



Department of
State Development and Infrastructure

Our ref: DEV2013/439/142

25 January 2024

Stockland Development Pty Ltd
C/- Urbis Pty Ltd
Attn: Matt Ceccato and Beth Foley
Level 32, 300 George Street
BRISBANE QLD 4000

Email: mceccato@urbis.com.au; bfoley@urbis.com.au

Dear Matt and Beth

Section 99 Approval - application to change PDA development approval
Reconfiguring a Lot (1 Lot into Business and Industry Lots, Showroom Lots, Open Space, Roads and Drainage) and Material Change of Use in Accordance with a Plan of Development at Bellvista Boulevard, Caloundra West and Bells Creek Road, Bells Creek formerly described as Lot 345 on RP306958

On 25 January 2024 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.DSDI.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@dsdilgp.qld.gov.au, who will assist.

Yours sincerely

Brandon Bouda
Manager
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Caloundra South Priority Development Area	
Site address	Bellvista Boulevard, Caloundra West and Bells Creek Road, Bells Creek	
Lot on plan description	Lot number	Plan description
	Formerly described as Lot 345	RP306958
PDA development application details		
DEV reference number	DEV2013/439	
'Properly made' date	11 October 2023	
Type of application	☐ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Application to change PDA development approval ☐ Application to extend currency period	
Description of proposal applied for	Change to approval – Reconfiguring a Lot (1 Lot into Business and Industry Lots, Showroom Lots, Open Space, Roads and Drainage) and Material Change of Use in Accordance with a Plan of Development	
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	22 May 2015	
1 st Change to approval date	21 December 2016	
2 nd Change to approval date	1 May 2018	
3 rd Change to approval date	14 December 2018	
4 th Change to approval date	3 April 2019	
5 th Change to approval date	14 February 2020	
6 th Change to approval date	17 September 2020	
7 th Change to approval date	22 July 2021	
8 th Change to approval date	6 December 2021	
9 th Change to approval date	17 June 2022	
10 th Change to approval date	10 October 2022	

11 th Change to approval date	25 January 2024
Currency period	20 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.	Caloundra South Northern Locality – Business and Industry Area, Plan of Development – Precinct 3, 4, 5 and Part 6 (and appendices as amended in red)		4 October 2023
2.	Aura Business Park Signalised Intersection Assessment by SMEC	Memo 310031870_ABD_001, Revision 0	4 December 2023 (Amended in red - Received 20 December 2023)
3.	Aura Precinct 3-5 Traffic Modelling Refresh by PWC		August 2023
Plans and documents previously approved on 10 October 2022		Number	Date
4.	Aura Precincts 3-5 Stormwater Quality Management Plan	Version 1.7	15 September 2022
Plans and documents previously approved on 23 December 2016		Number	Date
5.	Caloundra South Business and Industry Context Plan Area Strategy 3		September 2016
Plans and documents previously approved on 22 May 2015		Number	Date
6.	Caloundra South Overarching Site Strategy - Natural Environment		28 November 2013
7.	Caloundra South Acid Frog Management Plan		August 2016
8.	Water and Wastewater Network Investigation (Precincts 3, 4, 5 and 6) Report, prepared by Brown Consulting		1 October 2014
Supporting Documents		Number	Date
9.	Bells Creek Arterial Phase 2 and 3 – Bells Creek Arterial Pedestrian and Cycle Bridge by SMEC	Job No: 280/139/D02	03/11/2021
10.	Pedestrian Bridge Bells Creek Arterial Private Lighting by CV Services Group	Drawing set S4900306	27/04/2022

Abbreviations, and Definitions

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.

BFP means Building Format Plan.

BASIC (SLOW) CHARGERS means an electric vehicle charging facility on a dedicated electrical circuit, typically used in long park situations such as dwellings and workplaces. Basic (slow) EV chargers use AC (240 volts) power and require a minimum 20 Amps, as well as installation of an Electric Vehicle Supply Equipment (EVSE) unit capable of supplying up to 7kW of power.

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.

DC (FAST) CHARGERS means an electric vehicle charging facility capable of supplying a minimum of 50kW of power per parking bay. DC (fast) charging is used for short term parking situations up to 1 hour in duration and provides convenience fast charging. DC (fast) chargers, generally operated by third parties, are suited to developments providing services on highways and major roads.

DESTINATION (FASTER) CHARGERS means an electric vehicle charging facility capable of supplying up to 25kW of power. Destination (faster) charging is typically used for short term parking, up to 2 hours duration. Destination (faster) charging usually requires three-phase (415 volts) power with 20-32 Amps. However, if three-phase power is unavailable, single-phase power with 40 Amps is acceptable.

DSDI means the Department of State Development and Infrastructure.

DTMR means the Department of Transport and Main Roads

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*.

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).

MEDIUM TO LONG-TERM PARKING for the purposes of electric vehicle charging, means any other parking that is not short term.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

SHORT-TERM PARKING for the purposes of electric vehicle charging, means land uses where parking is generally for a period of less than 2 hours, and includes uses such as: hardware and trade supplies, food and drink outlet, garden centre, shop, showroom, health care services, veterinary services and the like.

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)

WIA 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.
- 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

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.

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, use the following email addresses:

a) EDQ DA: pdadevelopmentassessment@dsdilgp.qld.gov.au

b) EDQ IS: 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.	Prior to survey plan endorsement for each stage
2	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the Certification Procedures Manual.	As required by the Certification Procedures Manual
3	Street Naming Submit to EDQ Development Assessment, DSDI a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
4	Entry Walls or Features The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ Development Assessment DSDI.	As indicated
5	Advertising Devices Design and install advertising devices generally in accordance with the approved Plan of Development	As required
Engineering		
6	Construction Management Plan a) Submit to EDQ Development Assessment, DSDI a Site Based Construction Management Plan (CMP) prepared by the principal site contractor that manages the following:	a) Prior to commencement of works for the relevant stage

	i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the Environmental Protection Act 1994), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties. iii. contaminated land (if required), including removal, treatment and replacement in accordance with compliance permit from an approved contaminated land auditor; b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	b) At all times during construction
7	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDI a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision for parking and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc; iv. ongoing monitoring, management review and certified updates (as required); v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). Where subdivision plans are registered, and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP. b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	a) Prior to commencement of works b) At all times during construction
8	Retaining Walls a) Submit to EDQ Development Assessment, DSDI detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls shall be generally in accordance with PDA Practice Note No. 10 – Plans of development unless otherwise approved by EDQ Development Assessment, DSDI .	a) Prior to commencement of works for the relevant stage

	b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDI 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.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
9	Filling and Excavation a) Submit to EDQ Development Assessment, DSDI detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments The certified earthworks plans shall: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDI certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	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
10	Roads - Internal a) Submit to EDQ Development Assessment, DSDI engineering design/construction drawings certified by a RPEQ for internal roads (excluding the Industrial trunk connector from North-South Sub-arterial to western boundary), including parking bays, roundabouts and pedestrian footpaths generally in accordance with the approved Plan of Development and PDA Guideline No. 13 Engineering standards – minor roads. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment DSDI ‘as-constructed’ drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition.	a) Prior to commencement of work for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage

11	Roads – Industrial Trunk Connector from North-South Sub-arterial to western boundary Phase 1 works: Part A: Trunk Connector Roads (including non-signalised intersections) a) Submit to EDQ Development Assessment, DSDI engineering design/construction drawings certified by a RPEQ for the Phase 1 works, including pedestrian footpaths generally in accordance with the approved Plan of Development and PDA Guideline No. 13 – Engineering standards b) Construct the works generally in accordance with the certified plans as required under part a) of this condition c) Submit to EDQ Development Assessment DSDI ‘as-constructed’ drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition. Phase 2 Works: Part B: Trunk Connector Roads d) Submit to EDQ Development Assessment, DSDI engineering design/construction drawings certified by a RPEQ for the Phase 2 (duplication) works, including traffic signals and pedestrian footpaths generally in accordance with the approved Plan of Development and PDA Guideline No. 13 – Engineering standards. e) Construct the works generally in accordance with the certified plans as required under part a) of this condition f) Submit to EDQ Development Assessment DSDI ‘as-constructed’ drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition.	a) Prior to commencement of works for Phase 1. b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to commencement of works for Phase 2 e) Prior to traffic volumes exceeding 9,000 vehicles per day per lane f) Prior to acceptance ‘on-maintenance’
12	Roads – North-South Sub-Arterial Phase 1 Works: Part A: Sub arterial: Bells Creek Arterial Approach a) Submit to EDQ Development Assessment, DSDI engineering design/construction drawings certified by a RPEQ for the Sub-Arterial Phase 1 works, including an interim bus bay, separated cycleway and pedestrian footpaths generally in accordance with the approved Plan of Development and PDA Guideline No. 13 – Engineering standards – major roads and the following: i. Proposed interim bus bay shall be a ‘Regular Stop’ standard designed to accommodate one (1) 12.5m rigid	a) Prior to commencement of works for phase 1

	bus generally in accordance with the TMR: Public Transport Infrastructure Manual 2012. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment DSDI 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with part b) of this condition. Part B: Bells Creek Arterial Approach – Industrial Trunk Connector Intersection Traffic Signals d) Submit to EDQ Development Assessment, DSDI engineering design/construction drawings certified by a RPEQ for the traffic signals, generally in accordance with the approved Plan of Development and PDA Guideline No. 13 – Engineering standards – major roads. e) Construct the works generally in accordance with the certified plans as required under part d) of this condition. f) Submit to EDQ Development Assessment DSDI 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with part e) of this condition. Part C: Sub arterial: North – South Link g) Submit to EDQ Development Assessment, DSDI engineering design/construction drawings certified by a RPEQ for the Sub-Arterial Phase 1 works, including bus bay, separated cycleway and pedestrian footpaths generally in accordance with the approved Plan of Development, PDA Guideline No. 13 – Engineering standards – major roads and the following: (i) Proposed indented bus bay shall be a 'Regular Stop' standard designed to accommodate one (1) 12.5m rigid bus generally in accordance with the TMR: Public Transport Infrastructure Manual 2012. h) Construct the works generally in accordance with the certified plans as required under part g) of this condition. i) Submit to EDQ Development Assessment DSDI 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with part h) of this condition	b) Prior to 9 December 2023 or survey plan endorsement for Stages 29, 5A or 5B whichever is the earlier c) Prior to 9 December 2023 or survey plan endorsement for Stages 29, 5A or 5B whichever is the earlier d) Prior to commencement of works for phase 1 e) Prior to 9 December 2023 or survey plan endorsement for Stages 29, 5A or 5B whichever is the earlier f) Prior to 9 December 2023 or survey plan endorsement for Stages 29, 5A or 5B whichever is the earlier g) Prior to commencement of works for phase 1 h) Prior to survey plan endorsement for the relevant stage i) Prior to survey plan endorsement for the relevant stage
--	---	---

	Phase 2 Works: Part D: Sub arterial: Bells Creek Arterial Approach j) Submit to EDQ Development Assessment, DSDI engineering design/construction drawings certified by a RPEQ for the Sub-Arterial Phase 2 works, including permanent bus bay and pedestrian footpaths generally in accordance with the approved Plan of Development, PDA Guideline No. 13 – Engineering standards – major roads and the following: (i) Proposed indented bus bay shall be a ‘Regular Stop’ standard designed to accommodate one (1) 12.5m rigid bus generally in accordance with the TMR: Public Transport Infrastructure Manual 2012. k) Construct the works generally in accordance with the certified plans as required under part j) of this condition. l) Submit to EDQ Development Assessment DSDI ‘as-constructed’ drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with part k) of this condition. Part E: Bells Creek Arterial Approach – Industrial Trunk Connector Intersection Traffic Signals Upgrade m) Submit to EDQ Development Assessment for Compliance Assessment, DSDI engineering design/construction drawings certified by a RPEQ for the traffic signals upgrade, generally in accordance with the approved Plan of Development and: i. PDA Guideline No. 13 – Engineering standards – major roads; and ii. Investigate pedestrian crossing on the northern leg of the intersection, subject to revised SIDRA n) Construct the works generally in accordance with the certified plans as required under part m) of this condition. o) Submit to EDQ Development Assessment DSDI ‘as-constructed’ drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with part n) this condition Part F: Sub arterial: North – South Link p) Submit to EDQ Development Assessment, DSDI engineering design/construction drawings certified by a RPEQ for the Sub-Arterial Phase 2 works, including retention of the interim bus bay and pedestrian footpaths generally in accordance with the approved Plan of Development, PDA Guideline No. 13 – Engineering standards – major roads and the following: (i) Proposed indented bus bay shall be a ‘Regular Stop’ standard designed to accommodate one (1) 12.5m rigid	j) Prior to commencement of works for phase 2 k) Prior to traffic volumes exceeding 9,000 vehicles per day per lane l) Prior to traffic volumes exceeding 9,000 vehicles per day per lane m) Prior to commencement of works for phase 2 n) Prior to traffic volumes exceeding 9,000 vehicles per day per lane o) Prior to traffic volumes exceeding 9,000 vehicles per day per lane p) Prior to commencement of works for Phase 2
--	--	--

	bus generally in accordance with the TMR: Public Transport Infrastructure Manual 2012. q) Construct the works generally in accordance with the certified plans as required under part p) of this condition. r) Submit to EDQ Development Assessment DSDI 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with part q) of this condition. Part G - North – South Link – Southern Intersection Traffic Signals s) Submit to EDQ Development Assessment, DSDI for Compliance Assessment, engineering design/construction drawings certified by a RPEQ for the traffic signals upgrade, in accordance with: - PDA Guideline No. 13 – Engineering standards – major roads; and - Include traffic signal plan and phasing plan to coordinate both traffic signals on Aura Boulevard to maximise green time for through traffic; and - Investigate pedestrian crossing on both northern and southern leg of the intersection, subject to revised SIDRA assessment. t) Construct the works generally in accordance with the certified plans as required under part m) of this condition. u) Submit to EDQ Development Assessment DSDI 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with part n) this condition	q) Prior to traffic volumes exceeding 9,000 vehicles per day per lane r) Prior to traffic volumes exceeding 9,000 vehicles per day per lane s) Prior to the earlier of the following: - commencement of works for Phase 2; or - construction of >11,000m² GFA in Stage 22A, or - Survey Plan endorsement of a development lot within Stage 22A immediately abutting the intersection. t) Prior to traffic volumes exceeding 9,000 vehicles per day per lane or prior to construction of >11,000m² GFA in Stage 22A, whichever occurs first. u) Prior to traffic volumes exceeding 9,000 vehicles per day per lane or prior to construction of >11,000m² GFA in Stage 22A, whichever occurs first.
13	Roads – Bells Creek Arterial Part A – Caloundra Road to temporary precinct access road a) Submit to EDQ Development Assessment, DSDI engineering design/construction drawings certified by a RPEQ and endorsed by DTMR for the Bells Creek Arterial between Caloundra Road and the temporary precinct access road adjoining Lots 1079 and 1162.	a) Prior to commencement of works

	The design shall include the following: i. Provision for a temporary roundabout at the intersection of the Bells Creek Arterial and the proposed temporary precinct access road ii. Separated cycleway and pedestrian path infrastructure including an interim connection across the Bells Creek Arterial road corridor to Precinct 2 b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDI 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to the DTMR of all road works constructed in accordance with part b) this condition. Part B - Temporary precinct access road to interim at grade roundabout with Sub arterial - North South link d) Submit to EDQ Development Assessment, DSDI engineering design/construction drawings certified by a RPEQ and endorsed by DTMR for the Bells Creek Arterial between the temporary precinct access road and the interim at grade roundabout with North South Sub Arterial. The design shall include the following: i. Provision for a temporary roundabout at the intersection of the Bells Creek Arterial and the Sub arterial – Bells Creek Arterial approach ii. Separated cycleway and pedestrian path infrastructure including connections both east and west iii. The removal of the temporary roundabout required under part a) of this condition and reinstatement of the Bells Creek Arterial roadway. e) Construct the road works generally in accordance with the endorsed plans required under part d) of this condition. f) Submit to EDQ Development Assessment DSDI 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to DTMR of all road works constructed in accordance with part e) this condition.	b) Prior to survey plan endorsement for the first stage c) Prior to survey plan endorsement for the first stage d) Prior to commencement of works e) Prior to 9 December 2023 f) Prior to 'on-maintenance' acceptance
14	Roads - Bells Creek Arterial / Pierce Avenue Bridge a) Submit to EDQ Development Assessment DSDI engineering design/construction drawings, including construction schedule/methodology certified by a RPEQ endorsed by DTMR for the Bells Creek Arterial / Pierce Avenue Bridge and associated roadworks to accommodate the interim two-lane road profile. b) Construct the road works generally in accordance with the endorsed plans required under part a) of this condition.	a) Prior to commencement of works b) At survey plan endorsement for the first stage

	c) Submit to EDQ Development Assessment DSDI 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to DTMR of all bridge and associated road works constructed in accordance with part b) this condition.	c) Prior to acceptance 'on-maintenance'
14a	Compliance Assessment – Roads – Industry Trunk Connector (29.0m wide) a) Submit to EDQ Development Assessment DSDI, for Compliance Assessment, engineering design/construction drawings certified by a RPEQ for the Industry Trunk Connector (29.0m wide). The design shall include the following: - Roundabout design; - When development occurs on Lot 1196, provision for priority pedestrian / cyclist crossing at any crossovers; - Sight lines assessment to ensure legibility and visibility for all users; - Any interim and ultimate arrangements. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment DSDI 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to Council for all works constructed in accordance with this condition.	a) Prior to commencing of works b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
14b	Roads - Bells Creek Arterial – Green Bridge a) Submit to EDQ Development Assessment, DSDI engineering design/construction drawings certified by a RPEQ for the Green Bridge works that crosses Bells Creek Arterial, generally in accordance and the following: <i>Bells Creek Arterial Phase 2 and 3 – Bells Creek Arterial Pedestrian and Cycle Bridge</i> by SMEC Job No: 280/139/D02 <i>Pedestrian Bridge Bells Creek Arterial Private Lighting</i> by CV Services Group Drawing set S4900306 - The bridge structures are to be structurally designed and certified compliant with AS 5100 - 2010 – Bridge Design including current versions of the standard. Structures must not impede drainage flow and be designed in accordance with QDUM requirements. b) Construct the works generally in accordance with the certified plans as required under part s) of this condition. c) Submit to EDQ Development Assessment DSDI 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all works constructed in accordance with part s) of this condition.	a) Prior to commencement of works for Green Bridge works b) Prior to opening of Bells Creek Arterial extension c) Prior to opening of Bells Creek Arterial extension

15	Compliance Assessment: Roads – Racecourse Road Link Phase 1 Works: a) Submit to EDQ Development Assessment, DSDI for compliance assessment a Phase 1 and ultimate concept layout plan including cross section for the connection of existing Racecourse Road to the western boundary of the development. b) Submit to EDQ Development Assessment, DSDI engineering design/construction drawings certified by a RPEQ for the above road link generally in accordance with the endorsed plans required under part a) of this condition c) Construct the works generally in accordance with the certified plans as required under part b) of this condition. d) Submit to EDQ Development Assessment DSDI ‘as-constructed’ drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all works constructed in accordance with part c) of this condition. Phase 2 Works: e) Submit to EDQ Development Assessment, DSDI engineering design/construction drawings certified by a RPEQ for the above road link generally in accordance with the endorsed plans required under part a) of this condition f) Construct the works generally in accordance with the certified plans as required under part e) of this condition. g) Submit to EDQ Development Assessment DSDI ‘as-constructed’ drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all works constructed in accordance with part f) of this condition.	a) Prior to commencement of works for phase 1 b) Prior to commencement of works c) Prior to traffic volumes on the Sub-arterial Bells Creek Arterial Approach link exceeding 18,000 vehicles per day d) Prior to survey plan endorsement for the relevant stage e) Prior to commencement of works f) Prior to traffic volumes exceeding 9,000 vehicles per day g) Prior to acceptance of ‘on -maintenance’
16	Compliance Assessment - Shared Recreation Pathways a) Submit to EDQ Development Assessment, DSDI for compliance assessment, detailed engineering plans certified by an RPEQ for shared recreation pathways in stages 23Ci, 23H and 23I and shared recreation paths connecting to precinct 2 generally in accordance with <i>LGIA – Infrastructure Network Schedule 5 – Local Transport</i> and the approved POD. Shared paths are to be located above Q10. The underpass at Bells Creek Arterial is permitted to be less than Q10 to allow appropriate grading of the pathway. Any bridge structures are to be structurally designed and certified compliant with AS 5100 - 2010 – Bridge Design including current versions of the standard. Structures must not impede	a) Prior to commencement of works for-the Shared Path

	drainage flow and be designed in accordance with QDUM requirements. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDI , 'As Constructed' plans, and asset register certified by a RPEQ in a format acceptable to Council.	b) Prior to survey plan endorsement for Stage 23E c) Prior to survey plan endorsement for Stage 23E
17	Off Road Cycleways a) Submit to EDQ Development Assessment DSDI engineering design/construction drawings including lighting certified by a RPEQ for off road cycleways generally in accordance with the approved Plan of Development. The Plans shall also include provision for a temporary connection across the future Bells Creek Arterial road corridor between Precinct 6 and Precinct 2. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment DSDI 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council	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
18	Water - Internal a) Submit to EDQ Development Assessment DSDI a water reticulation Precinct Network Plan endorsed by Unitywater. b) Submit to EDQ Development Assessment DSDI detailed water reticulation design plans certified by a RPEQ generally in accordance with the endorsed Precinct Network Plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment DSDI 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Unitywater current adopted standards.	a) Prior to the commencement of works for the first 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
19	Water – Trunk a) Submit to EDQ Development Assessment DSDI endorsement by Unitywater of the proposed water supply strategy including confirmation of connection to the existing water reticulation network generally as described in the '<i>Water and Wastewater Network Investigation (Precincts 3,4,5 and 6) Report</i>' dated 01/10/14 prepared by Brown Consulting.	a) Prior to commencement of works for the first stage

	b) Submit to EDQ Development Assessment DSDI detailed engineering design plans certified by a RPEQ generally in accordance with the <i>SEQ Water Supply and Sewerage Design and Construction Code</i> and the endorsed water supply strategy required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment DSDI 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Unitywater's current adopted standards.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
20	Sewer – Internal a) Submit to EDQ Development Assessment, DSDI a sewer reticulation Precinct Network Plan endorsed by Unitywater. b) Submit to EDQ Development Assessment, DSDI detailed sewer reticulation design plans certified by a RPEQ generally in accordance with the endorsed Precinct Network Plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDI 'as-constructed' plans, asset register, pressure and CCTV results in accordance with Unitywater current adopted standards.	a) Prior to the commencement of works for the first 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
21	Sewer –Trunk a) Submit to EDQ Development Assessment, DSDI endorsement by Unitywater of the proposed wastewater supply strategy including confirmation of connection to the existing sewerage reticulation network generally as described in the '<i>Water and Wastewater Network Investigation (Precincts 3, 4, 5 and 6) Report</i> dated 01/10/14 prepared by Brown Consulting. b) Submit to EDQ Development Assessment, DSDI detailed engineering design plans certified by a RPEQ generally in accordance with the <i>SEQ Water Supply and Sewerage Design and Construction Code</i> and the endorsed wastewater supply strategy required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDI 'as-constructed' plans, asset register, pressure and CCTV test results in accordance with Unitywater's current adopted standards.	a) Prior to commencement of works for the first stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage

22	Compliance Assessment – Stormwater Management (Quality) a) Submit to EDQ Development Assessment DSDI for compliance assessment a Stormwater Quality Management Plan certified by a RPEQ which includes updated water quality modelling for the revised stormwater treatment methodology, that addresses potential impacts to Pumicestone Passage. b) Submit to EDQ Development Assessment DSDI for compliance assessment overall concept plans including cross sections certified by a RPEQ for the proposed stormwater treatment devices generally in accordance with: • The approved <i>Aura Precincts 3-5 Stormwater Quality Management Plan (Version 1.7)</i> prepared by Design Flow, dated 15 September 2022; and • <i>PDA Guideline No. 13 - Engineering Standards- Stormwater quality</i>. c) Submit to EDQ Development Assessment DSDI detailed engineering design and construction drawings certified by a RPEQ for the proposed stormwater quality devices generally in accordance with the endorsed concept plans required under part a) of this condition. d) Construct the works generally in accordance with the certified plans required under part b) of this condition. e) Submit to EDQ Development Assessment DSDI 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.	a) Prior to survey plan endorsement of the 37th lot b) Prior to commencement of works c) Prior to commencement of works for each stage d) Prior to survey plan endorsement for each stage e) Prior to survey plan endorsement for each stage
23	Stormwater Management (Quantity) – Open Channels a) Submit to EDQ Development Assessment DSDI detailed engineering design/construction plans including provision for maintenance access and safety strips, and hydraulic calculations certified by a RPEQ for the proposed stormwater open channel drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the approved Plan of Development. b) Construct the works in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment DSDI "as constructed" plans including an asset register certified by a RPEQ, in a format acceptable to Council.	a) Prior to commencement of works for the relevant stage b) The earlier of 31 December 2025, or the last survey plan endorsement of the development c) The earlier of 31 December 2025, or the last survey plan endorsement of the development

24	Stormwater Management (Quantity) – Pipe Network a) Submit to EDQ Development Assessment DSDI detailed engineering design/construction plans and hydraulic calculations certified by a RPEQ for the proposed piped stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>. b) Construct the works in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment DSDI "as constructed" plans including an asset register certified by a RPEQ, in a format acceptable to Council.	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
25	Street Lighting 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: i. Meet the relevant standards of the electricity supplier; ii. be acceptable to the electricity supplier 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 Development Assessment, DSDI detailed engineering design plans certified by a RPEQ-electrical for Rate 3 (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 Development Assessment, DSDI '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
26	Electricity Submit to EDQ Development Assessment DSDI 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 for each stage

	generally in accordance with <i>PDA Guideline No. 12 – Park planning and design</i>. The plans shall generally document where applicable the following: - Existing contours or site levels, services and features; - Proposed finished levels, including sections across and through the open space at critical points (e.g. Interface with roads or water bodies, retaining walls or batters); - Location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; - Water Sensitive Urban Design devices generally occupying an area no greater than 5% of the park - Locations of electricity and water connections to parks; - Location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; - Details and locations of any proposed building works and embellishments including: bridges, park furniture, lighting, toilet facilities and play equipment; - Trees and plants, including species, size and location; - Public lighting in accordance with AS1158 –‘Lighting for Roads and Public Spaces’. - A schedule of proposed standard and non-standard Council assets. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment DSDI, ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA registered landscape architect.	
32	Acid Sulfate Soils a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDI an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: - prepared generally in accordance with the <i>State Planning Policy, July 2014</i> (as amended from time to time) and relevant guidelines; and - 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	a) Prior to commencement of or during works for the relevant stage b) Prior to survey plan endorsement for the relevant stage
33	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDI an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines:	a) Prior to commencement of works for each stage

	i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	b) At all times during construction
34	Water Quality Monitoring – Lamerough Creek and Bells Creek North Submit to EDQ Development Assessment DSDI pre-, during and post-construction water quality monitoring data for surface stormwater and groundwater in the Lamerough Creek and Bells Creek North catchments generally in accordance with the endorsed <i>Caloundra South Water Quality Management Plan prepared by BMT WBM dated 18/03/14</i>.	As indicated
35	Compliance Assessment - Environment Protection Rehabilitation a) Submit for compliance assessment to EDQ Development Assessment DSDI a detailed Environmental Rehabilitation Plan certified by a suitably qualified environmental scientist/engineer for rehabilitation works generally in accordance with the endorsed <i>Acid Frog Management Plan</i> dated December 2013 and the <i>Caloundra South Overarching Site Strategy Natural Environment</i> dated 28 November 2013. b) Commence construction of the works generally in accordance with the endorsed Environmental Rehabilitation Plan required by part a) of this condition. c) Submit to EDQ Development Assessment DSDI 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) Within two years after the registration of the final Plan of Subdivision
Surveying, land transfers and easements		
36	Land Transfer Demonstrate to EDQ Development Assessment, DSDI that all land to be transferred in fee simple is not registered on either the Environmental Management Register or the Contaminated Land Register.	Prior to survey plan endorsement for the relevant stage
37	Land Transfer – Drainage Transfer, in fee simple, at no cost to Council as trustee Lots 1198, 1199, 1200, 1201, 1202, 9008, 9009, 9010, 9011 for drainage purposes.	At the time works in these lots are accepted as off-maintenance
38	Land Transfer – Park and Open Space Transfer, in fee simple, at no cost to Council as trustee Lots 9001, 9004, and 9005 for park and open space purposes.	At the time works in these lots are accepted as off-maintenance

39	Land Transfer – Conservation Buffer Transfer, in fee simple, at no cost to Council as trustee Lots 9002 and 9003 for conservation.	At the time works in these lots are accepted as off-maintenance
40	Serviced Land Transfer – Community Transfer, in fee simple, a serviced land area of 750m ² within Lot 9007 at no cost to Council as trustee for community purposes.	At survey plan registration for the relevant stage
41	Road Dedication – Bells Creek Arterial Comply with a) and b) as follows: a) Dedicate the Bells Creek Arterial corridor (from the northern PDA boundary to the temporary precinct access road) as road. b) Dedicate the Bells Creek Arterial corridor (from the temporary precinct access road to the North South Sub Arterial Road) as road.	a) Prior to roadworks being accepted on-maintenance b) Prior to roadworks being accepted on-maintenance
42	Easement – Electrical Powerline Provide an easement in favour of and at no cost to the grantee, over the electrical powerline located on Lot 1193 as indicated on the approved Plan of Development. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which will maintain the powerline assets.	At survey plan endorsement for the relevant stage
43	Easements over infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement for the relevant stage
44	Right of Way (access) Easement – Lot 1196 Provide a minimum 4.5m wide right of way (access) easement over Lot 1196 along the eastern boundary to provide access for maintenance vehicles at no cost to the grantee. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	At survey plan endorsement for the relevant stage
45	Right of Way (Access) Easement – Lot 1199 Provide a right of way (access) easement over Lot 1199 generally as shown on the approved Plan of Development and at no cost to the grantee.	At survey plan endorsement for the relevant stage

	The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets. The easement may be extinguished at the time the works described in Conditions 13 Part D and 14 Part B have been completed.	
46	Right of Way (access) Easement – Lot 9000 (Temporary) Provide a right of way (access) easement over Lot 9000 generally as shown on the approved Plan of Development and at no cost to the grantee to provide service vehicle access to Lot 1. The terms of the easements must be to the satisfaction of the Owner of the burdened land, as evidenced by a letter of Owner's consent.	Prior to for the relevant stage survey plan endorsement.
47	Right of Way (Access) Easement – Lot 9000 (Permanent) Provide a right of way (access) easement over Lot 9000 to Lot 1 generally as shown on the approved Plan of Development and at no cost to the grantee. The terms of the easements must be to the satisfaction of the Owner of the burdened land, as evidenced by a letter of Owner's consent.	Prior to survey plan endorsement for the relevant stage.
48	Right of Way (Access) Easement – Future Road Reserve Provide a right of way (access) easement over future road reserve to Lot 1197 generally as shown on the approved Plan of Development and at no cost to the grantee. The easement will be extinguished upon registration of the Road Reserve. The terms of the easement must be to the satisfaction of the Owner of the burdened land, as evidenced by a letter of Owner's consent.	Prior to survey plan endorsement for the relevant stage.
Advertising Device		
49	Billboard Sign on Lot 1203 a) Submit to EDQ Development Assessment, DSDI confirmation of the date a billboard has been erected on Lot 1203 (as shown on the Plan of Development - Signage Plan). b) The billboard on Lot 1203 must be removed within 20 years of the date the billboard was erected. <i>Note: Should the land owner seek to keep the billboard sign on the site longer than 20 years, a change to this approval needs to be sought, or a new application needs to be lodged with EDQ. In deciding the extension EDQ will confer with the Department of Transport and Main Roads in relation to the motorway corridor to determine the suitability of an extended timeframe.</i>	a) Within 1 month of the date the billboard was erected on the Lot 1203. b) As indicated
Infrastructure Charges		
50	For sub regional, municipal and state charge In lieu of paying the sub regional, municipal and state infrastructure charges, the applicant will provide the infrastructure in accordance with the following conditions of approval: ▪ Condition 40: Community; ▪ Conditions 10-17: Movement Network;	As required by the relevant conditions

	▪ Conditions 31, 38 and 39: Open Space; and ▪ Conditions 18-21: Water and Sewage.	
Plan of Development		
51	Carry out the approved development – Plan of Development Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to commencement of use and to be maintained
52	Plans/supporting information - POD a) Submit to EDQ Development Assessment, DSDI for compliance assessment plans/supporting information for the approved uses listed in Section 3 or modifications to the subdivision layout in accordance with the approved Plan of Development. b) The plans and supporting information must detail the following where applicable: i. site location ii. lot size and configuration iii. plans for each building (site plan, floor plans, elevations, sections, roof plans, building materials, private and semi-private open space etc) iv. building height, gross floor area and site cover v. number of dwelling units and bedrooms vi. interface with adjoining dwellings vii. on-site parking and servicing arrangements viii. public realm and landscape plans ix. specialist assessment reports as required that may include traffic, civil engineering, geotechnical, flooding, acoustics and air quality. c) The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development.	Prior to commencement of building works

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 ****