



Our ref: DEV2013/469/84

10 October 2022

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

Stockland Development Pty Ltd
C/- Urbis Pty Ltd
Att: Ms Sirena Kwok
Level 32, 300 George Street
BRISBANE QLD 4000

Email: skwok@urbis.com.au

Dear Ms Kwok

Section 99 Approval – Application to Change PDA Development Application
**Reconfiguring A Lot with Plan of Development and Context Plan at Bellvista Boulevard,
Caloundra West and Bells Creek Road, Bells Creek Described as Lot 505 on SP303521,
Lot 4 on SP308146 and Lot 3 on RP910849**

On 10 October 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 Mrs Jennifer Davison, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7127 or at Jennifer.davison@dsdilgp.qld.gov.au, who will 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 Bells Creek Road, Bells Creek	
Lot on plan description	Lot number	Plan description
	505	SP303521
	4	SP308146
	3	RP910849
PDA development application details		
DEV reference number	DEV2013/469	
'Properly made' date	25 February 2022	
Type of application	<input type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Description of proposal applied for	Change to approval to Reconfiguring a Lot with Plan of Development and 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.	
Original Decision date	9 November 2016	
1 st change to approval date	12 December 2017	
2 nd change to approval date	1 June 2018	
3 rd change to approval date	20 December 2018	
4 th change to approval date	28 October 2019	
5 th change to approval date	8 June 2020	
6 th change to approval date	3 August 2020	
7 th change to approval date	22 October 2020	
8 th change to approval date	1 November 2021	
9 th change to approval date	10 October 2022	
Currency period	36 years from the 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 Town Centre Plan of Development Prepared by Urbis for Stockland	N/A	September 2022 and marked up in red on 23/9/2022
2.	Aura Town Centre Traffic Modelling Refresh, Prepared by PWC on behalf of Stockland		3 August 2022
Supporting Documents Referenced		Number	Date
3.	Overall Service Layout Plan Response to EDQ Further Issues, prepared by Cardno	510362-01-CI-STORMWATER	18 October 2021
4.	Aura Town Centre Bus Movement Strategy Update Technical Memorandum, prepared by Cardno/Stantec	5103-62	13 May 2022
5.	Aura The Splash of Colour – People’s Place Sunshine Coast Councillors Presentation, prepared by Cusp Landscape Architecture and Urban Design and ARM Architecture	Issue A	25 November 2021
Plans and documents previously approved on 1 June 2018		Number	Date
6.	Addendum to the Transport Noise Impact Assessment prepared by ASK Acoustic and Air Quality	8342R05V02	12 February 2018
Plans and documents previously approved on 9 November 2017		Number	Date
7.	Transport Noise Impact Assessment prepared by Ask Acoustic and Air Quality		May 2016 and August 2016
8.	Caloundra South Town Centre Visum Modelling Report prepared by MWH		April 2016
9.	Caloundra South Development Flood Risk Management Strategy prepared by BMT WBM.		October 2015
10.	Caloundra South Development Flood Risk Management Strategy Technical Memorandum – Aura Town Centre revised Flood Modelling prepared by BMT WBM		June 2016
11.	Stormwater Quality Management Plan prepared by DesignFlow		June 2016
Endorsed Context Plan		Number	Date
12.	Caloundra South Town Centre Context Plan Area Strategy 4 prepared by Hassell		May 2016
Supporting Plans and Documents		Number	Date
13.	Civil Engineering Services Report Reconfiguration of a Lot Application prepared by Calibre Consulting		26 May 2016

14.	Caloundra South: Application 4 Transport Impact Assessment Version 4 prepared by MWH		June 2016
15.	Caloundra South Commercial Centre Stormwater Management Plan – Final Report prepared by BMT WBM		September 2015
16.	Aura City of Colour landscape and street typologies prepared by Urbis		May 2016
17.	Caloundra Downs Baseline Monitoring Program Final Report prepared by BMT WBM		October 2011
18.	Identification of Bus Stop Locations & Infrastructure Caloundra South – Application 4 Area Rev D prepared by MWH		October 2015
19.	Aura Town Centre Flood Impact Assessment – Planning Policy Mapping Overlays prepared by BMT - WBM		October 2016
20.	Updated Caloundra South Water Quality Management Plan (CSWQMP) prepared by BMT WBM		15 September 2016
21.	Aura Town Centre EDQ Report 27.11.2020		27.11.2020
22.	Aura Town Centre East-West Link Pedestrian Crossing Response to EDQ Further Clarifications, prepared by SLR	A00.01406-L02-v1.1	11 October 2021
23.	Aura City Centre EDQ Response Report (Street Typologies Package) 17.09.2021, prepared by Plus Architecture		17 September 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. WORKS EXTERNAL TO THE PDA

If a condition of this PDA development approval requires works external to the PDA that development may be subject to the Sustainable Planning Act 2009 (SPA) and may require approval under the SPA. This position may be affected if the works constitute PDA-associated development as defined in the *Economic Development Act 2012*:

a) Definition of PDA-associated development

“PDA-associated development, for a priority development area, means development that is:

- (a) *declared to be PDA-associated development for the area under section 40C(1);*
or

(b) *identified as PDA-associated development for the area in the relevant development instrument for the area.*"

(see schedule 1 of the *Economic Development Act 2012*)

- b) Development external to the PDA that is not PDA-associated development
Where a condition of a PDA Development Approval states that works external to the PDA are required as a result of the proposed development and:
- i. the works are not identified as PDA-associated development in the relevant development instrument; and
 - ii. the works are not exempt development under the *Sustainable Planning Act 2009 (SPA)*; then
 - iii. there are two options to obtain approval to undertake work outside the PDA:
 1. **Declaration** of PDA-associated development by the MEDQ, by the process detailed in sections 40B and 40C of the *Economic Development Act 2012*; or
 2. **Development Approval** under the *Sustainable Planning Act 2009* through the relevant local government authority or planning body.

3. 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 DA or TS is required prior to any work commencing pursuant to that condition.
- 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. If required the applicant liaises with EDQ DA or TS 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 DA or TS 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 DA or TS **within 20 business days** from the date of the notice.

- v. **within 20 business days** – EDQ DA or TS 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 DA or TS 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 DA or TS endorses the relevant plans/supporting information.

ABBREVIATIONS / DEFINITIONS

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

1. **AEP** means Annual Exceedance Probability
2. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects
3. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time)
4. **Compliance Assessment** is the process set out in Section 3 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. **DEHP** means the Department of Environment and Heritage Protection
8. **DSDILGP** means The Department of State Development, Infrastructure, Local Government and Planning
9. **EDQ** means Economic Development Queensland
10. **EPZ** means Environmental Protection Zone as defined within the Caloundra South Urban Development Area Development Scheme
11. **LGIA** means Caloundra South Local Government Infrastructure Agreement
12. **MEDQ** means The Minister for Economic Development Queensland.
13. **PDA** means Priority Development Area under the *Economic Development Act 2012*
14. **Plan of Development** is the Aura Town Centre Plan of Development prepared by Urbis dated October 2021

15. **PoD** means Plan of Development
16. **MUSIC** means a proprietary software package for predicting the performance of stormwater quality management systems
17. **PDA** means Priority Development Area
18. **ROL** means Reconfiguration of a Lot
19. **RPEQ** means Registered Professional Engineer of Queensland
20. **STIA** means the Caloundra South State Transport Infrastructure Agreement

PDA Development Conditions – Reconfiguring a Lot		
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 and LGIA and any other executed Infrastructure Agreement.	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 the requirements of a Unitywater Connection Approval and fulfil all requirements and responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
4.	Certification of Operational Works – Other All operational works for Contributed Assets other than water and sewerage, 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, the STIA or the <i>Certification Procedures Manual</i>
5.	Street Naming Submit to EDQ TS 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 TS.	Ongoing
7.	Staging for Reconfiguration a) The stages of the reconfiguration must be generally in accordance with the indicative staging plan (Appendix C) of the approved PoD.	Prior to survey plan endorsement for each stage

	<p>However, the stages indicated on the indicative staging plan do not need to be delivered sequentially unless required for infrastructure delivery purposes.</p> <p>b) Unless otherwise approved in writing by EDQ TS each stage must be independently serviced by roads, water, sewer, stormwater, and any other relevant utilities.</p>	
8.	<p>Advertising Devices</p> <p>Design and install advertising devices generally in accordance with the approved PoD.</p>	Ongoing
9.	<p>Precinct Boundaries</p> <p>The applicant is to seek an amendment to the Master Plan Approval DEV2011/200 to align the precinct boundaries to ensure they are consistent with this approval.</p>	Prior to 30 June 2020
Engineering		
10.	<p>Construction Management Plan</p> <p>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:</p> <ol style="list-style-type: none"> 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; iv) complaints procedures; v) site management: <ol style="list-style-type: none"> 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; 	<p>a) Prior to commencing work for the relevant stage.</p>

	<p>11. for the provision of safe and functional emergency exit routes; and</p> <p>12. any out of hours work as endorsed via Compliance Assessment.</p> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>b) During construction</p> <p>c) During construction</p>
11.	<p>Out of Hours of Work – Construction</p> <p>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.</p>	<p>During construction unless otherwise endorsed.</p>
12.	<p>Out of Hours Work – Compliance Assessment</p> <p>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.</p>	<p>Minimum of 10 business days prior to proposed out of hours work commencement date.</p>
13.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ TS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification or higher.</p> <p>The TMP must include the following:</p> <ol style="list-style-type: none"> i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction work hours; etc.; iii. ongoing monitoring, management review and updates certified by a person holding a current Traffic Management Design qualification or higher; iv. traffic control plans and/or traffic control diagrams, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). <p>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.</p>	<p>a) Prior to commencement of site works for the relevant stage</p> <p>b) At all times during construction</p>

<p>14.</p>	<p>Retaining Walls</p> <p>a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height.</p> <p>Retaining walls shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ TS.</p> <p>b) 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 required under part a) of this condition.</p>	<p>a) Prior to commencement of site works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>
<p>15.</p>	<p>Filling and Excavation</p> <p>a) Submit to EDQ TS detailed earthworks plans, certified by a RPEQ, generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments</i> and the Conceptual Bulk Earthworks Plans (Sheets 1 -10) Dwg Nos. B12201-DA48 to DA 58 dated 07/08/13 in the Civil Engineering Services Report Reconfiguration of a Lot Application dated 26/05/16 prepared by Calibre Consulting.</p> <p>The certified earthworks plans shall:</p> <ol style="list-style-type: none"> i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv. provide full details of any areas where surplus soils are to be stockpiled. <p>b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ TS certification from a RPEQ that all earthworks have been carried out generally accordance with the certified plans required under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>a) Prior to commencement of site works for the first stage</p> <p>b) Prior to survey plan endorsement for relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
<p>16.</p>	<p>Micro-simulation Traffic Model</p> <p>a) Submit to EDQ TS for Compliance Assessment a micro-simulation traffic model and associated reports based upon the approved Caloundra South Town Centre Visum Modelling Report prepared by MWH dated April 2016 and in accordance with approved PoD (October 2021 and amended in red) that demonstrates the appropriate sizing for intersections.</p> <p>b) Provide intersection sizings in accordance with the endorsed micro-simulation model required under part a).</p>	<p>a) Prior to compliance endorsement of the intersections within any Town Centre Precincts (North, Mid and South)</p> <p>b) As indicated</p>

<p>17.</p>	<p>Roads – Internal</p> <p>a) Submit to EDQ TS engineering design/construction drawings, certified by a RPEQ, for internal roads, including parking bays, intersections, bus bays, traffic devices, cycle lanes, two cycle tracks, off-road shared paths and pedestrian footpaths generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C</i> and the approved PoD.</p> <p>b) Submit to EDQ TS engineering design/ construction drawings certified by a RPEQ, generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans as required under part b) of this condition.</p> <p>d) Submit to EDQ 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.</p>	<p>a) Prior to commencement of work for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>
<p>18.</p>	<p>Bells Creek Arterial</p> <p>a) Deliver the section(s) of Bells Creek Arterial required to service the Town Centre in accordance with the STIA.</p> <p>b) Submit to EDQ TS ‘post-construction documentation in accordance with the STIA.</p>	<p>a) In accordance with the STIA</p> <p>b) Prior to acceptance ‘on-maintenance’</p>
<p>19.</p>	<p>Compliance Assessment – Roads – Sub-arterial 1 (North-South)</p> <p>a) Submit to EDQ TS for Compliance Assessment detailed concept Phase 1 (interim) and Phase 2 (ultimate) plans including road profile, road layout, bridge, two-way separated cycle track, shared paths, bus bays and intersections for Sub-arterial 1 as described in the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure</i> generally in accordance with <i>Part C – Infrastructure Standards</i> and the approved PoD.</p> <p>b) Submit to EDQ Development Assessment DSDILGP Phase 1 interim) engineering design/construction drawings, certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans as required under part b) of this condition.</p> <p>d) Submit to EDQ TS Phase 1 ‘as-constructed’ drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.</p>	<p>a) Prior to commencement of works for the relevant stage</p> <p>b) Prior to commencement of works for the relevant stage.</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>

20.	<p>Compliance Assessment – Roads – Sub-arterial 2 (East - West)</p> <p>a) Submit to EDQ TS for Compliance Assessment detailed concept Phase 1 (interim) and Phase 2 (ultimate) plans including road profile, road layout, two-way separated cycle track, shared paths, bus bays and intersections for Sub-arterial 2 as described in the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure</i> generally in accordance with <i>Part C – Infrastructure Standards</i> and the approved PoD.</p> <p>b) Submit to EDQ TS Phase 1 (interim) engineering design/construction drawings, certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans as required under part b) of this condition.</p> <p>d) Submit to EDQ 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.</p>	<p>a) Prior to commencement of works for the relevant stage</p> <p>b) Prior to commencement of works for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>
21.	<p>Compliance Assessment – Roads – Centre Connector 1, 2, Transit Esplanade and One Way Roads</p> <p>a) Submit to EDQ TS for Compliance Assessment detailed concept plans including road profile, road layout, cycle tracks, shared paths, bus bays and intersections as described in the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure</i> generally in accordance with <i>Part C – Infrastructure Standards</i> and the approved PoD.</p> <p>b) Submit to EDQ TS engineering design/construction drawings, certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans as required under part b) of this condition.</p> <p>d) Submit to EDQ 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.</p>	<p>a) Prior to commencement of works for the relevant stage</p> <p>b) Prior to commencement of works for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>
22.	<p>Compliance Assessment – Roads – Seamless Connection</p> <p>a) Submit to EDQ TS for Compliance Assessment detailed concept plans for the Seamless Connection as shown in the PoD.</p>	<p>a) Prior to commencement of works for the relevant stage</p>

	<p>b) Submit to EDQ TS engineering design/construction drawings, certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans as required under part b) of this condition.</p> <p>d) Submit to EDQ 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.</p>	<p>b) Prior to commencement of works for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement for the relevant stage</p>
23.	<p>Compliance Assessment – Private Roads</p> <p>a) Submit to EDQ TS for Compliance Assessment detailed concept layout plans for all private roads as shown in Precinct 8.1 and 8.2 in the approved PoD, Aura City Centre EDQ Response Report (Street Typologies Package) 17.09.2021, prepared by Plus Architecture (as relevant) and Australian Standard AS2890 Series.</p> <p>b) Submit to EDQ TS engineering design/construction drawings, certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans as required under part b) of this condition.</p>	<p>a) Prior to commencement of works for the relevant stage</p> <p>b) Prior to commencement of works for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
24.	<p>Compliance Assessment – Service Road</p> <p>a) Submit to EDQ TS for Compliance Assessment detailed concept layout plans and supporting design documentation for the Service Road adjacent to Bells Creek Arterial as shown within Precinct 6 on the approved PoD Road Network Hierarchy Plan. The certified plans/reports shall include the following:</p> <p>i. Concept design to reflect the extent of the service road in both the interim and ultimate stage (following ultimate Bells Creek Arterial construction)</p> <ul style="list-style-type: none"> • Interim Extent (Works and Land Contribution) STIA ICM 01 Point E to proposed utility and WSUD facilities located within Precinct 6 (Stage 99). • Ultimate Extent (Land Contribution only, works by others) STIA ICM 01 Point G to proposed utility and WSUD facilities located within Precinct 6, north of STIA ICM 01 Point E. Alignment generally in accordance with the STIA. <p>b) Submit to EDQ TS engineering design/construction drawings, certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition for the interim service road.</p>	<p>a) Prior to commencement of works for the relevant stage</p> <p>b) Prior to commencement of works for the relevant stage</p>

	<ul style="list-style-type: none"> c) Construct the works generally in accordance with the certified plans as required under part b) of this condition. d) Provide land contribution for a 20m wide road reserve for full extent of the ultimate Service Road in accordance with STIA as defined under part a) of this condition. 	<ul style="list-style-type: none"> c) Prior to survey plan endorsement for the relevant stage d) Prior to or at the same time as the registration of the adjoining Environmental Protection Zone land
25.	<p>Shared Recreation Pathways</p> <ul style="list-style-type: none"> a) Submit to EDQ TS detailed engineering plans certified by a RPEQ for shared recreation pathways generally in accordance with <i>LGIA – Infrastructure Network Schedule 5 – Local Transport</i> and the approved PoD. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ TS, ‘As Constructed’ plans, and asset register certified by a RPEQ in a format acceptable to Council 	<ul style="list-style-type: none"> 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
26.	<p>Water and Sewer – Final Precinct Network Plan</p> <p>Submit to EDQ TS a Water and Sewer Final Precinct Network Plan, approved by Unitywater.</p> <p>The Water and Sewer final precinct network plan must identify any high-risk Infrastructure. Low-risk infrastructure is all other infrastructure.</p> <p>High-risk infrastructure may include the following:</p> <ul style="list-style-type: none"> a) an active asset, being infrastructure categories other than pipelines, which contain electrical or mechanical equipment such as pumping stations, treatment plants, reservoirs and the like; b) is not the subject of design guidelines in the Infrastructure Standards, the SEQ Code or Unitywater’s Connection Administration Manual; c) is not compliant with the SEQ Water Supply and Sewerage Design and Construction Code or Unitywater’s Connections Administration Manual; d) is to be constructed in a natural or built environment that presents other than a low-risk e.g. a sewer main that crosses a creek; e) is to be constructed using emerging, untested or innovative technology, materials or design; f) temporary infrastructure; or g) is to service the Town Centre Lot within Precinct 8. 	<p>Prior to the commencement of works for the first stage</p>

27.	<p>Water and Sewer – High-Risk Infrastructure</p> <p>a) Submit to EDQ TS detailed water and sewer reticulation design plans approved by Unitywater for the water and sewer infrastructure identified as ‘high-risk infrastructure’ in the Final Precinct Network Plan referred to in condition 26 approved by Unitywater.</p> <p>b) Construct the works generally in accordance with the approved plans required under part a) of this condition.</p> <p>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.</p>	<p>a) Prior to commencement of works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
28.	<p>Water and Sewer – Low-Risk Infrastructure</p> <p>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 referred to in condition 26.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>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.</p>	<p>a) Prior to commencement of works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>
29.	<p>Compliance Assessment – Stormwater Management (Quality)</p> <p>a) Submit to EDQ TS for Compliance Assessment an updated version of the ‘<i>Aura Precincts 6-10, 16 Stormwater Quality Management Plan</i>’, prepared by DesignFlow, demonstrating the following:</p> <ul style="list-style-type: none"> i. Assessment and mitigation of the residual loads (sediment, total phosphorus, total nitrogen etc.) arising from the EPZ and the development footprint. ii. Water quality outcomes for Bells Creek and Pumicestone Passage generally consistent with the residual loads and/or concentrations presented in the <i>Caloundra South Precincts 6 to 10, 16: Stormwater Quality Management Plan Version 6 (BMT-WBM, July 2015)</i>. iii. The inclusion and assessment through the MUSIC modelling of Bells Creek Arterial catchment. iv. That removal rates for the gross pollutant traps for sediment and nutrients are set to zero in the MUSIC model. v. That the treatment removal performance from MUSIC modelling is provided for both default k and C* values for the constructed wetlands and the newly adopted k and C* values (200m/yr and 0.75mg/L). 	<p>a) Prior to commencement of works for the first stage</p>

	<ul style="list-style-type: none"> vi. that any low gradient swales can be maintained in the long term. vii. That the improvement in water quality afforded by the revegetation of the EPZ is included in the modelling. viii. That the modelling of the existing site condition has been undertaken using the rainfall-runoff and pollutant parameters developed for the area and presented in the <i>Caloundra Downs Baseline Monitoring Program Final Report</i> (BMT WBM 2011). <ul style="list-style-type: none"> b) Submit to EDQ TS for Compliance Assessment revised detailed concept plans, certified by a RPEQ, for the proposed stormwater treatment devices required to satisfy the requirements outlined in part a) of this condition. c) Submit to EDQ TS, certified by a RPEQ, detailed design plans for the proposed stormwater treatment devices generally in accordance with <i>LGIA Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards</i> and the endorsed Stormwater Quality Management Plan and the endorsed concept plans required under parts a) and b) of this condition. d) Construct the works generally in accordance with the certified plans required under part c) of this condition. e) Submit to EDQ TS 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council. 	<ul style="list-style-type: none"> b) Prior to commencement of works for the first stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage e) Prior to survey plan endorsement for the relevant stage
<p>30.</p>	<p>Compliance Assessment – Stormwater Management (Quantity)</p> <ul style="list-style-type: none"> a) Submit to EDQ TS for Compliance Assessment detailed updated concept plans for the proposed open drainage works through Lots 9213, 9214, 90041, 90038, 90031, 90044, 90025 and 90042, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with <i>the LGIA Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards</i> and the approved PoD. b) Submit to EDQ TS for Compliance Assessment a Severe Storm Impact Statement for the overland flow in Precinct 8.4 (1% AEP stormwater pipe network), in accordance with Section 7.2.4 and 7.2.5 of QUDM. The stormwater design must not introduce any trapped sag. c) Submit to EDQ TS detailed design plans, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with the endorsed plans required under part a) of this condition. d) Construct the works in accordance with the endorsed plans as required under part b) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of works for the relevant stage b) Prior to commencement of works for the relevant stage c) Prior to commencement of works for the relevant stage d) Prior to survey plan endorsement for the relevant stage

	e) 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.	e) Prior to survey plan endorsement for the relevant stage
31.	Stormwater Quality Management Plan Submit to EDQ TS for a compliance assessment, an updated Stormwater Quality Management Plan that reflects the current layout, revised catchment boundaries and any amended WSUD location and design, including amended MUSIC model.	Within 1 month of the amended approval date.
32.	Public Transport Provide public transport and associated infrastructure in accordance with the STIA.	As per the STIA
33.	Street Lighting a) Design and install a <u>Rate 2</u> street lighting system certified by a RPEQ to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i. meet the relevant standards of Energex; ii. be acceptable to Energex as 'Rate 2 Public Lighting'; iii. be endorsed by Council as the Energex 'billable customer'; iv. be generally in accordance with Australian Standards AS1158 – <i>Lighting for Roads and Public Spaces</i> . Or the following: b) Submit to EDQ TS detailed engineering design plans certified by a RPEQ-electrical for <u>Rate 3</u> (Council owned) street lighting to all roads, including footpaths/bikeways within road reserves generally in accordance with Australian Standards AS1158 – <i>Lighting for Roads and Public Spaces</i> and AS3000 – <i>SAA Wiring Rules</i> . c) Install the lighting generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ TS 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council.	a) Prior to survey plan endorsement for each stage b) Prior to commencement of works for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage
34.	Electricity Submit to EDQ TS either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement

35.	<p>Telecommunications</p> <p>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 each new lot within the proposed subdivision.</p>	Prior to survey plan endorsement
36.	<p>Broadband</p> <p>Submit to EDQ TS a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act 1997</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.</p>	Prior to survey plan endorsement
37.	<p>Public Infrastructure – Damage, Repairs and Relocation</p> <p>Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.</p>	Prior to survey plan endorsement for the relevant stage
38.	<p>Electric Vehicle Charging – Commercial</p> <p>a) Submit to EDQ Development Assessment, certification from a suitably qualified professional, that the following has been provided within sub-precinct 8.1:</p> <ul style="list-style-type: none"> i. A minimum of 10 dedicated vehicle charging spaces which include a Destination AC electric vehicle charger located within the parking bay. ii. The charging stations are to be easily visible and accessible and appropriately signposted to enable users to locate these spaces. iii. Charging points are to be located such that cables do not form a hazard for pedestrians or other vehicles whilst plugged in and not in use. <p>b) Updated plans indicating the location of all charging stations must be included with the certification.</p> <p>c) A staging plan is to be provided demonstrating how the charging stations are to be provided across sub-precinct 8.1 if all of the charging stations are not provided in the first development of the sub-precinct.</p> <p>Note: Basic AC charging, as defined in EDQ Practice Note 20, requires a dedicated AC circuit of 240 volts, minimum 20A, and installation of an EVSE charging unit able to supply 2.4-7kW of power to charge an EV.</p> <p>Note: Destination AC or DC charging, as defined in EDQ Practice Note 20, requires three phase 415V, 20-32A, supplying 11-25kW of power. If three phase power is unavailable, single phase 40A is acceptable. Destination DC charging up to 25kW is the preferred 3 phase Destination Charging for commercial/retail development.</p>	<p>a) As required by the staging plan in c)</p> <p>b) As required by the staging plan in c)</p> <p>c) Prior to the commencement of use for the first development in sub-precinct 8.1</p>
Basement Carpark		

<p>39.</p>	<p>Excavation and Basement Design</p> <p>a) Submit to the EDQ TS an Excavation and Basement Report, certified by a RPEQ, including:</p> <ol style="list-style-type: none"> i. confirmation of design and performance criteria including standards and supporting documents used for the basis of design; ii. consistency with: <ol style="list-style-type: none"> 1. <i>Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments</i>; 2. the Geotechnical Shoring and Design Report submitted under condition 41 of this approval; iii. locations of cut and fill, and the character of material; iv. quantity of fill to be deposited; v. a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material; vi. existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties; vii. mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater; and viii. Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ. <p>b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) vii) of this condition.</p> <p>c) Submit to EDQ TS:</p> <ol style="list-style-type: none"> i. RPEQ certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and ii. certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition. <p><i>NOTE: When submitting 'as constructed drawings', the preferred format is one letter/certificate listing all drawings and signed by the appropriate RPEQ for each discipline of engineering.</i></p>	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
<p>40.</p>	<p>Groundwater Management Strategy</p> <p>a) Submit to EDQ TS a Groundwater Management Strategy (GMS), certified by a suitably qualified and experienced person, incorporating at a minimum:</p> <ol style="list-style-type: none"> i. strategies for managing groundwater during all works phases; ii. an assessment of the groundwater conditions to determine appropriate construction management procedures, including modelling in accordance with <i>Australian Groundwater Modelling Guidelines, 2012</i>; iii. strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain); 	<p>a) Prior to commencing work</p>

	<ul style="list-style-type: none"> iv. details of the extent of drawdown including plots of groundwater contours and proposed mitigation measures to reduce the impact of drawdown on existing infrastructure and structures (i.e. buildings and services); v. strategies for the collection and treatment of stormwater to ensure the stormwater discharge conforms with current <i>Australian and New Zealand Environment and Conservation Council Guidelines</i>; and vi. confirmation that the GMS has been prepared with reference to the relevant documentation prepared in accordance with other related conditions of this approval. <p>b) Construct the approved development in accordance with the GMS submitted under part a) of this condition.</p>	<p>b) During construction</p>
<p>41. Shoring</p>	<p>a) Submit to EDQ TS a Geotechnical, Shoring and Design Report (GSDR), certified by a suitably qualified and experienced RPEQ. The GSDR must include:</p> <ul style="list-style-type: none"> i. confirmation works are designed to meet the following <i>Australian Standards</i>: <ul style="list-style-type: none"> 1. <i>AS1726 Geotechnical Site Investigation</i>; 2. <i>AS2159 Piling - Design and Installation</i>; 3. <i>AS4678 Earth Retaining Structures</i>; ii. a Geotechnical Investigation Plan and Geotechnical Analysis including: <ul style="list-style-type: none"> 1. details on the stratigraphy, groundwater level, excavatability and profiling; 2. a table detailing geotechnical design parameters used to undertake detailed design; 3. where excavations will occur in rock, an assessment of potential defect risks (e.g. joints, fault zones, volcanic intrusions and weak zones) and mitigation measures to avoid and manage potential defect risks including impacts to adjacent buildings, structures and infrastructure; iii. analysis of groundwater hydrology, including: <ul style="list-style-type: none"> 1. considerations of seasonality, tidal effects, possible fractured ground at depth 2. impact of dewatering and potential drawdown effects of construction and/or changed water table levels during demolition 3. temporary decommissioning of basement pumps, all construction phases and the ultimate development; iv. analysis and measures to minimise impacts to existing buildings and public utilities, including: <ul style="list-style-type: none"> 1. a dilapidation survey of buildings located within 20m of works and Heritage Places (comprising structures) located within 50m of works; 2. an assessment of potential impacts to public utilities located within 20m of works and how potential impacts will be avoided and/or mitigated; 	<p>a) Prior to commencing work</p>

	<p>v. assessments of construction methodology impacts, including:</p> <ol style="list-style-type: none"> 1. a Basement Retention and Foundation Assessment detailing key aspects of the site (e.g. rock excavatability, stability, rock and soil stress profile, groundwater modelling, seepage and dewatering assessment); 2. critical geotechnical model sections of all excavations, with reference to the geometry of the retention systems, load and design assumptions, load cases, structural section properties/material parameters, including analysis output (e.g. moment and shear envelopes, deflections, changes to stress and groundwater levels during temporary and permanent stages of work) and assessment of the installation of the retention system on adjacent properties; 3. design drawings and technical specifications, including any temporary and permanent structures; 4. groundwater chemistry assessment and proposed on-site treatment prior to discharge from site; 5. basement ground water design rationale (e.g. clarifying whether basements are fully tanked, designed for full hydrostatic groundwater pressure, whether ground water is collected via a subsoil collection system and pumped including details of where ground water is pumped to). 6. evidence that that groundwater quality has been properly analysed and evidence that it complies with ANZECC standards for groundwater quality. <p>vi. an analysis of the durability aspects for buried concrete and reinforcement of areas that will be incorporated into the approved development.</p> <p>b) Construct the approved development in accordance with the GSDR certified under part a) of this condition.</p>	<p>b) During construction</p>
Railway Corridor		
<p>42.</p>	<p>Compliance Assessment – Filling and Excavation</p> <p>For any lots adjacent to the north side of the railway corridor plus Lots 80022, 80024 and 80025 and adjoining road reserves:</p> <p>a) Submit to EDQ TS for compliance assessment 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 plans shall include the following:</p> <ol style="list-style-type: none"> i. Existing surface and indicative finished surface levels and cross sections for the subject site and the adjoining railway corridor; ii. Retaining wall and/or batter details at the interface between the subject site and the railway corridor; iii. A geotechnical assessment of the site; iv. Details of dispersive soils that will be disturbed and the proposed treatment thereof; and 	<p>a) Prior to commencement of the relevant site works</p>

	<p>v. Details of areas where surplus soils are to be stockpiled.</p> <p>b) Submit to EDQ TS detailed earthworks plans certified by a RPEQ generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>c) Carry out the earthworks generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ TS certification from a RPEQ that all earthworks have been carried out generally accordance with the certified plans submitted under part b) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>b) Prior to commencement of the relevant site works</p> <p>c) Prior to commencement of use</p> <p>d) Prior to commencement of use</p>
43.	<p>Compliance Assessment – Stormwater Management – Railway Corridor</p> <p>For any lots adjacent to the north side of the railway corridor plus Lots 80022, 80024 and 80025 and adjoining road reserves:</p> <p>a) Submit to EDQ TS for compliance assessment a Stormwater Management Plan certified by a RPEQ that demonstrates compliance with the STIA in relation to ensuring Q100 flood immunity for the CAMCOS (or future CAMCOS) Land Contribution.</p> <p>b) Submit to EDQ TS detailed engineering plans certified by a RPEQ generally in accordance with the endorsed plan required under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ TS, verification by a suitably qualified and experienced RPEQ, that all stormwater management works have been constructed in accordance with this condition.</p>	<p>a) Prior to commencement of the relevant site works</p> <p>b) Prior to commencement of the relevant site works</p> <p>c) Prior to commencement of use and to be maintained</p> <p>d) Prior to commencement of site works</p>
Landscape and Environment		
44.	<p>Compliance Assessment – Streetscape Works</p> <p>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 PoD:</p> <p>The detailed streetscape plans are to include:</p> <ol style="list-style-type: none"> i. location and type of street lighting in accordance with 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. 	<p>a) Prior to commencement of works for the relevant stage</p>

	<ul style="list-style-type: none"> 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 and asset register in a format acceptable to Council certified by an AILA. 	<ul style="list-style-type: none"> b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
45.	<p>Compliance Assessment – Landscape Works (Parks & Open Space)</p> <ul style="list-style-type: none"> a) Submit to EDQ TS for Compliance Assessment detailed landscape plans, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, for works within the proposed parkland and open space areas generally in accordance with <i>the LG IA – Infrastructure Network Schedule 1 – Open Space</i> and the approved PoD. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ TS, 'As Constructed' plans and asset register certified by an AILA in a format acceptable to Council. 	<ul style="list-style-type: none"> 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
46.	<p>Acid Sulfate Soils Management Plan (ASSMP)</p> <ul style="list-style-type: none"> a) Where acid sulfate soils are found on site, submit to EDQ TS an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: <ul style="list-style-type: none"> i. prepared generally in accordance with the current <i>State Planning Policy</i>, in force when the ASSMP is submitted for certification and relevant guidelines; and ii. certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP. 	<ul style="list-style-type: none"> a) Prior to commencement of or during site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage
47.	<p>Erosion and Sediment Management Plan</p> <ul style="list-style-type: none"> 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, generally in accordance with the following guidelines/documents: <ul style="list-style-type: none"> i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). iii. Conceptual Erosion and Sediment Control Plans Dwg No. B12201-DA36 to DA 47 dated 26/07/13 in the Civil Engineering Services Report Reconfiguration of a Lot Application dated 26/05/16 prepared by Calibre Consulting. 	<ul style="list-style-type: none"> a) Prior to commencement of site works for each stage

	b) Implement the certified ESCP as required under part a) of this condition.	b) At all times during construction
48.	Acoustic Treatment – Noise Barrier a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, for the noise barrier(s) generally in accordance with <i>PDA Engineering Guideline No. 13 – Acoustic treatments</i> and the Transport Noise Impact Assessment dated 26/05/2016 and 22/08/2016 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 TS ‘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
49.	Compliance Assessment – Environmental Protection Zone Rehabilitation a) Submit for Compliance Assessment to EDQ TS a detailed Environmental Rehabilitation Plan certified by a suitably qualified environmental scientist/engineer for rehabilitation works within Lots 90027, 90033, 90034, 90035, 90036 and 90037 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 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 survey plan endorsement for the first stage b) Within one year of the registration of the first Plan of Subdivision c) In accordance with the LGIA
50.	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 Caloundra South Water Quality Management Plan (CSWQMP) prepared by BMT WBM endorsed on 15/09/16.	As per the CSWQMP
51.	High Bank – Bells Creek South and Bells Creek North Submit to EDQ TS a copy of the endorsed plan for the high bank of Bells Creek North and Bells Creek South signed by an authorised representative of the Council and the Original Developer in accordance with the LGIA.	Prior to survey plan endorsement for the first stage.

52.	Sub-Precinct 9.1 – On Street Landscaping Planter beds are required to be provided between both perpendicular and parallel parking bays on both sides of Access Street E in accordance with the approved road profile, with exception to locations where access driveways are required. The detail of the planter beds will be required to be submitted and endorsed as part of the Compliance Assessment for Streetscape Works in Condition 44.	Prior to commencement of works for the relevant stage
Surveying, land transfers and easements		
53.	Land Transfers – Contaminated Land Demonstrate to EDQ DA that all land to be transferred in fee simple to a trustee is not registered on either the Environmental Management or the Contaminated Land Registers.	Prior to survey plan endorsement for the relevant stage
54.	Land Transfers – Drainage Transfer, in fee simple, to Council as trustee land identified for drainage purposes on the approved ROL plans.	In accordance with the LGIA
55.	Land Transfers – 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
56.	Land Transfer – Environmental Protection Transfer, in fee simple, at no cost to Council as trustee Lots 90027, 90033, 90034, 90035, 90036 and 90037 for environmental purposes.	In accordance with the LGIA
57.	Land Transfer – CAMCOS Rail Corridor Transfer, in fee simple, to the State of Queensland (represented by DTMR), Lots 80018, 80019, 80020 and 80021 for rail purposes.	In accordance with the STIA
58.	Serviced Land Transfer – Local Government – Community Transfer, in fee simple, serviced land to Council as trustee Lot 80029 and Lot 80033 for community purposes.	In accordance with the LGIA
59.	Land Transfers – State Community Facilities Transfer, in fee simple, to the entity nominated by MEDQ serviced land Lot 80025 for state community services.	At registration of survey plan for the relevant stage
60.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the public utility provider, over infrastructure that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer or equivalent office holder of the entity which ultimately is to takeover and maintain the Contributed Assets.	Prior to survey plan endorsement for the relevant stage
61.	Condition deleted – right of way easement	

<p>62.</p>	<p>Compliance Assessment - Publicly Accessible Areas Management Plan (East Pedestrian Connection, West Pedestrian Connection and Main Street only)</p> <p>a) Submit to EDQ DA for Compliance Assessment a Publicly Accessible Areas Management Plan for the delivery of public access through Sub-Precinct 8.1 of the PoD.</p> <p>The plan must provide for the following:</p> <ul style="list-style-type: none"> i. Physical descriptions of the public accessible areas and their functions; ii. Site specifications; iii. Area map; iv. Issues and constraints; v. Identify the type of outdoor events that are suitable for the area. vi. The eastern connection from the Main Street, described as the Eastern Pedestrian Link (refer figure 17 sub precinct 8.1 of the PoD) must be open for pedestrian access between the hours of 6.00am to 10.00pm seven days a week. These hours can be further extended to accommodate longer business operating hours of premises located within the mall. vii. The western connection from the Main Street described as the Western Pedestrian Link (refer figure 17 sub precinct 8.1 of the PoD) must be open for pedestrian access 24 hours seven days a week. viii. The Main Street (refer figure 17 sub precinct 8.1 of the PoD) is to be a private road that provides 24 hour, 7 days per week, vehicular, cyclist and pedestrian access to the general public. In addition, the plan must provide for the maintenance of the road and all works and embellishments in or on the road including works or assets owned or controlled by other entities. Access must be provided to those other entities for this purpose. ix. The applicant must provide any documentation to EDQ, or an entity nominated by EDQ, including but not limited to easements, covenants or other documents, in favour of MEDQ or the other entity: <ul style="list-style-type: none"> 1. necessary to; or 2. as required by MEDQ to secure compliance with the requirements in viii) of this condition. <p>b) An access easement is to be entered into with parties who require direct access from the private roads as shown in the approved PoD, to lots in sub-precinct 8.2.</p> <p>c) Provide evidence of easements required in condition b).</p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to sale of the relevant lot in sub-precinct 8.2 to a third party</p> <p>c) Prior to sale of the relevant lot in sub-precinct 8.2 to a third party</p>
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63.	<p>Small lot development easements for lots ≤300m²</p> <p>a) For standard format lot sub-divisions where a lot is 300m² or less and the lot adjoins another lot 300m² or less and the proposed construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i> (LTA) to permit the application and registration of high density development easements, provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights for 1 or more of the following purposes (but only where those relevant circumstances will exist):</p> <ol style="list-style-type: none"> i. support; ii. shelter; iii. projections; iv. maintenance; and v. roof water drainage; <p>OR</p> <p>b) 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).</p> <p><i>*High-density development easements created under Part 6 Division 4AA of the Land Title Act 1994 are not required to be identified on a plan of survey.</i></p>	At or prior to survey plan endorsement for the relevant stage
64.	<p>Small lot development easements for lots >300m²</p> <p>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).</p>	At or prior to survey plan endorsement for the relevant stage
Infrastructure Charges		
65.	<p>For Sub Regional, Municipal and State Charges</p> <p>In lieu of paying the sub regional, municipal and state infrastructure charges, the applicant will provide infrastructure in accordance with the LGIA and STIA.</p>	As required by the LGIA and STIA
66.	<p>Implementation Charge</p> <p>The applicant must pay to the MEDQ the Implementation Charge calculated in accordance with the IFF indexed (or any document(s) that replaces the IFF to the date of payment and in accordance with the LGIA.</p>	As required by the IFF & LGIA
Compliance Assessment Uses		
67.	<p>Plans and Supporting Information – PoD</p> <p>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 PoD.</p>	a) Prior to commencement of building works.

	<p>b) The documentation submitted under part a) of this condition is to detail and/or include the following where applicable:</p> <ul 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. 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. <p>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;</p> <ul style="list-style-type: none"> i) Site Based Construction Management Plan prepared by the principal site contractor that manages the following: <ul 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; 	<p>b) Prior to commencement of building works.</p> <p>c) Prior to commencement of building works.</p>
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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 Management Guidelines v4.0 2014</i> (as amended from time to time).</p>	
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	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> .	
68.	Plans and Supporting Information – PoD (Detailed Design Town Centre – Architectural) a) Submit to EDQ Development Assessment, for compliance assessment, detailed design of the following elements: i) Detailed technical designs and architectural drawings prepared generally in accordance with the endorsed architectural plans under Condition 67, which address the following elements: 1. South ‘Activation zone treatment’ plan; and 2. Elevation Details. b) Implement the requirements of the approved plan/s and maintain the development as required.	a) Prior to commencement of building works. b) As required

ADVICE NOTE – EXCHANGE OF LETTERS REGARDING PAYMENT UNDER LGIA

There was an exchange of letters between Council, EDQ and Stockland confirming that the payment of charges required under the IA was not required for the creation of an additional lot (the original approval Lot 80034 being split into Lots 506 on SP318143 and Lot 507 on SP317082) as the intention is to amalgamate these two lots into one lot as part of the registration of these plans.

As such, payment of the trust fund payments under the LGIA for the additional lot is not required as long as the amalgamation is undertaken as part of the registration.

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 ****