared by Trinity Consultants Australia Pty Ltd T/A ASK Consulting Engineers (197401.0244.R01V04 dated 11 August 2021, and as amended in red on 8 September 2021) is to be provided to the purchasers of lots marked as 'acoustic impacted lots' on the Plan of Development.	Prior to the purchase of lots.
<b>Infrastructure Charges</b>		
<b>30. Sub-Regional (roads), Municipal and State Charge</b>	<p>In lieu of paying the municipal, state and sub-regional (roads) infrastructure charges, the applicant will provide the infrastructure in accordance with the following conditions of approval:</p> <ul style="list-style-type: none"> <li>• Conditions 17 and 18: Water and Sewage</li> </ul>	In accordance with the IFF & LGIA
<b>31. Sub-Regional (Water and Sewer) Charge</b>	<p>a) In lieu of paying the sub-regional (water and sewer) infrastructure charges, the applicant will: Provide the MEDQ a copy of the Payment Certificate in accordance with clause W24.6 of the WIA;</p> <p>OR</p>	In accordance with the WIA

	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	
<b>32.</b>	<b>Implementation Charge</b>  The applicant must pay to the MEDQ the Implementation Charge calculated in accordance with the IFF and indexed to the date of payment.	In accordance with the IFF

## STANDARD ADVICE

Please note that 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 \*\***