



Our ref: DEV2017/906/92

6 April 2022

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

Stockland Development Pty Ltd
C/- Urbis Pty Ltd
Attn: Ms Sophie Lam / Ms Esther Leung
Level 32, 300 George Street
BRISBANE QLD 4000

Email: slam@urbis.com.au; eleung@urbis.com.au

Dear Sophie and Esther

**Section 99 Approval - Application to change PDA development application
Material Change of Use, Reconfiguring a Lot and Operational Works (1,092 lots,
community centre and non-residential lots, park lots, drainage lots, new road and
advertising devices in accordance with a plan of development) and context plan at
Bellvista Boulevard, Caloundra West and Bells Creek Road, Bells Creek described as
Lot 505 on SP303521, Lot 3 on RP910849 and former Lot 4 on SP308146**

On 6 April 2022 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.dsdilgp.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@dsdilgp.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 PDA	
Site address	Bellvista Boulevard, Caloundra West and Bells Creek Road, Bells Creek	
Lot on plan description	Lot number	Plan description
	505	SP303521
	3	RP910849
	4	SP308146
PDA development application details		
DEV reference number	DEV2017/906	
'Properly made' date	14 February 2022	
Type of application	☐ New development involving: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Change to the Development Permit for a Material Change of Use, Reconfiguring a Lot and Operational Works (1,092 Lots, Community Centre and Non-Residential Lots, Park Lots, Drainage Lots, New Road and Advertising Devices in Accordance with a Plan of Development) and Context Plan	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice. The changes are: • Amendment of definition of site cover, as expressed by the development scheme, in the approval materials to include roof overhangs (i.e. eaves) • Increases to allowable site cover percentages for house typologies (i.e. Villa, Premium Villa, Courtyard and Premium Traditional), plus specific notes / legend details to exclude Neighbourhood 12.2A from this amendment • To coordinate with servicing requirements in Neighbourhood 11.1B, Stage 1115, a revised car parking layout at terrace lots 4861 – 4955; and • Consequential amendments to the POD to reflect the above changes and previous amendments in red
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Original Decision date	4 July 2018
1 st Change to approval date	29 November 2018
2 nd Change to approval date	11 November 2019
3 rd Change to approval date	16 April 2020
4 th Change to approval date	31 July 2020
5 th Change to approval date	9 September 2020
6 th Change to approval date	24 June 2021
7 th Change to approval date	11 November 2021
8 th Change to approval date	6 April 2022
Currency period	20 years from original decision date

Plans and documents

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

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Aura North-Central Locality Precincts 11, 12 and 6 (Part 1)	N/A	3 March 2022 (as amended in red dated 05 April 2022)
2.	Aura North-Central Locality Precincts 11, 12 and 6 (Part 2)	N/A	3 March 2022
Plans and documents previously approved on 24 June 2021		Number (if applicable)	Date (if applicable)
3.	Engineering Services Report, Aura North Central Location Precinct 11 (part) to 12 (part), prepared by Calibre Consulting	17-003001 Revision D	8 March 2021 (as amended in red dated 23 June 2021)

Plans and documents previously approved on 4 July 2018		Number (if applicable)	Date (if applicable)
4.	Traffic Assessment, Aura North Central Location Precinct 11 (part) to 12 (part), prepared by Calibre Consulting	17-003001	10 April 2018
5.	Stormwater Quality Management Plan prepared by DesignFlow	Version 1.0	19 December 2017
Endorsed Context Plan			
6.	Aura Precinct 11 & 12 Site Context Plan	BA4422 C-1 Rev A	18.12.2017
Supporting documentation			
7.	Flood Risk Management Study Technical Memorandum, prepared by BMT WBM.	L.B20047.058.Technical Memo_P10-P12_Drain.docx	1 June 2018
8.	Caloundra South: Updated Flood Risk Management Strategy 2018 Final Report, prepared by BMT WBM	R.B20047.026.08.Flooding.docx	June 2018
9.	Transport Noise Impact Assessment prepared by ASK Consultants	9328R01V01	21 December 2017
10.	Caloundra South Water Quality Management Plan (CSWQMP) prepared by BMT WBM	R B20318 001 08 WQMP_State Proposed Changes_Aug 2016 (2)	15 September 2016
11.	Flood Impact Assessment – Temporary detention basins proposed for Precinct 13	L.B20047.075.0158. TemporaryDetentionBasin_Precinct13Technical Memo_P10-P12_Drain.docx	13 January 2021

PREAMBLE

The information contained in this preamble is provided as advice only. It does not form part of the PDA Development Conditions. It is provided for the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions.

1. STANDARD ADVICE

In order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to the proposal, it is recommended that you seek professional advice.

2. COMPLIANCE ASSESSMENT

Where a condition of this PDA Development Approval requires Compliance Assessment, then Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i. pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third-party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDILGP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DSDILGP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days** – EDQ Development Assessment, DSDILGP assesses the plans/supporting information and:
 - 1. if satisfied with the plans/supporting information as submitted - endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSDILGP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DSDILGP assesses the revised plans/supporting information and:

1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
- vi. if EDQ Development Assessment, DSDILGP is not satisfied that compliance has been achieved within **20 business days** - repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.
- vii. Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DSDILGP endorses relevant plans/supporting information.

ABBREVIATIONS

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

1. **AEP** means Annual Exceedance Probability.
2. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
3. **Certification Procedures Manual (CPM)** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
4. **Compliance Assessment** is the process set out in Section 2 of the preamble.
5. **Contributed Assets** means infrastructure assets created during the operational works construction phase of a development that will become the on-going responsibility of an external authority to own and maintain.
6. **Council** means Sunshine Coast Council.
7. **DSDILGP** means The Department of State Development, Infrastructure, Local Government and Planning
8. **DTMR** means the Department of Transport and Main Roads
9. **EDQ** means Economic Development Queensland.
10. **IFF** means the *Economic Development Queensland Infrastructure Funding Framework (July 2018)* as amended or replaced from time to time.
11. **LGIA** means the *Caloundra South Priority Development Area Infrastructure Agreement (Local Government Infrastructure)*
12. **MEDQ** means The Minister of Economic Development Queensland.
13. **PDA** means Priority Development Area.

14. **Plan of Development (PoD)** is the Aura North-Central Locality Precincts 11, 12 and 6 (Parts) – Plan of Development.
15. **RPEQ** means Registered Professional Engineer of Queensland.
16. **STIA** means the *Caloundra South State Transport Infrastructure Agreement*.
17. **WIA** means the *Caloundra South Infrastructure Agreement (Water and Wastewater Infrastructure)*.
18. **Approved Aura Regional Flood Model** – approved version at the time of submission of materials required by the conditions of approval, including Compliance Assessment submission, unless otherwise agreed by MEDQ .

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents, the STIA, LGIA and WIA.	Prior to survey plan endorsement for the relevant stage
2.	Certification of Operational Works – Water and Sewerage All operational works for water and sewerage Contributed Assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the WIA.	As required by the WIA
3.	Certification of Operational Works – State and Local Government Infrastructure All operational works for Contributed Assets subject to the STIA or the LGIA, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the STIA or the LGIA as applicable.	As required by the LGIA or the STIA
4.	Certification of Operational Works – Other All operational works for Contributed Assets not subject to the STIA, LGIA or WIA, undertaken in accordance with this approval must comply with all requirements and responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the Certification Procedures Manual
5.	Street Naming Submit to EDQ Development Assessment, DSDILGP a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
6.	Entry Walls or Features The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ Development Assessment, DSDILGP.	As indicated

	iii. planning including risk identification and assessment, staging, etc.; iv. ongoing monitoring, management review and certified updates (as required); and 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). b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	b) At all times during construction
11.	Engineering Services Report a) Submit to EDQ Development Assessment, DSDILGP an addendum to the Engineering Services Report, certified by an RPEQ, generally in accordance with the Engineering Services Report, Aura North Central Location Precinct 11 (part) to 12 (part), prepared by Calibre Consulting, 17-003001 Revision D, 8 March 2021 (as amended in red dated 23 June 2021). The addendum shall include: i. An updated Bulk Earthworks Strategy reflecting required amendments to the Adopted Standards and Design Principles to comply with the Caloundra South: Updated Flood Risk Management Strategy 2018 Final Report (R.B20047.026.08.Flooding.docx) and revised flood mitigation in supporting documentation, being the revised Flood Impact Assessment – Temporary Detention Basin report endorsed by Condition 24. ii. An updated Appendix A – Development Layout iii. An updated Appendix B – Engineering Drawings; and iv. Any consequential plan amendments required under part i to iii of this condition. b) Undertake the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works in Precincts 12.1, 12.2a and 12.2b b) At all times
12.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDILGP detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i> and the conceptual bulk earthworks plans in the approved Engineering Services Report, The certified earthworks plans shall: i. For precincts 12.1, 12.2a and 12.2b be generally in accordance with the addendum to the Engineering Services Report required by Condition 11; ii. include a geotechnical soils assessment of the site; iii. be consistent with the Erosion and Sediment Control plans;	a) Prior to commencement of site works for the relevant stage

	iv. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and v. provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDILGP certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to survey plan endorsement for relevant stage c) Prior to survey plan endorsement for the relevant stage
13.	Retaining Walls a) Submit to EDQ Development Assessment, DSDILGP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDILGP. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDILGP certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
14.	Roads – Internal a) Submit to EDQ Development Assessment, DSDILGP engineering design/construction drawings, certified by a RPEQ, for internal roads, including parking bays, intersections, roundabouts, crossing points, bus bays, traffic devices, cycle lanes, two cycle tracks, off-road shared paths and pedestrian footpaths generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C</i> and the approved POD. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDILGP ‘as-constructed’ drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.	a) Prior to commencement of work for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage

15.	Compliance Assessment – Roads – East-West Sub-arterial a) Submit to EDQ Development Assessment, DSDILGP, for compliance assessment engineering design drawings, certified by a RPEQ, for the above road generally in accordance with the <i>LGIA Infrastructure Network 5</i> and the approved POD b) Submit to EDQ Development Assessment, DSDILGP detailed engineering design/ construction drawings certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans as required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDILGP ‘as–constructed’ drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.	a) Prior to commencement of work for the relevant stage b) Prior to commencement of work for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
16.	Compliance Assessment – Roads – Green Street a) Submit to EDQ Development Assessment, DSDILGP for compliance assessment 85% engineering design drawings, certified by a RPEQ, for the road section fronting Community Centre Lot 8047 and Drainage Lot 9072 generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C</i>, the approved POD and addressing the following: • Consideration of the access arrangement for the Community lot (Lot 8047) and District Sports Park (Lot 9071) • Assessment of the safety for the above access and requirement for turning lanes or access restrictions (i.e. left in /left out) and necessary line-marking or signage. • Design of the road to an interim arrangement that allows staged amendment to integrate with ultimate requirements per Condition 17. b) Submit to EDQ Development Assessment, DSDILGP detailed engineering design/ construction drawings certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans as required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDILGP ‘as–constructed’ drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.	a) Prior to commencement of work for the relevant stage b) Prior to commencement of work for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage

17.	Compliance Assessment – Roads – Green Street– Lot 8047 and Lot 9072 Frontage Road (Ultimate) a) Submit to EDQ Development Assessment, DSDILGP for compliance assessment 85% engineering design drawings, certified by a RPEQ, for the above road generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C</i>, the approved POD and addressing the following: • Demonstration of integration of the subject road design and access points to the Community lot (Lot 8047) and District Sports Park (Lot 9071) with the road design west of Lot 8047 through to the intersection with the North-South Trunk Connector. • Assessment of the interaction of the Lot 8047 and Lot 9071 access with the adjacent signalised intersection to the Caloundra South Central School, including interactions with turning lanes and queue lengths, supported by appropriate traffic modelling and the review of appropriate safety criteria. • Assessment of requirements for turning lanes for Lot 8047 and Lot 9071, augmentation of the road network, designation of any access movement restrictions and any necessary line-marking, signage, median treatments or road reserve width amendments. b) Submit to EDQ Development Assessment, DSDILGP detailed engineering design/ construction drawings certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans as required under part b) of this condition, including any alterations required of interim works constructed per Condition 15. d) Submit to EDQ Development Assessment, DSDILGP ‘as–constructed’ drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.	a) Prior to survey plan endorsement for Lot 9072 and 8047 b) Prior to survey plan endorsement for Lot 9072 and 8047 and prior to construction of any ultimate road works c) Prior to survey plan endorsement for the road reserve and the commencement of the use of the school d) Prior to survey plan endorsement for the road reserve and the commencement of the use of the school
18.	Compliance Assessment – Roads – East-West Sub-Arterial 2 / North-South Connector Intersection a) Submit to EDQ Development Assessment, DSDILGP, for compliance assessment engineering design drawings, certified by a RPEQ, for the above road generally in accordance with the <i>LGIA Infrastructure Network 5</i> and the approved POD b) Submit to EDQ Development Assessment, DSDILGP a Technical Memorandum, certified by an RPEQ, verifying that	a) Prior to commencement of work for the relevant stage b) Prior to commencement of

	the intersection design reflects the requirements of the updated development layout (Aura North-Central Locality Precincts 11, 12 and 6 (Parts 1 and 2) dated March 2022 (as Amended in Red) and is generally in accordance with the LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C. c) Submit to EDQ Development Assessment, DSDILGP detailed engineering design/ construction drawings certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition. d) Construct the works generally in accordance with the certified plans as required under part b) of this condition. e) Submit to EDQ Development Assessment, DSDILGP ‘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.	work for the relevant stage 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
19.	Water and Sewer – Final Precinct Network Plan Submit to EDQ Development Assessment, DSDILGP a Water and Sewer Final Precinct Network Plan, approved by Unitywater. The Water and Sewer final precinct network plan must identify any high-risk Infrastructure (as defined in Schedule 8 of the WIA). Low-risk infrastructure is all other infrastructure.	Prior to the commencement of works for the first stage
20.	Water and Sewer – High-Risk Infrastructure a) Submit to EDQ Development Assessment, DSDILGP detailed water and sewer reticulation design plans approved by Unitywater for any water and sewer infrastructure identified as ‘high-risk infrastructure’ in the Final Precinct Network Plan referred to in Condition 19 approved by Unitywater. b) Construct the works generally in accordance with the approved plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDILGP 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
21.	Water and Sewer – Low-Risk Infrastructure a) Submit to EDQ Development Assessment, DSDILGP detailed water and sewer reticulation design plans certified by a RPEQ for the water and sewer infrastructure identified as ‘Low-Risk Infrastructure’ in the final precinct network plan approved by Unitywater referred to in Condition 19.	a) Prior to commencement of works for the relevant stage

	b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDILGP certified by a RPEQ 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Unitywater's current adopted standards.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
22.	Compliance Assessment – Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DSDILGP for compliance assessment 85% design drawings for the proposed 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 <i>LGIA Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards</i>. b) Submit to EDQ Development Assessment, DSDILGP detailed engineering/landscape plans, certified by a RPEQ/AILA, for the proposed stormwater treatment devices generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDILGP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.	a) Prior to commencement of works for the relevant stage b) Prior to commencement of works for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
23.	Stormwater Management (Quantity) a) Submit to EDQ Development Assessment, DSDILGP detailed engineering plans for the proposed stormwater underground reticulation network (including street bio pods), certified by a RPEQ, generally in accordance with the <i>LGIA Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards</i>, the updated Engineering Services Report required by condition 11, and the approved POD. 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) Construct the works in accordance with the endorsed plans as required under part b) of this condition. c) Submit to EDQ Development Assessment, DSDILGP 'as constructed' plans including an asset register and test	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

	results, certified by a RPEQ, in a format acceptable to the Council.	
24.	Compliance Assessment – Stormwater Management – Temporary Detention Basin a) Submit to EDQ Development Assessment, DSDILGP for compliance assessment a technical memorandum prepared by an RPEQ, which is an addendum to the BMT memorandum “Modelling of Diversion Channel From Bell's Creek North to Bells Creek South” (L.B20047.058.Technical Memo_P10-P12_Drain.docx dated 1 June 2018), that shows the approved lot layout and defines the extent of earthworks which forms the <i>Temporary Detention Basin Trigger Area</i> within the development footprint. b) Submit to EDQ Development Assessment, DSDILGP for compliance assessment a revised Flood Impact Assessment – Temporary Detention Basins Proposed for Precinct 13, dated 13 January 2021 prepared by BMT WBM, prepared by an RPEQ. The revised report must address the following: i. No worsening to any external land compared to the Caloundra South: Updated Flood Risk Management Strategy 2018 Final Report, prepared by BMT WBM, dated June 2018, or as otherwise agreed in writing by the land owner or relevant authority (including but not limited to DTMR or Council). ii. No worsening to approved internal stages. iii. Modelling based upon an approved version of the Aura Regional Flood Model iv. Climate change provisions for basin sizing includes rainfall intensity increase in accordance with the assumptions made in the Caloundra South: Updated Flood Risk Management Strategy 2018 Final Report, prepared by BMT WMD, dated June 2018 to provide internal lot immunity v. Submit 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 c) Submit to EDQ Development Assessment, DSDILGP for compliance assessment detailed engineering plans generally in accordance with Part a). d) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. e) Submit to EDQ Development Assessment, DSDILGP for compliance assessment a maintenance and decommissioning strategy certified by a RPEQ for the	a) Prior to commencement of bulk earthworks in Precincts 12.1, 12.2a and 12.2b b) Prior to commencement of bulk earthworks in Precincts 12.1, 12.2a and 12.2b, or as endorsed by Part a) c) Prior to commencement of bulk earthworks in Precincts 12.1, 12.2a and 12.2b, or as endorsed by Part a) d) Prior to plan sealing e) Prior to plan sealing

	temporary detention basin generally in accordance with Part a). The maintenance and decommissioning strategy must include the following: i. Ongoing maintenance of the temporary detention basin ii. As an interim solution, identify a process to remove or reconfigure the temporary detention basin when the permanent Western Detention Basin solution identified in Condition 25 is provided. This must also include the decommissioning and rehabilitation of the site f) Maintain the basin generally in accordance with the endorsed maintenance and decommissioning strategy required under part d) of this condition. g) Decommission the Temporary Detention Basin generally in accordance with the endorsed maintenance and decommissioning strategy required under part e) of this condition. Advice Notes: i. <i>The ownership of the temporary detention basin must be retained by the landowner until the permanent solution identified in Condition 25 is determined.</i> ii. <i>Decommissioning of the Temporary Detention Basin will require further approvals.</i>	f) Until the Western Detention Basin is constructed, in accordance with the trigger identified by Condition 25. g) Following the construction of the Western Detention Basin, in accordance with the trigger identified by Condition 25.
25.	Compliance Assessment – Stormwater Management – Western Detention Basin Submit to EDQ Development Assessment, DSDILGP for compliance assessment a Technical Memo certified by a RPEQ which establishes a trigger point for the delivery of the Western Detention Basin, based upon the Caloundra South: Updated Flood Risk Management Strategy 2018 Final Report (R.B20047.026.08.Flooding.docx)	Prior to plan sealing of the first lot within Precinct 12
26.	Stormwater – State Transport Infrastructure 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. 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 to the Bruce Highway and future rail corridor; or	At all times.

	b) Where the compliance assessment application submitted under part a) of this condition is for a District Recreation Park (Linear), District Sports Park or Neighbourhood Sports Park, provide a copy of this application to Sunshine Coast Council. c) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. d) Submit to EDQ Development Assessment, DSDILGP, 'As Constructed' plans and asset register certified by an AILA in a format acceptable to Council.	b) Within 5 business days of lodging the application with EDQ c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
35.	Acid Sulfate Soils Management Plan (ASSMP) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDILGP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i> and be certified by a suitably qualified professional. b) Excavate, remove and/or treat onsite all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of or during site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage
36.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, 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 conceptual erosion and sediment control plans shown in the approved Engineering Services Report, and the following guidelines: i. The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii. Healthy Land and Water Technical Note: <i>Complying with the SPP - Sediment Management on Construction Sites</i> iii. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and iv. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement and monitor the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works for each stage b) At all times during construction

37.	Acoustic Treatment – Noise Barriers a) Submit to EDQ Development Assessment, DSDILGP detailed engineering plans, certified by a RPEQ, for the noise barriers generally in accordance with <i>PDA Engineering Guideline No. 13 – Acoustic treatments</i> and the Transport Noise Impact Assessment dated 21/12/2017 prepared by ASK Acoustic & Air Quality and the approved POD. b) Construct the noise barrier(s) generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDILGP ‘as-constructed’ plans and an asset register, certified by a RPEQ, of the barrier(s).	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
38.	Water Quality Monitoring – Bells Creek North and South Submit to EDQ Development Assessment, DSDILGP pre-, during and post-construction water quality monitoring data for surface stormwater and groundwater in Bells Creek North and South catchments generally in accordance with the updated Caloundra South Water Quality Management Plan (CSWQMP) prepared by BMT WBM endorsed on 15/09/16.	As per the CSWQMP
39.	Compliance Assessment - Environment Protection Zone Rehabilitation a) Submit to EDQ Development Assessment, DSDILGP for compliance assessment a detailed Environmental Rehabilitation Plan certified by a suitably qualified environmental scientist/engineer for rehabilitation works within Lot 9073 in accordance with the LGIA. b) Commence construction of the works generally in accordance with the endorsed Environmental Rehabilitation Plan required by part a) of this condition. c) Submit to EDQ Development Assessment DSDILGP, evidence from a suitably qualified environmental scientist/engineer that the works have been inspected and completed generally in accordance with parts a) and b) of this condition.	a) Prior to commencement of works for the first stage b) Within one year of the registration of the first Plan of Subdivision c) In accordance with the LGIA
Surveying, land dedication and easements		
40.	Small lot development easements for lots ≤300m² For standard format lot sub-divisions where a lot is 300m ² or less and the lot adjoins another lot 300m ² or less and the proposed construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i> (LTA) to permit the application and registration of high density development easements, provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights for 1	At or prior to survey plan endorsement

	or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage*; or provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist). *High-density development easements created under Part 6 Division 4AA of the <i>Land Title Act 1994</i> are not required to be identified on a plan of survey.	
41.	Small lot development easements for lots >300m² If a lot is more than 300m² and adjoins another lot irrespective of the size of the adjoining lot and the construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i>, provide reciprocal easements in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist).	At or prior to survey plan endorsement
42.	Land Transfer Demonstrate to EDQ Development Assessment, DSDILGP that all land to be transferred in fee simple is not registered on either the Environmental Management Register or the Contaminated Land Register.	Prior to survey plan endorsement for the relevant stage
43.	Land Transfer - Drainage Purposes Transfer, in fee simple, to Council as trustee, land identified for drainage purposes on the approved ROL plans.	In accordance with the LGIA
44.	Land Transfer - Park and Open Space Transfer, in fee simple, to Council as trustee, land identified for park and open space purposes on the approved ROL plans.	In accordance with the LGIA
45.	Land Transfer - Conservation Transfer, in fee simple, to Council as trustee Lot 9073 for conservation purposes.	In accordance with the LGIA
46.	Serviced Land Transfer - Community Transfer in fee simple, serviced land to Council as trustee Lots 8045, 8046 and 8047 for community purposes.	At survey plan registration for the relevant stage
47.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement for the relevant stage

Infrastructure Charges		
48.	Sub-Regional (roads), Municipal and State Charge In lieu of paying the municipal, state and sub-regional (roads) infrastructure charges, the applicant will provide the infrastructure in accordance with the following conditions of approval: • Conditions 14 -18: Movement Network; • Conditions 19-21: Water and Sewage; • Conditions 44: Park and Open Space; and • Conditions 46: Community.	As required by the relevant condition
49.	Sub-Regional (water and sewer) Charge In lieu of paying the sub-regional (water and sewer) infrastructure charges, the applicant will: a) Provide the MEDQ a copy of the Payment Certificate in accordance with clause W24.6 of the WIA. OR b) If the WIA is no longer in effect, the applicant must pay to the MEDQ the relevant charges calculated in accordance with the IFF and indexed to the date of payment.	a) Prior to the endorsement of a plan of subdivision b) As required by the IFF
50.	Implementation Charge The applicant must pay to the MEDQ the Implementation Charge calculated in accordance with the IFF and indexed to the date of payment. <i>Advisory Note: The MEDQ is prepared to accept the lodgement of bonds to cover the infrastructure charges calculated in accordance with the above.</i>	As required by the IFF & LGIA
General – Plan of Development		
51.	Carry out the approved development – POD Carry out the approved development generally in accordance with the approved Plan of Development. - the approved Aura North-Central Locality Precincts 11, 12 and 6 Plan of Development (Parts 1 and 2), dated March 2022 (as Amended in Red) and prepared by Urbis; and - any documentation endorsed via Compliance Assessment as required by these conditions	Prior to commencement of use and to be maintained
52.	Plans/supporting information – POD a) Submit to EDQ Development Assessment, DSDILGP for compliance assessment plans/supporting information for the compliance assessable uses listed in the approved Plan of Development against the approved Aura North-Central Locality Precincts 11, 12 and 6 (parts) Plan of Development (Parts 1 and 2), dated March 2022 (as Amended in Red) and prepared by Urbis.	Prior to commencement of Building Works

Infrastructure Charges

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| | <p>b) The documentation submitted under part a) of this condition is to detail and/or include the following where applicable:</p> <ol style="list-style-type: none"> i. site location ii. lot size and configuration; iii. plans for each building (site plan, floor plans, elevations, sections, roof plans, external building materials and finishes, private and semi-private open space etc.); iv. building height, gross floor area and site cover, number of dwelling units and bedrooms; v. interface with adjoining land uses; vi. on-site access, bicycle and vehicle parking and servicing arrangements (waste collection points, wash-down bays, waste bin capacity, electric vehicle recharging stations etc.); vii. short duration pick up/drop off areas (taxi/ride share/school drop off); viii. entry and exit points for vehicles, pedestrians and/or cyclists; ix. public realm and landscape plans; x. specialist assessment reports as required that may include traffic, civil engineering, geotechnical, flooding, acoustics and air quality. <p>c) Following EDQ endorsement of the compliance assessment for part (a) above, the following specialist technical reports are to be submitted to EDQ Development Assessment, DSDILGP, through the CPM process;</p> <ol style="list-style-type: none"> i. Site Based Construction Management Plan prepared by the principal site contractor that manages the following: <ol style="list-style-type: none"> 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; | |
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Infrastructure Charges

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| | <ol style="list-style-type: none"> 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 17. any out of hours work as endorsed via Compliance Assessment. <p>ii. Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification which addresses the following:</p> <ol style="list-style-type: none"> 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. <p>iii. Earthworks and Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines:</p> <ol style="list-style-type: none"> 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). <p>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</i></p> | |
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Infrastructure Charges		
	<i>Management Guidelines v4.0 2014 (as amended from time to time).</i> v. Stormwater Quality Management Plan certified by a RPEQ/AILA generally in accordance with the approved Stormwater Quality Management Plan and the <i>LGIA Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards</i>	

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 ****