



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

Our ref: DEV2022/1405

27 November 2023

Stockland Land Lease Management Ltd
C/- Evolve Planning
11 Staghorn Place
Palmview QLD 4553

Email: kate@evolveplanning.net.au; olga.hallmond@stockland.com.au

Dear Kate and Olga

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

PDA Development Permit for Material Change of Use for Other Residential (Land Lease Community) at Western Drive, Banya described as part of Lot 10 on SP333886 (Future Lot 8035).

On 27 November 2023, 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 Andrew McKnight, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7406 or at Andrew.McKnight@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Amanda Dryden
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Caloundra South PDA	
Site address	Vacant land at Western Drive, Banya, QLD 4551	
Lot on plan description	Lot number	Plan description
	Part of Lot 10 (future Lot 8035)	SP333886
PDA development application details		
DEV reference number	DEV2023/1405	
'Properly made' date	7 September 2023	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" 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 type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period 	
Proposed development	Other Residential (Land Lease Community)	
PDA development approval details		
Decision of the MEDQ	<p>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</p> <p>The approval is for:</p> <ul style="list-style-type: none"> • Development Permit for Other Residential (Land Lease Community) 	
Decision date	27 November 2023	
Currency period	6 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
Architectural Plans by Archipelago – Project 22006 Halcyon Blu			
1.	Masterplan - Context Plan	0.0.101 Revision 3	18/10/2023
2.	Masterplan - Site Plan	0.0.200 Revision 10	18/10/2023 (as amended in red 14 November 2023)
3.	Masterplan - Lot Orientation Plan	0.0.201 Revision 4	18/10/2023
4.	Masterplan - Structure Plan	0.0.210 Revision 10	18/10/2023
5.	Masterplan - Plan of Development – Standard Typology	0.0.211 Revision 2	18/10/2023
6.	Masterplan - Plan of Development – Living Laneway Typology -	0.0.212 Revision 2	18/10/2023
7.	Masterplan - Landscape Plan	0.0.240 Revision 10	18/10/2023
8.	Masterplan - Parking & Road Hierarchy Plan	0.0.241 Revision 3	18/10/2023
9.	Masterplan - Indicative Staging Strategy	0.0.260 Revision 8	18/10/2023
10.	Masterplan - Facilities Masterplan	0.0.500 Revision 10	18/10/2023
11.	Entry & Sales - Cover Sheet & Perspectives	A.0.000 Revision 10	18/10/2023
12.	Entry & Sales - Site Plan	A.0.100 Revision 8	18/10/2023
13.	Entry & Sales - General Arrangement Plan	A.1.200 Revision 8	18/10/2023
14.	Entry & Sales - Legacy Plan	A.1.201 Revision 5	18/10/2023
15.	Entry & Sales - Building Elevations	A.1.300 Revision 8	18/10/2023
16.	Entry & Sales - Building Sections	A.1.400 Revision 7	18/10/2023
17.	Clubhouse - Cover Sheet & Perspectives	B.0.000 Revision 11	18/10/2023
18.	Clubhouse - Site Plan	B.0.100 Revision 8	18/10/2023
19.	Clubhouse - General Arrangement Plan	B.1.200 Revision 8	18/10/2023
20.	Clubhouse - Building Elevations	B.1.300 Revision 8	19/10/2023
21.	Clubhouse - Building Elevations	A.1.400 Revision 7	19/10/2023
22.	Clubhouse - Building Sections	B.2.200 Revision 8	18/10/2023
23.	Clubhouse - General Arrangement Plan	B.2.200 Revision 8	18/10/2023
24.	Clubhouse - Building Elevations	B.2.300 Revision 8	18/10/2023
25.	Clubhouse - Building Elevations	B.2.301 Revision 6	18/10/2023
26.	Clubhouse - Building Sections	B.2.400 Revision 7	18/10/2023
27.	Clubhouse - General Arrangement Plan	B.3.200 Revision 8	18/10/2023
28.	Clubhouse - Building Elevations	B.3.300 Revision 8	18/10/2023
29.	Clubhouse - Building Sections	B.3.400 Revision 5	18/10/2023
30.	Leisure Facilities - Cover Sheet & Perspectives	C.0.000 Revision 9	18/10/2023
31.	Leisure Facilities - Site Plan	C.0.100 Revision 8	18/10/2023

32.	Leisure Facilities - General Arrangement Plan	C.0.200 Revision 8	18/10/2023
33.	Leisure Facilities - Building Elevations	C.0.300 Revision 8	18/10/2023
34.	Leisure Facilities - Building Elevations	C.0.301 Revision 7	18/10/2023
35.	Leisure Facilities - Building Sections	C.0.400 Revision 7	18/10/2023
36.	Wellness Centre - Cover Sheet & Perspectives	D.0.000 Revision 8	18/10/2023
37.	Wellness Centre - Site Plan	D.0.100 Revision 7	18/10/2023
38.	Wellness Centre - General Arrangement Plan	D.1.200 Revision 8	18/10/2023
39.	Wellness Centre - Building Elevations	D.1.300 Revision 8	18/10/2023
40.	Wellness Centre - Building Elevations	D.1.301 Revision 6	18/10/2023
41.	Wellness Centre - Building Sections	D.1.400 Revision 7	18/10/2023
Other documents			
42.	Stockland Halcyon Blue ESG Strategy	Version 1	--/10/2023
43.	Archipelago Halcyon Blu Landscape Schematic	22006_DA Report – RFI Response Draft	06/10/2023
44.	Egis Engineering Services Report – Aura Precinct 15- Halcyon Aura 2	23-000051 - ESR02.HS.BK Rev B – Version 2	16/10/2023
45.	Trinity Consultants Australia – Road Traffic Noise Assessment - Halcyon Blu Western Drive Banya	227401.0209.R01V03	17/10/2023

PDA development conditions

PREAMBLE AND ABBREVIATIONS

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

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

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
3. **Council** means the relevant local government for the land the subject of this approval.
4. **DSDILGP** means the Department of State Development, Infrastructure Local Government and Planning.
5. **EDQ** means Economic Development Queensland.
6. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
7. **EDQ IS** means Economic Development Queensland's – Infrastructure Solutions team.
8. **MEDQ** means the Minister for Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **RPEQ** means Registered Professional Engineer of Queensland.
11. **CIP** means Certified Irrigation Professional
12. **LGIA** means the Caloundra South Priority Development Area Infrastructure Agreement (Local Government Infrastructure).
13. **WIA** means the Caloundra South Infrastructure Agreement (Water and Wastewater Infrastructure).

COMPLIANCE ASSESSMENT:

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

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

SUBMITTING DOCUMENTATION TO EDQ:

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

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

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

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

No.	Condition	Timing
Material Change of Use – Other Residential (Land Lease Community)		
General		
1.	Carry Out and Maintain the Approved Development Carry out and maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
2.	Certification of Operational Works – Water and Sewerage All operational works for water and sewerage Contributed Assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the WIA.	As required by the WIA
3.	Certification of Operational Works – Other All operational works not subject to the LGIA or WIA, undertaken in accordance with this approval must comply with all requirements and responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the Certification Procedures Manual
Use		
4.	Other Residential The applicant must operate the use under the <i>Manufactured Homes (Residential Parks) Act 2003</i>	At all times
5.	Community Facilities The Community Facilities, including associated administration and sales areas, are to be constructed generally in accordance with the approved plans. (a) Entry & Sales Precinct (b) Clubhouse Precinct (c) Leisure Precinct (d) Wellness Precinct	(a) Within 3 months of the occupation of the first dwelling; (b) Within 18 months of the occupation of the first dwelling; (c) Within 24 months of the occupation of the first dwelling; and (d) Within 36 months of the occupation of the first dwelling
6.	Entry Precinct and Sales Office The entry and sales office building is to be decommissioned in part and converted to communal facilities.	Prior to the last home site having finished construction.
Construction Management		
7.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed

<p>8.</p>	<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: <ul style="list-style-type: none"> 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. <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>a) Prior to commencing site works for each stage</p> <p>b) During construction</p> <p>c) During construction</p>
<p>9.</p>	<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 State Planning Policy 2017 (Appendix 2 Table A); and ii) Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites; <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing site works for each stage</p> <p>b) During construction</p>

10.	<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 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 authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	<p>a) Prior to commencing site works for each stage</p> <p>b) During construction</p>
11.	<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; and</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 the External Authority's 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 commencement of use for each stage</p> <p>b) Prior to commencement of use for each stage</p>
12.	<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 relevant approved drawings. <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> iii) include a geotechnical soils assessment of the site; iv) accord with the Erosion and Sediment Control Plans, as required by the Erosion and sediment management condition in this package; 	<p>a) Prior to commencing earthworks for each stage</p>

	<ul style="list-style-type: none"> v) include the location and finished surface levels of any cut and/or fill; 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 viii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) 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>b) Prior to commencement of use for each stage</p> <p>c) Prior to commencement of use for each stage</p>
13.	<p>Acid Sulfate Soils</p> <p>a) Where on-site ASS are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</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>a) Prior to commencement of or during earthworks for each stage</p> <p>b) Prior to commencement of use for each stage</p> <p>c) Prior to commencement of use for each stage</p>
14.	<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; and 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>); <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 for each stage</p> <p>b) Prior to commencement of use for each stage</p> <p>c) Prior to commencement of use for each stage</p>

15.	Vehicle Access <ul style="list-style-type: none"> a) Provide formal access point to a public road. b) Construct the vehicle crossovers generally in accordance with the approved plans c) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of use for the first stage b) Prior to commencement of use for the first stage c) Prior to commencement of use for the first stage
16.	Construction Access / Emergency Access (Neighbourhood Connector H) <ul style="list-style-type: none"> a) Provide a combined construction / emergency access point for safe and functional temporary vehicular access to Neighbourhood Connector H generally in accordance with the approved plans. This temporary access is not for daily use by residents. The emergency access is to be maintained and operated in accordance with the emergency procedures manual. b) At completion of construction works, the vehicle access is to be converted to resident exit only. 	<ul style="list-style-type: none"> a) Prior to commencement of use, and to be maintained at all times. b) within 6 months of completion of the final dwelling.
17.	Roadworks – Neighbourhood Connector H Ultimate Works Compliance Assessment <ul style="list-style-type: none"> a) Submit to EDQ DA, Compliance Assessment detailed engineering plans, certified by a RPEQ, for all roadworks generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C</i> and the below: <ul style="list-style-type: none"> i) Left-out, right-out for the vehicular access on the northern boundary; ii) Removal of the channelised right-turn lane on Neighbourhood Connector H. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS: <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. 	<ul style="list-style-type: none"> a) Prior to commencement of works of the final residential stage. b) Within 6 months of completion of the final dwelling c) Within 6 months of completion of the final dwelling

18.	<p>Streetscape – Neighbourhood Connector H Ultimate Works – Compliance Assessment</p> <p>a) Submit to EDQ DA, Compliance Assessment detailed landscape plans for streetscape works, including a schedule of assets, certified by an AILA, in accordance with Council's Infrastructure Planning Scheme Policy – Landscaping.</p> <p>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS 'As Constructed' plans and asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement of works of the final residential stage.</p> <p>b) Within 6 months of completion of the final dwelling</p> <p>c) Within 6 months of completion of the final dwelling</p>
19.	<p>Car Parking</p> <p>Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p>	Prior to commencement of use
20.	<p>Bicycle Parking</p> <p>Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.</p>	Prior to commencement of use
21.	<p>Electric Vehicle Readiness – Communal Areas</p> <p>a) Include electric vehicle readiness in the development as follows:</p> <ol style="list-style-type: none"> Provision of electrical capacity for Basic (slow) Electric Vehicle Supply Equipment (EVSE) chargers for 2 visitor parking bays at the Entry & Sales Precinct; and Provision of conduits, cable trays and/or wiring from distribution boards to individual parking spaces for 15% of all visitor parking bays (during construction) to enable future Basic (slow) EVSE installation; Installation of 2 EVSE chargers within provisioned bays at the Entry & Sales Precinct entry <p>b) Electric vehicle charging shall be:</p> <ol style="list-style-type: none"> capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and designed with regard to fire retardance and ventilation <p>c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.</p>	For all parts of this condition, prior to commencement of the use for the first stage
22.	<p>Electric Vehicle Readiness – Other Residential</p> <p>Provide for electric vehicle readiness by constructing a dedicated circuit from the circuit board to the garage for at least one Basic (slow) EVSE charger per home, in accordance with the Australian Wiring Rules AS/NZS 3000:2018, as amended.</p> <p><i>Note: The circuit can be fitted with a minimum of 20 Amp GPO outlet which can be replaced by a dedicated 7kW EVSE of the occupant's choice. The preferred outlet location is the middle of the passenger side wall. Where not used for Electric Vehicle Supply Equipment, the circuit is to be terminated at an isolator.</i></p>	Prior to commencement of the use

23.	<p>Sustainability Initiatives – ESG Strategy</p> <p>a) Submit to EDQ IS evidence of the demonstrated sustainable initiatives for this development in accordance with the <i>Stockland Halcyon Blu ESG Strategy- Version 1 dated October 2023</i></p> <p>b) Carry out the works generally in accordance with the documentation submitted under part a) of this condition.</p> <p>c) Provide an annual report (July to June of the reporting year), outlining the works underway and works completed to date along with independent certification where applicable of the works completed to demonstrate compliance to the strategies.</p> <p><i>Note: Reporting will measure progress against each of the strategies including significant achievements, any issues encountered and how these have been or will be mitigated or overcome, as well as any further opportunities for improvement.</i></p>	<p>a) Prior to commencement of any site works</p> <p>b) Prior to commencement of use, and ongoing where indicated</p> <p>c) By 1 October of the following financial year, until the last dwelling is occupied</p>
24.	<p>Water Connection</p> <p>Connect the approved development to the existing water reticulation network generally in accordance with Unitywater current adopted standards.</p>	<p>Prior to commencement of use for each stage</p>
25.	<p>Sewer Connection</p> <p>Connect the approved development to the existing sewer reticulation network generally in accordance with Unitywater current adopted standards.</p>	<p>Prior to commencement of use for each stage</p>
26.	<p>Stormwater Connection</p> <p>Connect the approved development to a lawful point of discharge generally in accordance with Council's current adopted standards and the approved drawings.</p>	<p>Prior to commencement of use for each stage</p>
27.	<p>Stormwater Management (Quality)</p> <p>a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for all on-site stormwater treatment devices designed generally in accordance with the approved plans and the following:</p> <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality; and</i> ii) <i>the approved Aura Precinct 15 Stormwater Quality Management Plan, Version 3 prepared by DesignFlow, dated September 2022 (DEV2022/1276);</i> <p>The detailed engineering drawings are to include gross pollutant and oil management (litter, coarse sediment and oil removal) for all ground level runoff.</p> <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition</p> <p>c) Maintain all on-site stormwater quality treatment devices in perpetuity in accordance with the manufacturer's specification.</p>	<p>a) Prior to commencement of any works within the relevant Catchment (S4a, S4b or S4c)</p> <p>b) Prior to commencement of use</p> <p>c) At all times following commencement of use</p>

28.	Flood Immunity – Residential Submit to EDQ IS, certification from a RPEQ that each stage achieves a flood immunity of 1% AEP (climate change) and adopts the freeboard specified in Sunshine Coast Council Planning Scheme – Table 8.2.7.3.3 for all gross floor area (GFA).	Prior to commencement of the use for each stage
29.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use for each stage b) Prior to commencement of use for each stage
30.	Telecommunications 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. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use for each stage b) Prior to commencement of use for each stage
31.	Broadband 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> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use for each stage b) Prior to commencement of use for each stage
32.	Landscape Works a) Submit to EDQ IS detailed landscape plans certified by an AILA generally in accordance with the <i>Halcyon Blu Landscape Schematic dated 6 October 2023</i> by Archipelago Detail Landscape Plans are to include: <i>Siteworks:</i> <ul style="list-style-type: none"> • The extent of soft and hard landscape; • Location and description of fencing, retaining walls and ramps • Existing and finished levels to works particularly in critical areas (e.g. Communal OpenSpace, Top and toe of retaining walls and steps); • Description/details of critical design elements where applicable (e.g. surface treatments, stabilisation of batters, planters) • Basic specification notes on plan for all landscape works <i>Planting</i>	a) Prior to commencement of site works for each stage

	<ul style="list-style-type: none"> • A planting schedule listing plants by botanical names, quantities, pot size, height, spread and calliper at time of planting <p>b) Construct the landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS “as constructed” plans, certified by an AILA, that the landscape works undertaken generally in accordance with part (a) of this condition.</p>	<p>b) Prior to commencement of use of each stage, and to be maintained thereafter</p> <p>c) Prior to commencement of use for each stage</p>
33.	<p>Refuse Collection</p> <p>a) Submit to EDQ IS evidence of approved refuse collection arrangements agreed to by Council, including ongoing operational requirements, for the approved development.</p> <p>b) Implement the refuse collection arrangements submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) At all times following commencement of use</p>
34.	<p>Acoustic Treatments</p> <p>a) Submit to EDQ IS an update to the acoustic report identifying homes sites that are subject to acoustic treatment/s; and</p> <p>b) Undertake acoustic treatment/s in accordance with the updated acoustic report by part a) of this condition</p>	<p>a) Prior to the commencement of site works</p> <p>b) Prior to commencement of use</p>
35.	<p>Outdoor Lighting</p> <p>Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>Prior to commencement of use</p>
36.	<p>Easements over Infrastructure</p> <p>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>	<p>Prior to commencement of use</p>
37.	<p>Accessible Housing</p> <p>Submit to EDQ DA evidence that the approved development delivers 10% accessible homes generally in accordance with the approved plans. For example, this is demonstrated as meeting the best practice for Gold Level in the Liveable Housing Design Guidelines.</p> <p><i>NOTE: For the purposes of this condition, copies of building work floor plans and an accompanying statement are considered evidence e.g. LHA Assessor certification or statement from Registered Architect.</i></p>	<p>Prior to commencement of use for each stage (excluding Stage 1), and upon completion of the final dwelling.</p>

Infrastructure Charges		
38.	Sub-Regional (Water and Sewer) Charge In lieu of paying the sub-regional (water and sewer) infrastructure charges, provide the MEDQ a copy of the Payment Certificate in accordance with clause W25.8 of the Water Infrastructure Agreement.	Prior to commencement of use for each stage

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 ****