



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

Our ref: DEV2021/1235

21 December 2022

Stockland Development Pty Ltd
C/- Urbis Pty Ltd
Att: Mr Andrew Kennedy
Level 32, 300 George Street
BRISBANE QLD 4000

Email: akennedy@urbis.com.au

Dear Mr Kennedy

S89(1)(a) Approval of PDA development application

PDA Development Permit for Reconfiguring a Lot (1 Lot into 2 Lots with New Road) and Context Plan at Bells Creek Road, Bells Creek described as Lot 3 on SP317082

On 21 December 2022, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the Department website at www.dsdlgp.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 7217 or at Jennifer.davison@dsdlgp.qld.gov.au, who will assist.

Yours sincerely

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

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Caloundra South PDA	
Site address	Bells Creek Road, Bells Creek	
Lot on plan description	Lot number	Plan description
	3	SP317082

PDA development application details	
DEV reference number	DEV2021/1235
'Properly made' date	22 November 2021
Type of application	<input checked="" 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 checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period
Proposed development	Reconfiguring a Lot (1 Lot into 2 Lots with New Road) 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.
Decision date	21 December 2022
Currency period	4 years from the date of the decision

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.	Reconfiguration of Lot Plan – Aura P15 DA Submission by Urbis	P0035656 Drawing No: DA-02 Revision 9	29/11/2022
2.	Road Hierarchy – Aura P15 DA Submission by Urbis	P0035656 Drawing No: RH-01	14/10/2022
3.	Sections – Aura P15 DA Submission by Urbis	P0035656 Drawing No: SEC-01 Revision 8	14/10/2022
4.	Sections – Aura P15 DA Submission by Urbis	P0035656 Drawing No: SEC-02	14/10/2022

5.	Connectivity Plan – Aura P15 DA Submission by Urbis	P0035656 Drawing No: CP-01 Revision 5	14/10/2022
6.	Engineering Services Report – Aura Precinct 15 – Land Lease Community by Calibre Professional Services Pty Ltd	17-000934-3051.ESR01E.OH.Oh.Docx Revision E	20/10/2022 (Amended in red 15/11/2022)
7.	Aura Precinct 15 Traffic Modelling Report, prepared by PWC		
Endorsed Plans and Documents		Number	Date
8.	Context Plan – Aura P15 DA Submission by Urbis	P0035656 Drawing No: DA-01 Revision 16	14/10/2022 (Amended in red 15/11/2022)
Supporting Documents		Number	Date
9.	Aura Flood Risk Management Report, prepared by BMT	R.B20047.030.04	October 2021

PDA Development Conditions

PREAMBLE

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

ABBREVIATIONS AND DEFINITIONS:

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

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

Certification Procedures Manual means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

Contributed Asset means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

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

Council means the relevant local government for the land the subject of this approval.

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's Development Assessment team.

EDQ IS means Economic Development Queensland's Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

LTA means *Land Title Act 1994*.

LGIA means the Caloundra South Priority Development Area Infrastructure Agreement (Local Government Infrastructure) in effect 2 November 2015 (as amended from time to time).

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

STIA means the Caloundra South Priority Development Area Infrastructure Agreement (State Transport Infrastructure) in effect on 28 September 2015 (as amended from time to time).

WSUD means Water Sensitive Urban Design.

WWIA means the Caloundra South Infrastructure Agreement (Water and Wastewater Infrastructure) in effect 20 March 2017 (as amended from time to time).

COMPLIANCE ASSESSMENT:

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.

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

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

- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
- i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

SUBMITTING DOCUMENTATION TO EDQ:

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

- a) EDQ DA at: pdadevelopmentassessment@dsdilgp.qld.gov.au
- b) EDQ IS at: EDQ_PrePostConstruction@dsdilgp.qld.gov.au

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents, the STIA, LGIA and WWIA.	Prior to survey plan endorsement for the relevant stage.
2.	Maintain the Approved Development Maintain the approved development generally in accordance with any documentation and as required by these conditions.	At all times.
3.	Certification of Operational Works – Water and Sewerage All operational works for water and sewerage Contributed Assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the WWIA.	As required by the WWIA.
4.	Certification of Operational Works – State and Local Government Infrastructure All operational works for Contributed Assets subject to the STIA or the LGIA, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the STIA or the LGIA as applicable.	As required by the LGIA or the STIA.
5.	Certification of Operational Works – Other All operational works for Contributed Assets not subject to the STIA, LGIA or WWIA, undertaken in accordance with this approval must comply with all requirements and responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the Certification Procedures Manual.
6.	Street Naming Submit to EDQ IS a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage.
7.	Entry Walls or Features The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ DA.	As indicated.
8.	Staging for Reconfiguration a) The stages of the reconfiguration must be undertaken in accordance with the indicative staging plan as follows: i) Stage 1002a and associated access easement must be constructed and dedicated at the same time as Stage 1001 (Lot 8035).	As indicated

	<ul style="list-style-type: none"> ii) Stages 1002b to 1002c must be constructed and dedicated prior to the commencement of use on Lot 8035. iii) Stage 1002d must be dedicated and constructed prior to plan sealing of the 400th lot within the Context Plan area. <p>b) Unless otherwise approved in writing by EDQ DA, each stage must be independently serviced by roads, water, sewer, stormwater, and any other relevant utilities.</p>	
Engineering		
9.	<p>Construction Management Plan</p> <p>a) Submit to EDQ IS 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> <ul 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; 11. for the provision of safe and functional emergency exit routes; and 	<p>a) Prior to commencing work for the relevant stage.</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>
10.	<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>
11.	<p>Out of Hours Work – Compliance Assessment</p> <p>Where out of hours work is proposed, submit to EDQ IS 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>
12.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian and cyclist traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require</i></p>	<p>a) Prior to commencing work for the relevant stage.</p> <p>b) During construction.</p>

	<p><i>authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	
13.	<p>Earthworks</p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ul style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>; and ii) the approved Engineering Services Report prepared by Calibre dated 20 October 2022. <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> i) Include, where relevant, those works within the subject site identified in overarching flood report, that are required to be undertaken to manage stormwater within and around the site without worsening flooding on adjacent property or the Bruce Highway corridor; ii) include a geotechnical soils assessment of the site; iii) accord with the Erosion and Sediment Control Plans, as required by condition 14 – erosion and sediment management; iv) include the location and finished surface levels of any cut and/or fill; v) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; vi) provide details of any areas where surplus soils are to be stockpiled; vii) detail protection measures to: <ul style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and <p>b) Any excavation, filling/backfilling/compaction, retaining structures and other works involving ground disturbance must not:</p> <ul style="list-style-type: none"> i) encroach upon or de-stabilise or cause damage to the Bruce Highway and future rail corridor, including all transport infrastructure or the land supporting this infrastructure, or cause similar adverse impact; or ii) adversely impact on the Bruce Highway and future rail corridor through the addition or removal of lateral loads or additional surcharge load. 	<p>a) Prior to commencing earthworks for the relevant stage.</p> <p>b) At all times</p>

	<p>c) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>d) Submit to EDQ IS RPEQ certification that:</p> <ul style="list-style-type: none"> i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material. 	<p>c) Prior to survey plan endorsement for the relevant stage.</p> <p>d) Prior to survey plan endorsement for the relevant stage.</p>
14.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); and ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work for the relevant stage</p> <p>b) During construction</p>
15.	<p>Retaining Walls</p> <p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ul style="list-style-type: none"> i) certified to achieve a minimum 50-year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved Engineering Services Report prepared by Calibre dated 20 October 2022. <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencing earthworks.</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>
16.	<p>Acid Sulfate Soils</p> <p>a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ IS an Acid Sulfate Soils Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical</i></p>	<p>a) Prior to or during earthworks for the relevant stage.</p>

	<p><i>Manual Soil Management Guidelines v4.0 2014 (as amended from time to time).</i></p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.</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>
17.	<p>Highway Buffer – Compliance Assessment</p> <p>a) Submit to EDQ DA, for compliance assessment a Highway Buffer Plan that addresses the following:</p> <ul style="list-style-type: none"> i) civil design, including details of the proposed bund and any stormwater management infrastructure; ii) detailed landscape plans, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA; iii) interface with adjoining uses; iv) fencing and/ or access control sufficient to prevent unauthorised access by people and vehicles; v) the location and design of all maintenance access paths; and vi) the intended staging and timing of construction of the proposed bund and buffer. <p>b) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>c) Submit to EDQ IS ‘as constructed’ drawings, including an asset register, certified by a RPEQ and an AILA, in a format acceptable to the Council.</p> <p><i>Note – Only submission of the Highway Buffer Plan for compliance assessment is required.</i></p>	<p>a) Prior to 30 June 2025, or the plan sealing of any residential lot with 400m of the western boundary of the Highway Buffer, whichever occurs first.</p> <p>b) As required by the timing established in the Highway Buffer Plan endorsed under part a).</p> <p>c) As required by the timing established in the Highway Buffer Plan endorsed under part a).</p>
18.	<p>Roads – Compliance Assessment</p> <p>a) Submit to EDQ DA, for compliance assessment engineering design drawings, certified by a RPEQ, for the following roads generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C</i>:</p>	<p>a) Prior to commencement of work for the first stage.</p>

	<p>i) Trunk Connector for the full length</p> <ul style="list-style-type: none"> • Intersection 1505 to allow for widening of the road reserve to cater for a uniform verge width on both sides of the road. <p>ii) Access Street Esplanade B</p> <ul style="list-style-type: none"> • To consist of street tree build-out and appropriate streetscaping treatment to achieve a low speed environment. The horizontal alignment is designed to encourage a low speed environment. <p>b) The trunk connector must be designed and constructed in accordance with the following to accommodate a single unit rigid bus of 12.5m in length (urban buses) or 14.5m (school buses) where applicable:</p> <ul style="list-style-type: none"> i) Department of Transport and Main Roads Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design (March 2016); ii) Department of Transport and Main Roads Supplement to Austroads Guide to Road Design (Parts 3, 4-4C and 6); iii) Austroads Guide to Road Design (Parts 3, 4-4C and 6); iv) Austroads Design Vehicles and Turning Path Templates; and v) Department of Transport and Main Roads Queensland Manual of Uniform Traffic Control Devices, Part 13 Local Area Traffic Management (March 2018); and vi) Chapter 2 - Planning and Design, Section 2.3.2 Bus Route Infrastructure (page 6) of the Department of Transport and Main Roads Public Transport Infrastructure Manual 2015. <p>c) Bus stops identified in the Context Plan and Reconfiguration of a Lot Plan must be designed and constructed in accordance with the Disability Standards for <i>Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i> and include the following components in accordance with the Department of Transport and Main Roads' TransLink Public Transport Infrastructure Manual 2015:</p> <ul style="list-style-type: none"> i) all mandatory bus stop components for an 'Intermediate stop' detailed in Section 5.7 - 'Bus stop components' (pages 30-41) of Chapter 5 - 'Bus stop infrastructure', with the exception of shelter and associated above ground infrastructure. ii) an on-road bus stop for a single unit rigid bus of 12.5m (urban buses) or 14.5m (school buses) in length in accordance with Section 5.6.3.1 - 'Bus stop length requirements' and 'Table 5.7: Minimum bus stop length requirements' (pages 28-29) of 'Bus stop infrastructure'; and 	<p>b) Prior to commencement of work for the first stage.</p> <p>c) Prior to commencement of work for the first stage.</p>
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	<p>iii) a boarding point in accordance with 'Intermediate Stop – Site Layout – Without Indented Bus Bay', DRG 5-0021 of Appendix 5-B – 'Layout and technical drawings'.</p> <p>d) Submit to EDQ IS, detailed engineering design/ construction drawings certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition.</p> <p>e) Construct the works generally in accordance with the certified plans as required under part b) to d) of this condition.</p> <p>f) Submit to EDQ IS, '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>d) Prior to survey plan endorsement for the relevant stage.</p> <p>e) Prior to survey plan endorsement for the relevant stage.</p> <p>f) Prior to survey plan endorsement for the relevant stage.</p>
19.	<p>Roadworks</p> <p>a) Submit to EDQ IS, detailed engineering plans, certified by a RPEQ, for all roadworks, including parking bays, traffic devices and shared paths/footpaths generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C</i>.</p> <p>b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS:</p> <ul style="list-style-type: none"> i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the LGIA; and iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition. 	<p>a) Prior to commencement 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>
20.	<p>Water and Sewer – Final Precinct Network Plan</p> <p>Submit to EDQ IS, a Water and Sewer Final Precinct Network Plan, approved by Unitywater. The Water and Sewer Final Precinct Network Plan must identify any 'high-risk infrastructure' (as defined in Schedule 8 of the WWIA). Low-risk infrastructure is all other infrastructure.</p>	<p>Prior to the commencement of works for the first stage.</p>
21.	<p>Water and Sewer – High-Risk Infrastructure</p> <p>a) Submit to EDQ IS detailed water and sewer reticulation design plans approved by Unitywater for any water and sewer infrastructure identified as</p>	<p>a) Prior to commencement of</p>

	<p>'high-risk infrastructure' in the Final Precinct Network Plan 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 IS, certified by a RPEQ 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Unitywater's current adopted standards.</p>	<p>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>
22.	<p>Water and Sewer – Low-Risk Infrastructure</p> <p>a) Submit to EDQ IS, 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.</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 IS 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>
23.	<p>Stormwater Management (Quality) – Compliance Assessment</p> <p>a) Submit to EDQ DA, for compliance assessment civil design and landscape drawings and supporting documentation for the proposed stormwater quality treatment devices, certified by a RPEQ/AILA generally in accordance with the approved Stormwater Quality Management Plan and the LGIA <i>Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards</i>.</p> <p>This shall include MUSIC modelling to demonstrate that water quality treatment measures are in place to achieve runoff water quality that equals or exceeds water quality objectives at all stages of development. Music modelling is to be based on a mean annual rainfall figure of 1,570 mm/annum.</p> <p>Temporary stormwater quality treatment measures that achieve prescribed water quality objectives for individual catchments are installed in accordance with the LGIA and operational prior to runoff being generated from individual stages of development.</p> <p>Permanent stormwater quality treatment measures that achieve prescribed water quality objectives for individual catchments are to be installed in accordance with the LGIA and operational prior to achieving 80% build out of the subject catchment.</p>	<p>a) Prior to commencement of works for the first stage.</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 IS 'as constructed' civil and landscape drawings, including an asset register, certified by a RPEQ/ AILA, in a format acceptable to the Council.</p>	<p>b) Prior to survey plan endorsement for the first stage.</p> <p>c) Prior to survey plan endorsement for the first stage.</p>
24.	<p>Stormwater Infrastructure Maintenance Plan – Compliance Assessment Submit to EDQ DA, for compliance assessment a Stormwater Infrastructure Maintenance Plan certified by a RPEQ.</p> <p>Plans and documentation are to include the following:</p> <ul style="list-style-type: none"> a) Plan to be in accordance with the recommendations provided in <i>Water By Design Maintaining Vegetated Stormwater Assets (2012)</i>; b) the location of the individual components of the system and any inspection or monitoring points; c) manufacturer's data and product information sheets for any proprietary products; d) description of inspection/maintenance techniques and associated rectification procedures; e) proposed schedule or timetable for regular inspection and monitoring of the devices; f) record keeping and reporting requirements relating to the performance of the Works Contribution; g) identify review and update requirements for the Maintenance Plan. <p>Note: <i>In accordance with clause 3 of the Stormwater Infrastructure Network in the LGIA, fixed monitoring sites, including all instrumentation, loggers, and power source, shall be provided to Sunshine Coast Council as part of the contributed works for a developed catchment. Water level monitoring at these sites shall be incorporated into Council's Flood Warning System as part of installation. The instrumentation at the sites are compatible with the Council's Flood Warning System.</i></p>	<p>Prior to commencement of works for the first stage.</p>
25.	<p>Stormwater Management (Quantity)</p> <p>a) Submit to EDQ IS, detailed engineering plans for the proposed stormwater drainage network including street bio pods, certified by a RPEQ, generally in accordance with <i>the LGIA Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards</i>.</p> <p>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.</p>	<p>a) Prior to commencement of works for the first stage.</p>

	<ul style="list-style-type: none"> b) Construct the works in accordance with the endorsed plans as required under part b) of this condition. c) Submit to EDQ IS 'as constructed' plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council. 	<ul style="list-style-type: none"> b) Prior to survey plan endorsement for the first stage. c) Prior to survey plan endorsement for the first stage.
26.	<p>Engineering Services Report – Compliance Assessment</p> <p>Submit to EDQ DA, for compliance assessment, an amended Engineering Services Report, prepared by Calibre, Ref No. 17000934.3051 ESR01 Rev E and dated 20 October 2022, to address the following:</p> <ul style="list-style-type: none"> a) Reflect the endorsed Context Plan. b) The intersection analysis (including SIDRA) to include: <ul style="list-style-type: none"> i) Phasing summary; ii) Pedestrian/cyclist priority at signalised intersection; iii) Peak flow factor used; iv) Revised traffic volume in accordance with an amended PWC traffic report; and v) Confirm the trip generation used for each zone/land use for the PWC traffic report, for AM and PM, and mode share assumptions. c) Provide a pedestrian refuge island on Trunk Connector C mid-block between the roundabout and Access Street Esplanade, to achieve improved pedestrian connectivity to the community facility. 	<p>Prior to commencement of earthworks for the first stage.</p>
27.	<p>Regional Flooding Investigation Report – Compliance Assessment</p> <p>Submit to EDQ DA, for compliance assessment a Technical Memorandum, certified by a RPEQ that addresses the following:</p> <ul style="list-style-type: none"> a) Demonstrate the “Aura Flood Risk Management Report”, prepared by BMT dated October 2021, reflects the most recent development layout and internal drainage strategy in accordance with the provisions of the LGIA; and b) Identify the staging strategy to demonstrate that the proposed hydrologic and hydraulic regime for the subject site is supported and that a no worsening of flooding in all events (up to 1% AEP) on land external to the PDA. 	<p>Prior to survey plan endorsement for the first stage.</p>
28.	<p>Stormwater – State Transport Infrastructure – Compliance Assessment</p> <ul style="list-style-type: none"> a) Submit to EDQ DA, for compliance assessment, a Technical Memorandum to update the “Aura Flood Risk Management Report”, prepared by BMT dated October 2021, and certified by a RPEQ that 	<p>Prior to survey plan endorsement for the first stage.</p>

	<p>demonstrates that the management of flooding and stormwater quantity post development can achieve:</p> <ul style="list-style-type: none"> i) Future railway corridor west of Bruce Highway – a non-worsening up to 1% AEP with climate change and storm surge allowing for 300mm freeboard to edge of formation; and ii) Bruce Highway – a non-worsening of impact to the predevelopment condition. <p>The report is to be prepared in accordance with:</p> <ul style="list-style-type: none"> • Department of Energy and Water Supply's Queensland Urban Drainage Manual; • Department of Transport and Main Road's Road Drainage Manual; • Department of Transport and Main Road's Engineering Policy 170: Climate Change Risk Assessment Methodology; and • Queensland Rail standards and specification Civil – Track Design MD-18-305. <p>The Technical Memorandum must include the following:</p> <ul style="list-style-type: none"> iii) Incorporate appropriate hydrological and hydraulic analysis including: <ul style="list-style-type: none"> 1. calculation of flood peak discharges and flood peak levels for the site and surrounding area which exist prior to the development for all flood and stormwater events (local and regional) up to a 1% Annual Exceedance Probability (AEP). This should include at least the following flood and stormwater events: 50%, 20%, 10%, 5%, 2%, 1% and 0.05 AEP including the effects of climate change. 2. calculation of flood peak discharges and flood peak levels for the site and surrounding area for all flood and stormwater events and include critical duration analysis. iv) Demonstrates no adverse impacts to the structural integrity of the stormwater or floodwater infrastructure within state transport corridors. v) Consideration of the impact of existing or proposed noise barriers on overland flow paths. vi) Include details, layout plans and supporting calculations and modelling of the mitigation measures proposed to address any potential flooding and stormwater impacts of the proposed development. 	
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29.	<p>Future Railway Corridor</p> <p>a) Any excavation, filling/backfilling/compaction, retaining structures, batters, stormwater management measures and other works involving ground disturbance must not encroach upon or destabilise the future railway corridor or cause similar adverse impacts.</p> <p>b) Stormwater and flooding management of the development must ensure no worsening or actionable nuisance to the future railway corridor.</p> <p>c) Any works on the land must not:</p> <ul style="list-style-type: none"> i) create any new discharge points for stormwater runoff onto the future railway corridor; ii) interfere with and/or cause damage to the existing stormwater drainage on the future railway corridor; iii) surcharge any existing culvert or drain on the future railway corridor; iv) reduce the quality of stormwater discharge onto the future railway corridor; v) impede or interfere with hydraulic conveyance on the site. <p>d) Submit to EDQ IS supporting documentation, certified by a RPEQ, confirming that the development has been constructed in accordance with parts a) to d) of this condition.</p>	<p>a) At all times</p> <p>b) At all times</p> <p>c) At all times</p> <p>d) Prior to survey plan endorsement for the first stage.</p>
30.	<p>Drainage Works External to the PDA</p> <p>Provide to EDQ IS evidence of the required approvals from the relevant Local and State authorities, for all drainage works including diversion drains, detention basins, and other drainage infrastructure external to the PDA identified in the Aura Flood Risk Management Report prepared by BMT dated October 2021 and relevant technical memorandums as required in Conditions 28 and 29.</p>	<p>Prior to survey plan endorsement for the first stage.</p>
31.	<p>Street Lighting</p> <p>Comply with either parts a) and c) or parts b) and c) of this condition.</p> <p>a) Design and install a Rate 2 street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ul style="list-style-type: none"> i) meet the relevant standards of Energex; ii) be endorsed by Energex as 'Rate 2 Public Lighting' iii) be endorsed by Council as the Energex 'billable customer'; 	<p>a) Prior to survey plan endorsement for the relevant stage.</p>

	<p>iv) be generally in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces</i>.</p> <p>OR</p> <p>b) Design and install a Rate 3 street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <p>i) be in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces</i>;</p> <p>ii) meet the requirements of AS3000 – ‘<i>SAA Wiring Rules</i>’; and</p> <p>iii) meet the requirements of Energex for unmetered supply.</p> <p>c) Submit to EDQ IS ‘as-constructed’ plans and test documentation, certified by a RPEQ, in a format acceptable to Council.</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>
32.	<p>Electricity</p> <p>a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.</p> <p>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p>	<p>a) Prior to survey plan endorsement for the relevant stage.</p> <p>b) Prior to survey plan endorsement for the relevant stage.</p>
33.	<p>Telecommunications</p> <p>a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development.</p> <p>b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.</p>	<p>a) Prior to survey plan endorsement for the relevant stage.</p> <p>b) Prior to survey plan endorsement for the relevant stage.</p>
34.	<p>Broadband</p> <p>a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>.</p>	<p>a) Prior to survey plan endorsement for the relevant stage</p>

	b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage
35.	<p>Public Infrastructure (damage, repairs and relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	<p>a) Prior to survey plan endorsement for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p>
Landscape and Environment		
36.	<p>Streetscape Works – Compliance Assessment</p> <p>a) Submit to EDQ DA, 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 PoDs.</p> <p>The detailed streetscape plans are to include:</p> <ul style="list-style-type: none"> i) location and type of street lighting in accordance with Australian Standard AS1158 – ‘Lighting for Roads and Public Spaces’; ii) footpath treatments; iii) location and types of streetscape furniture; iv) location and size of stormwater treatment devices; and v) street trees, including species, size and location. <p>b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition.</p> <p>c) Submit to EDQ IS ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.</p>	<p>a) Prior to commencing streetscape 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>

37.	Conservation Reserve Rehabilitation – Compliance Assessment a) Submit to EDQ DA, for Compliance Assessment a detailed Environmental Rehabilitation Plan certified by a suitably qualified environmental scientist/engineer for rehabilitation works within the Precinct 15 Conservation Reserve 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 endorsement of the first stage c) In accordance with the LGIA
38.	Water Quality Monitoring – Bells Creek South Submit to EDQ IS, pre-, during and post-construction water quality monitoring data for surface stormwater and groundwater in Bells Creek South catchment generally in accordance with the updated <i>Caloundra South Water Quality Management Plan (CSWQMP)</i> prepared by BMT WBM endorsed on 15/09/16.	As per the CSWQMP.
Infrastructure Agreement		
39.	State Transport Infrastructure Agreement – Deed of Variation Provide the executed Deed of Variation to the State Transport Infrastructure Agreement which captures the underpass at Point C2 and any other applicable changes to align the Precinct 11-14 Development Application DEV2017/987.	Prior to survey plan endorsement for the first stage.
40.	Local Government Infrastructure Agreement – Deed of Variation Provide the executed Deed of Variation to the Local Government Infrastructure Agreement which captures the alternative arrangements to land contribution for Gold Course as Item 1.1.19 of the Infrastructure Agreement.	Prior to survey plan endorsement for the first stage.
Surveying, Land Dedication and Easements		
41.	Land Transfer Demonstrate to EDQ DA, that all land to be transferred in fee simple is not registered on either the Environmental Management Register or the Contaminated Land Register.	At registration of survey plan for the relevant stage.

42.	<p>Easements over Infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>	At registration of survey plan for the relevant stage.
Infrastructure Charges		
43.	<p>Sub-Regional (Roads), Municipal and State Charge</p> <p>In lieu of paying the municipal, state and sub-regional (roads) infrastructure charges, the applicant will provide the infrastructure in accordance with the following conditions of approval:</p> <ul style="list-style-type: none"> • Conditions 18 and 19: Movement Network; • Conditions 20, 21 and 22: Water and Sewage. 	As required by the relevant condition.
44.	<p>Sub-Regional (Water and Sewer) Charge</p> <p>In lieu of paying the sub-regional (water and sewer) infrastructure charges, the applicant will:</p> <ol style="list-style-type: none"> Provide the MEDQ a copy of the Payment Certificate in accordance with clause W24.6 of the WWIA; or If the WWIA is no longer in effect, the applicant must pay to the MEDQ the relevant charges calculated in accordance with the IFF and indexed to the date of payment. 	<ol style="list-style-type: none"> Prior to survey plan endorsement for the relevant stage. As required by the IFF.
45.	<p>Implementation Charge</p> <p>The applicant must pay to the MEDQ the Implementation Charge calculated in accordance with the IFF and indexed to the date of payment.</p>	As required by the IFF and LGIA.

STANDARD ADVICE

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

**** End of Package ****