



Our ref: DEV2011/200/31

11 September 2024

Stockland Development Pty Ltd
C/- RPS
Attn: Mr Ben Heaton
PO Box 6149
MERIDAN PLAINS QLD 4551

Email: ben.heaton@rpsgroup.com.au

Dear Ben

Section 99 Approval - Application to Change PDA Development Approval
Change to Reconfiguring a Lot (Part of 3 Lots into 19 Lots) and Preliminary Approval for a Material Change of Use for Approved Uses described in Parts 6 and 8 of the Caloundra South Master Plan and generally in accordance with Parts 5-13 of the approved Caloundra South Master Plan at Bellvista Boulevard, Caloundra West and Bells Creek Road, Bells Creek described as Lot 4000 on SP312963, Lot 345 on SP308153, Lot 505 on SP327075, Lot 3 on SP317082, Lot 4 on SP330408, Lot 5 on SP330408, and Lot 14 on SP322777

On 11 September 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 [Current applications and approvals](#).

If you require any further information, please contact Mr Andrew McKnight, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7406 or at Andrew.McKnight@edq.qld.gov.au, who will assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Caloundra South PDA	
Site address	Bellvista Boulevard, Caloundra West and Bells Creek Road, Bells Creek	
Lot on plan description	Lot number	Plan description
	4000	SP312963
	345	SP308153
	505	SP327075,
	3	SP317082
	Lots 4 & 5	SP330408
	Lot 14	SP322777
PDA development application details		
DEV reference number	DEV2011/200/31	
'Properly made' date	3 February 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 an Existing Approval: Reconfiguring a lot - 3 into 19 lots; and Material change of use - generally in accordance with the Caloundra South Master Plan.	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice The approval is for: - Amendment to Development Obligations and Entitlements to increase the yield in Precinct 2 from 1,650 dwellings to 1,690 dwellings; and - Amendment to Development Obligations and Entitlements to make a corresponding reduction to the yield in Precinct 15 from 2,150 dwellings to 2,110 dwellings. - Administrative amendments for land descriptions	

Original Decision date	15 June 2012
1 st Change to approval date	8 November 2016
2 nd Change to approval date	20 November 2018
3 rd Change to approval date	3 April 2020
4 th Change to approval date	23 July 2020
5 th Change to approval date	25 March 2021
6 th Change to approval date	3 May 2022
7 th Change to approval date	11 September 2024
Currency period	40 years from the original decision date

Assessment Team

Assessment Manager (Lead)	Andrew McKnight, Principal Planner
Manager	Jennifer Sneesby, Manager
Engineer	Matt Sturley, Engineer
Delegate	Amanda Dryden, Director

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
For Material Change of Use			
1.	Caloundra South Master Plan	V26 EDQ accepts this response.	August 2024
Plans and documents previously approved on 2 March 2021 and still applicable to this approval		Number	Date
For Reconfiguring a Lot			
2.	Proposed Plan of Subdivision, SUPER LOTS 2 – 18 & 345	7100-100S	02 March 2021
Plans and documents previously approved on 15 June 2012 and still applicable to this approval		Number	Date
1.	Caloundra South Context Plan Strategy Areas		1 June 2012
2.	Community Infrastructure Strategy prepared by The Hornery Institute		May 2012
3.	Integrated Transport Strategy prepared by Parsons Brinkerhoff (as amended in red 13 June 2012)		December 2011
4.	Integrated Water Management Plan prepared by BMT WBM		May 2012
5.	Preliminary Bulk Earthworks Strategy prepared by Brown Consulting (QLD) Pty Ltd (as amended in red 13 June 2012)		May 2012

6.	Caloundra South Open Space Strategy prepared by RPS (as amended in red 13 June 2012)	Revision 2	May 2012
7.	Conservation Strategy prepared by ARUP (as amended in red 13 June 2012)		May 2012
8.	Ecological Rehabilitation Strategy prepared by Greening Australia		December 2011
9.	Caloundra South Integrated Water Cycle Management Plan prepared by Parsons Brinckerhoff		December 2011
10.	Caloundra South Sub-Regional Road Infrastructure	790270/009 SK009-3	13 June 2012
11.	DTMR Drawings: CAMCOS Caboolture to Maroochydore Corridor Study – Planning Layout to Caloundra Road Section D-E CAMCOS Caboolture to Maroochydore Corridor Study – Planning Layout to Caloundra Road Section E-H	PL02 Rev C PL03 Rev C	23 June 2003 3 October 2002
12.	Kawana Arterial Extension Corridor Kawana Arterial Extension Corridor Kawana Arterial Extension Corridor Kawana Arterial Extension Corridor Kawana Arterial Extension Corridor	SK-37 SK-038 SK-039 (as amended in red 13 June 2012) SK-040 SK-041	1 June 2012 1 June 2012 7 June 2012 7 June 2012 7 June 2012

Preamble, Abbreviations, and Definitions

PREAMBLE

1. Relationship with development scheme and other approvals

In relation to this PDA preliminary approval:

- nothing in this Approval makes any development PDA assessable development that, in accordance with the Caloundra South Urban Development Area Development Scheme, is PDA exempt development or PDA self-assessable development.
- PDA exempt development or PDA self-assessable development on the site may be undertaken at any time in accordance with the development scheme and all applicable laws.
- further approvals may be obtained in accordance with the development scheme

2. Definitions

For the purpose of interpreting this Approval, the following applies: -

- terms defined in the *Economic Development Act 2012*, Caloundra South Development Scheme and Part 11 of the Caloundra South Master Plan which are not defined in this Approval are taken to have the same meaning as in the ED Act, Caloundra South Development Scheme or Part 13 of the Caloundra South Master Plan. If there are any inconsistencies between the definitions in these documents the inconsistency is to be resolved by using the definition contained in the documents in

the following order: -

- (i) the ED Act; or if there is no definition of the ED Act
 - (ii) Caloundra South Development Scheme; or if there is no definition in the Caloundra South Development Scheme
 - (iii) Part 11 of the Caloundra South Master Plan.
- b) a reference to a law, document or instrument is a reference to that law, document or instrument as amended from time to time.
- c) a reference to an Approval is a reference to this decision notice, including the conditions of approval.
- d) a reference to an Approved Use is a reference to the approved uses described in Parts 6 and 8 of the Caloundra South Master Plan.
- e) a reference to the Caloundra South Master Plan is a reference to the revised Caloundra South Master Plan but excluding Parts 1 – 4.
- f) a reference to compliance assessment of a document or instrument is a reference to compliance assessment of that document or instrument by a nominated assessing authority under this Approval.
- g) a reference to a context plan area is a reference to a context plan area shown on approved Caloundra South Context Plan Strategy Areas Map dated 1 June 2012 which due to an existing or proposed major feature, such as ridgelines, waterways, an identified environmental area, arterial road, significant changes in proposed land use or cadastral property boundaries, is a logical area for this intermediate level of special planning between master planning and a PDA development permit.
- h) a reference to the development scheme is a reference to the Caloundra South Urban Development Area Development Scheme.
- i) a reference to DTMR is a reference to the State of Queensland acting through the government department administering the *Transport Infrastructure Act 1994 (Qld)* from time to time (at the date of this Approval, the Department of Transport and Main Roads).
- j) a reference to an infrastructure agreement is a reference to an infrastructure agreement to which Part 7 of the *Economic Development Act 2012* applies.
- k) a reference to an infrastructure master plan is a reference to the following approved documents:
- (i) Community Infrastructure Strategy prepared by The Hornery Institute dated May 2012 (the infrastructure master plan for community facilities);
 - (ii) Integrated Transport Strategy prepared by Parsons Brinkerhoff dated December 2011 (as amended in red 13 June 2012) (the infrastructure master plan for the movement network);
 - (iii) Caloundra South Integrated Water Cycle Management Plan prepared by Parsons Brinkerhoff dated December 2011 (the infrastructure master plan for sewer infrastructure and the infrastructure master plan for water supply);
 - (iv) Integrated Water Management Plan prepared by BMT WBM dated May 2012 (the infrastructure master plan for stormwater infrastructure);
 - (v) Preliminary Bulk Earthworks Strategy prepared by Brown Consulting (QLD) Pty Ltd dated May 2012 (as amended in red 13 June 2012) (the infrastructure master plan for earthworks);
 - (vi) Caloundra South Open Space Strategy prepared by RPS dated May 2012 (as amended in red 13 June 2012) (the infrastructure master plan for community greenspace);
- l) or a document that replaces any of the above which is endorsed as an infrastructure master plan under this Approval reference to an overarching site strategy is a reference to the following approved documents:
- (i) Integrated Water Management Plan prepared by BMT WBM (the overarching site strategy for integrated water management);
 - (ii) Conservation Strategy as prepared by ARUP dated May 2012 (amended in red 13 June 2012) and the Ecological Rehabilitation Strategy prepared by Greening Australia dated December 2011 (the overarching site strategy for management of the natural environment);
 - (iii) Community Infrastructure Strategy prepared by The Hornery Institute dated May 2012 (the overarching site strategy for community development);
- m) or a document that replaces any of the above which is endorsed as an overarching site strategy under this Approval.
- n) a reference to the site is a reference to the land the subject of this Approval.
- o) a reference to a subsequent application is a reference to a later PDA development application in

respect to the site or part thereof; a reference to TWCM is a reference to total water cycle management.

- p) a reference to MEDQ is a reference to the Economic Development Queensland.
- q) a reference to the ED Act is a reference to the Economic Development Act 2012
- r) a reference to a EDQ guideline is a reference to the EDQ guidelines as amended from time to time except for the following EDQ guidelines:
 - (i) ULDA Guideline 5 – Neighbourhood Planning and Design (November 2011);
 - (ii) ULDA Guideline 6 – Street and Movement Network (April 2012);
 - (iii) ULDA Guideline 8 – Medium and High-Rise Buildings (January 2012);
 - (iv) ULDA Guideline 10 – Industry and Business Areas (April 2011);
 - (i) ULDA Guideline 12 – Park Planning and Design (November 2011).
- s) if the EDQ is the nominated assessing authority for the Approval, this means: -
 - (i) the EDQ or its delegate; or
 - (ii) if the site is no longer within a declared priority development area under the ED Act, the local government or entity responsible for assessing and deciding planning and/or development applications in respect of the site.
- t) A reference to LGIA means the Caloundra South Local Government Infrastructure Agreement, executed 2nd November 2015
- u) A reference to STIA means the Caloundra South State Transport Infrastructure Agreement, executed 28th September 2015
- v) A reference to UWIA means the Caloundra South Water and Wastewater (Unitywater) Infrastructure Agreement, executed 20th March 2017.
- w) A reference to NLBCA means the Caloundra South Northern Land Contributions External to the PDA Infrastructure Agreement, executed 21st October 2014.
- x) A reference to Kawana Arterial is the Bells Creek Arterial or visa versa.

3. Subsequent applications

- a) As set out in condition 1(a), development under this approval may not commence on any part of the site until a PDA development permit has been given.
- b) It is anticipated the first application in a context plan area (excluding applications for Interim Uses and applications for operational works or infrastructure delivery) will be an application for a reconfiguration of a lot or a material change of use with a plan of development.
- c) It is anticipated that an application for a PDA development permit that is either for a reconfiguration of a lot (with or without a plan of development) or a material change of use (with or without a plan of development) will detail the following matters to the extent they are applicable to the application:
 - (i) location;
 - (ii) lot size and configuration;
 - (iii) building height;
 - (iv) plot ratio / gross floor area / gross leasable area;
 - (v) site cover;
 - (vi) building design including elevations and materials;
 - (vii) site access arrangements;
 - (viii) on-site parking and servicing arrangements;
 - (ix) how the development will progress or generally achieve the provisions of the Caloundra South Master Plan.
- d) If the subsequent application for a PDA development permit is the first application in a context plan area (excluding applications for Interim Uses and applications for operational works for infrastructure delivery), the application must be accompanied by a context plan area strategy (as referred to in condition 6). It is intended public notification of this first application in a context plan area (excluding applications for Interim Uses and applications for operational works for infrastructure delivery) will be required in accordance with section 84(1) of the *Economic Development Act 2012*.
- e) If the subsequent application for a PDA development permit relates to a lake, then in addition to the matters set out in paragraph (a), it is anticipated that the application will also address, the following matters at a minimum:

- (i) site soil and groundwater assessment;
 - (ii) lake inflows and outflows;
 - (iii) lake layout including design of inlets, outlets and other hydraulic structures, edges and batters;
 - (iv) lake bathymetry;
 - (v) water balance modelling;
 - (vi) algal management;
 - (vii) vegetated lake edge treatments;
 - (viii) maintenance of flood capacity;
 - (ix) lake maintenance access;
 - (x) maintenance plan and schedule
 - (xi) vector control;
 - (xii) public safety;
 - (xiii) life cycle costing;
 - (xiv) water quality objectives and monitoring;
 - (xv) governance and off maintenance acceptance requirements.
- f) If the subsequent application for a PDA development permit relates to a golf course, then in addition to the matters set out in paragraph (a), it is anticipated that the application will also address, the following matters to a minimum:
- (i) how public safety for the delivery of active transport connections can be provided and protected with regard to the integration of the golf course with the network of public pathways associated with the Bells Creek South linear open space network;
 - (ii) no component of the golf course or its associated infrastructure (excluding pathway connections) shall intrude or impose on the Open Space Buffer Land Use Area established along Bells Creek South, which is to be maintained for the exclusive purpose of providing a buffer to urban development, expanding riparian vegetation, providing for ecological habitat and connections throughout the PDA;
 - (iii) its operation achieves the water quality objectives outlined in section 3.3.8 of the Caloundra South Development Scheme prior to the water leaving the golf course site;
 - (iv) no impact on the flood carrying capacity of the catchment consistent with the endorsed Integrated Water Cycle Management Plan;
 - (v) governance.
- g) It is the intention of this Preliminary Approval that to the greatest extent permitted by law, subsequent applications for a PDA development permit that are generally in accordance with the Caloundra South Master Plan may be approved.
- h) It is also intended that to the greatest extent permitted by law, decisions in relation to subsequent applications for a PDA development permit will have regard to the overarching site strategies.

ABBREVIATIONS AND DEFINITIONS

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

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.

EDQ means Economic Development Queensland.

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

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

EP Act means the *Environmental Protection Act 1994*.

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

LTA means *Land Title Act 1994*.

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

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

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

UWIA 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.

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.

- 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, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions		
No.	Condition	Timing
Procedural		
1.	Restrictions on Commencing Development Development under this Approval may not commence on any part of the site until a PDA development permit has been given.	Prior to commencing development
2.	Carrying out the Development Carry out the development generally in accordance with: - the Caloundra South Master Plan - the conditions contained in this approval - all PDA development permits given for the uses under this preliminary approval - all approved infrastructure master plans	Ongoing
3.	Infrastructure Master Plans An approved infrastructure master plan may be replaced by preparation and compliance assessment of an infrastructure master plan submitted to the nominated assessing authority for endorsement. - Each infrastructure master plan must: - be for the whole of the site - demonstrate innovation by providing opportunities to incorporate changes in technology anticipated to occur during the long term development of the site - detail applicable infrastructure networks both within and external to the site and identify where works are required to connect to existing or future networks on the site and existing and/or future sub-regional networks - respond to the requirements and standards outlined in the development scheme in force at the date of this Approval and - the applicable EDQ guideline(s) - if no standards are outlined, articulate the standards to be applied and address any non-compliance - articulate the overall planning and delivery principles for the infrastructure works required to support the ultimate development of the site - identify the internal and external infrastructure required for the ultimate development of the site - indicate how and when that component of internal and external infrastructure will be provided (including the dedication / transfer), or if not known, how and when provision of that infrastructure is to be determined - include any additional details or requirements set out in a condition of this Approval about that infrastructure master plan.	N/A

	b) A number of infrastructure master plans may be combined into one infrastructure master plan. c) Each infrastructure master plan will be assessed against: (i) the provisions of the development scheme in force at the date of this Approval (ii) the applicable EDQ guideline(s) (iii) any further requirements set out in a condition of this Approval and (iv) respond to the provision or delivery of the following; a. Community Facilities b. Energy and Communication Services c. Movement / Transport Network d. Sewerage e. Water Supply f. Earthworks Strategy g. Community Greenspace.	
4.	Overarching Site Strategies a) An approved overarching site strategy may be replaced by preparation and compliance assessment of an overarching site strategy to be submitted to the nominated assessing authority for endorsement b) Each overarching site strategy must: (i) be for the whole of the site (ii) offer demonstration projects and other initiatives to respond to the requirements and standards, implementation strategies, stretch targets and goals outlined in the development scheme at the date of this approval and the EDQ guideline(s) (iii) identify opportunities for innovation (iv) include methodologies and undertakings for monitoring and reporting on the achievement of the overarching site strategy initiatives/outcomes (v) include any additional details or requirements set out in a relevant condition of this Approval. c) Each overarching site strategy will be assessed against: (i) the provisions of the development scheme in force at the date of this Approval (ii) the applicable EDQ guideline(s) (iii) any further requirements set out in a condition of this Approval and respond to the provision or delivery of the following a. Total Water Cycle Management b. Stormwater c. Integrated Water Management Plan d. Natural Environment e. Resource Management f. Housing Diversity and Affordability g. Employment and Economic Development	N/A
5.	Overarching Site Strategies – Monitoring and Reporting Provide to the nominated assessing authority for compliance assessment yearly updates or greater (as agreed to by the	Ongoing

	nominated assessing authority) on how development is delivering the approved overarching site strategy initiative/outcomes and address any non-achievement of these initiative/outcomes.	
6.	Context Plan Area Strategies a) Submit a context plan area strategy with the first subsequent application in each context plan area (excluding applications for Interim Uses and applications for operational works for infrastructure delivery). b) Each context plan area strategy must: (i) be generally in accordance with the areas shown on approved Drawing Caloundra South Context Plan Strategy Areas dated 1 June 2012 (ii) have regard to all approved infrastructure master plans and approved overarching site strategies for the site (iii) integrate with all existing context plan area strategies for surrounding context plan areas within the site (iv) describe (and map): a. broad land use structure and development constraints within the context plan area b. neighbourhoods with indicative development densities for residential areas, demonstrating compliance with any relevant minimum net residential density requirements set out in the approved Caloundra South Master Plan c. location of the major network infrastructure, including road, public transport, water, sewerage and stormwater management, within the context plan area and the external connections to other context plan areas or where required to sub-regional infrastructure external to the site d. indicative sites for centres, schools and other community facilities e. greenspace network including parks, buffers, fauna and environmental corridors and external linkages to areas of environmental significance f. movement network, including expected traffic volumes for streets and intersections, pedestrian routes, cyclist routes and public transport routes (v) describe how the context plan area strategy has regard to the approved Caloundra South Master Plan, identifying how the development does not prejudice the ability for surrounding land to be developed in an orderly and efficient manner (vi) respond to the EDQ guideline(s) (vii) for context plan areas adjacent to or including part of Bells Creek North, Bells Creek South and Lamerough Creek corridors, assessment to determine extent of rehabilitation within these greenspace corridors through ground-truthing and detailed design, with any uses proposed in these corridors justified (i.e. stormwater management devices, fauna refuge areas, pedestrian / cyclist paths and passive open space).	With the first subsequent application in each context plan area (excluding applications for Interim Uses and applications for operational works for infrastructure delivery)

7.	Compliance Assessment a) Where a condition of this PDA development approval requires compliance assessment, compliance assessment is required at the time set out in these conditions. b) Compliance assessment must be repeated where a different infrastructure master plan or overarching site strategy to that already endorsed, is sought. c) A fee will be required to accompany any request for compliance assessment. The fee is set out in the EDQ's development assessment fee schedule. d) The process and timeframes that apply to compliance assessment are: (i) the applicant submits plans and supporting information as required for compliance assessment (ii) within 20 business days – the nominated assessing authority assesses the plans and supporting information and: - a. if satisfied with the information as submitted - endorses the information and the condition of approval (or element of the condition) is determined to have been met or b. if not satisfied with the information as submitted – notifies the applicant accordingly e) If the applicant is notified under (d)(ii)b above: (i) the information and plans addressing the concerns are to be resubmitted (ii) within a further 15 business days – the nominated assessing authority assesses the re-submitted plans and supporting information and:- a. if satisfied with the re-submitted information lodged - endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met or b. if not satisfied with the information as submitted – notifies the applicant accordingly. f) If the applicant is notified under (e)(ii)b above, within 10 business days - the nominated assessing authority and applicant will repeat steps (e)(i) and (ii). 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 or if there is no agreement, nominated by the President for the time being of the Queensland Law Society Inc. g) When the nominated assessing authority and applicant are both satisfied with the re-submitted information lodged - the nominated assessing authority endorses the relevant instrument of document and the condition of the Approval (or element of the condition) is determined to have been met.	N/A
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General

8.	Water Quality and Monitoring a) Water quality monitoring is to be undertaken in accordance with the program outlined in the endorsed Caloundra South Water Quality Management Plan, prepared by BMT WBM. b) All sampling and testing must be undertaken by a suitably qualified independent consultant with laboratory testing undertaken by a NATA certified laboratory. c) Monitoring within water catchments to be undertaken until 12 months following development in the catchment. Monitoring can only cease provided satisfactory water quality objectives have been met. d) GPS coordinates shall be provided for each monitoring location, with levelling completed at each groundwater sampling point to allow the conversion of groundwater depths to reduced levels to the Australian Height Datum. e) Event based and ambient surface water quality monitoring shall be undertaken on Bells Creek South, Bells Creek North and Lamerough Creek. On each creek, monitoring shall be undertaken at points near the upstream boundary of the site, near the downstream boundary of the site, and within the site (at a convenient point for sampling near the midpoint in each stream). The program shall nominate conditions required for event based samples to be collected. The frequency of ambient monitoring shall be monthly, with event based and ambient testing completed for the following parameters as a minimum: (i) pH; (ii) conductivity; (iii) temperature; (iv) turbidity; (v) dissolved oxygen (vi) suspended sediment; (vii) total Nitrogen and fractions; (viii) total Phosphorus and fractions; (ix) Chlorophyll 'a'; (x) Iron; and (xi) Aluminium. f) Load based surface water quality monitoring shall be undertaken on at least two catchments draining to Bells Creek North and South and Lamerough Creek. The catchments shall be the same as those previously monitored by BMT WBM unless other catchments are deemed more appropriate. Sampling shall be completed for the parameters nominated in part (iii) above as a minimum. g) Ecosystem health monitoring will be completed at a minimum of two locations on Bells Creek downstream of the site in accordance with the protocols adopted for the Ecosystem Health Monitoring Program (EHMP) by the SEQ Healthy Waterways Partnership. h) Groundwater monitoring shall be completed at each of the historical QUT sites and the shallow groundwater monitoring	Ongoing
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	bores identified in Figure 5-11 of the approved Integrated Water Management Plan prepared by BMT WBM dated May 2012. Monitoring shall be completed at quarterly intervals, increasing to monthly monitoring when construction is taking place. Monitoring shall include the following parameters: (i) water level; (ii) pH; (iii) conductivity; (iv) total Nitrogen and fractions; (v) total Phosphorus and fractions; (vi) iron; and (vii) Aluminium. i) In addition to this monitoring, water quality testing for metals (cadmium, chromium, copper, nickel, lead, manganese, zinc) shall be completed at a minimum frequency of once every six months. j) The program will nominate reporting and corrective action procedures together with time schedules for the completion of reports, the definition of corrective actions, and likely timeframes for the completion of corrective actions (which will vary according to the nature of the action required). At a minimum, water quality reports will be produced every four months, detailing the results of monitoring completed to date and a commentary on water quality trends and results compared to conditions prior to development. The report will provide action items as required and will be submitted to the nominated approving authority or other nominated party. The program shall provide for an initial review of laboratory results with an email to the developer indicating whether action is required within five days of the receipt of laboratory results, followed by the completion of reports within four weeks of the receipt of laboratory results.	
9.	Acid Frog Management Plan Carry out development in accordance with the endorsed Acid Frog Management Plan.	Ongoing
10.	Caloundra Aerodrome Noise Attenuation All subsequent development applications within Precinct 1 as referred to in the approved Caloundra South Master Plan must demonstrate how the proposed development can achieve suitable acoustic amenity. A noise report must be prepared by a suitably qualified acoustic consultant and demonstrate the following: (i) areas forecast to be exposed to above 20 noise events a day exceeding 70dB(A) (ii) the Transport Noise Information Package (TNIP) N70 contour forecast for the year 2030 (iii) inclusion of appropriate noise attenuation measures for sensitive uses suitable levels of indoor residential amenity to comply with the indoor sound levels from the applicable Australian Standard.	Ongoing

11.	Road Traffic Noise Attenuation a) All subsequent development applications for reconfiguration of a lot or material change of use for sensitive uses within 250m of the Bruce Highway and within 100m of the Bells Creek Arterial must include a RPEQ certified Road Traffic Noise Assessment addressing road traffic noise from the Bruce Highway and the Bells Creek Arterial. This noise report must be prepared by a suitably qualified acoustic consultant and demonstrate that all lots which may accommodate sensitive uses are to include necessary noise attenuation treatments that achieves the criteria in accordance with the Department of Transport and Main Roads Policy Position Statement, Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure.	Ongoing
12.	Bruce Highway Visual and Acoustic Buffer a) Submit to the nominated assessing authority for compliance assessment and approval, plans for the visual and acoustic buffer to the Bruce Highway. b) These plans must make provision for a buffer between the limit of development, the Bruce Highway corridor and the southwest boundary of the site and fulfil the following: (i) a maximum width of 80 metres where direct interface to the Bruce Highway and 40m along the southwest boundary (ii) provide a predominantly landscaped treatment that achieves a natural and rural edge to the site when viewed from the Bruce Highway (iii) provide visual separation between development and the highway (iv) acoustic walls if required, are not to be visually prominent and are not to result in a continuous, monotonous stretch of wall along the length of the site's frontage to the Bruce Highway (v) inclusion of a variety of techniques at different locations including separation distances, mounding, landscaping, noise attenuation measures and recreational opportunities (vi) compliance with the applicable noise standards and requirements. c) Carry out and complete the buffer generally in accordance with the endorsed plan. Advisory Note: A reduced buffer width may be accepted where it can be satisfactorily demonstrated that the visual and acoustic outcomes for the buffer can be achieved.	With the 1st subsequent PDA development application in a context Plan area that adjoins the Bruce Highway visual and acoustic buffer

Sub Regional Infrastructure and Land Dedications		
13.	Future Passenger Rail Line – CAMCOS Alignment a) Provide land for the CAMCOS alignment in accordance with the STIA. Unless agreed to in writing by the nominated assessing authority, no material shall be stockpiled, or permanent structures installed on the land to be dedicated or transferred.	In accordance with the STIA
14.	Priority Bus Corridor Provide dedicated bus lanes in accordance with the STIA.	In accordance with the STIA
15.	Bells Creek Arterial (Inside the PDA) <u>Road dedication and Intersections</u> a) Provide land for the Bells Creek Arterial (inside the PDA) including the ultimate intersections/interchanges in accordance with the STIA. b) Unless agreed to in writing by the State, no material shall be stockpiled, or permanent structures installed in the land to be dedicated or transferred. <u>Construction</u> Construct the Bells Creek Arterial in accordance with the STIA.	In accordance with the STIA
16.	Bells Creek Arterial (Outside the PDA) a) Provide land for and construct the Bells Creek Arterial (outside the PDA) in accordance with the STIA and NLBCA IA. Trunk services can be located within this corridor as agreed with the State Government	In accordance with the STIA and NLBCA IA
17.	Bells Creek Arterial / Caloundra Road Intersection Provide the Bells Creek Arterial / Caloundra Road intersection in accordance with the STIA and NLBCA IA.	In accordance with the LGIA and NLBCA IA
18.	Bellvista Boulevard Extension (within the Approved Caloundra South Master Plan Area) Provide the road link between the Bells Creek Arterial and the existing Bellvista Boulevard in accordance with the LGIA.	In accordance with the LGIA
19.	Bellvista Boulevard (External to the Approved Caloundra South Master Plan Boundary) and Caloundra Road Intersection Construct the duplication of Bellvista Boulevard in accordance with the LGIA.	In accordance with the LGIA
20.	Bruce Highway Intersection a) Provide the land for, and construct, the interchanges with the Bruce Highway in accordance with the intersection at Point K in	In accordance with the STIA

	STIA. b) Unless agreed to in writing by the State, no material shall be stockpiled, or permanent structures be installed in the land to be dedicated or transferred. A trunk service corridor is to be included with the highway crossing, as agreed with the State Government.																
21.	Bunnings Link Road a) Provide the Bunnings Link Road in accordance with the LGIA. If required, acquire land for the delivery of the Bunnings Link Road outside the PDA and dedicate this land for road reserve.	In accordance with the LGIA															
22.	New Road Connection to Racecourse Road Provide a new road connection to Racecourse Road in accordance with the LGIA.	In accordance with the LGIA															
Monetary Infrastructure Contributions and Recognition of ‘Works-in-kind’																	
23.	For Sub Regional, Municipal or Local Infrastructure In lieu of paying a contribution towards the provision of municipal, local or sub regional infrastructure, provide the infrastructure in accordance with the LGIA, STIA, NLBCA IA and UWIA.	In accordance with the LGIA, STIA, NLBCA IA and UWIA															
24.	Early Provision of Public Transport (Bus) Provide a financial contribution for the early provision of public transport (bus) in accordance with the STIA.	In accordance with the STIA.															
25.	Implementation Contribution a) Unless a relevant infrastructure agreement provides to the contrary, pay a contribution towards the cost of delivering the targets and goals set out in the Implementation Strategy in the development scheme. b) The rate for the contribution will apply to residential development only and will be calculated according to Table 1 below. Table 1: Contribution rates <table><tr><th colspan="4">Residential</th></tr><tr><td>For lots on which only houses will be situated, per lot (regardless of lot size)³</td><td colspan="3">\$1,730</td></tr><tr><td rowspan="2">Fore lots on which dwellings other than houses will be situated, per dwelling unit⁴</td><td>Small⁵</td><td>Medium⁵</td><td>Large⁵</td></tr><tr><td>\$1,047</td><td>\$1,369</td><td>\$1,730</td></tr></table> c) Infrastructure provided in accordance with Table 2 below may be claimed as an offset against the implementation contribution, by the entity that provided the contribution. To claim an offset, the entity that provided the infrastructure	Residential				For lots on which only houses will be situated, per lot (regardless of lot size) ³	\$1,730			Fore lots on which dwellings other than houses will be situated, per dwelling unit ⁴	Small ⁵	Medium ⁵	Large ⁵	\$1,047	\$1,369	\$1,730	Prior to the sealing of the relevant plan of subdivision
Residential																	
For lots on which only houses will be situated, per lot (regardless of lot size) ³	\$1,730																
Fore lots on which dwellings other than houses will be situated, per dwelling unit ⁴	Small ⁵	Medium ⁵	Large ⁵														
	\$1,047	\$1,369	\$1,730														

must give a written notice to the EDQ (or if the site is no longer within a declared urban development area the local government or entity responsible for assessing and deciding planning and/or development applications in respect of the site) which includes a calculation of the offset being claimed and identifying the contributions against which the offsets are to be applied.

- d) The maximum amount of offsets available for the whole PDA to entities that have provided infrastructure is in accordance with paragraph (c) is the amount specified in column 3 of Table 2 below.

Table 2: Infrastructure off-set works

Column 1 Item of Infrastructure	Column 2 Corresponding Condition	Column 3 Maximum offset about for the whole PDA
Resource Management (Ecological Sustainability)	38	\$30 million
Community development (including Offsets agreed in Clauses 31.9 and 32.7 of the LGIA)	37	
Employment	40	
Any other item agreed to be offset against the Implementation Charge in a subsequent Infrastructure Agreement or Memorandum of Understanding (MOU), subsequently executed/ endorsed by both the Developer and EDQ.		

Advisory note: All amounts in this condition are in July 2017 dollars and will be indexed on 1 July each year to be equal to the amount at the end of the immediately preceding financial year multiplied by the 3-year moving average annual percentage increase in the 3 year rolling average of the Queensland Roads and Bridges Construction Index for the period of 3 years ending at the start of the immediately preceding financial year.

³ This rate is applicable only if it is greater than the rate calculated per dwelling unit.

⁴ This rate is applicable only if it is greater than the rate calculated per lot.

⁵ Small = <60m² GFA, Medium = 60m² GFA to 100m² GFA, Large > 100m² GFA

Infrastructure Master Plans

26.

Serviced Land for Community Facilities

- a) In addition to the requirements set out in Condition 3 of this Approval, unless a relevant infrastructure agreement provides to the contrary, any replacement of the approved infrastructure master plan for community facilities must be submitted to the nominated assessing authority for compliance assessment and address the following matters to the satisfaction of the nominated assessing authority:
- (i) reflect the land transfer rates set out in the tables below, unless a relevant infrastructure agreement provides to the contrary.
 - (ii) identify how the land will be serviced and be reasonably ready for use.

In accordance with the LGIA

Table 1: Serviced land requirements for State government facilities

Facility or service	Maximum number of facilities	Site/facility area
State primary schools	As identified in the approved Caloundra South Master Plan	
State secondary schools	As identified in the approved Caloundra South Master Plan	
Health centre / precinct	1	4ha
Urban fire and rescue station	1	0.6ha
District police station	1	0.6ha
Ambulance station	1	0.5ha

Table 2: Serviced land requirements for local government facilities

Facility or service	Maximum number of facilities	Site/facility area
Neighbourhood meeting room/house	14	0.075ha each
Local community centre/hub	7	0.5ha each
District community centre/hub	3	1ha
Major civic centre/hub	1	1.5ha
Major sports facilities	1	1.8ha

Advisory Note: In considering the delivery of community facilities, variances in the provision of land or number of facilities will be considered where alternative, innovative solutions that would benefit the community can be demonstrated.

27.	Energy and Communication Service Infrastructure a) Submit with the first subsequent application to the nominated assessing authority for compliance assessment an infrastructure master plan for energy and communication service infrastructure. b) In addition to the requirements set out in Condition 3 of this Approval, this energy and communication service infrastructure master plan must: (i) include written evidence confirming an agreement exists with relevant service providers to an infrastructure master plan for service infrastructure within the site (ii) address information communication technologies for the site address energy usage and supply (and specifically in respect to peak energy) for the site.	With the first subsequent application for the site
28.	Movement Network a) In addition to the requirements set out in Condition 3 of this Approval, an addendum to the approved infrastructure master plan for the movement / transport network must be submitted to the nominated assessing authority for compliance assessment with the first subsequent application for the site and address the following matters to the satisfaction of the nominated assessing authority: (i) Provide data and justification for the assumptions outlined in Section 5 of the Parsons' Brinckerhoff report "Caloundra South Integrated Transport Strategy' dated December 2011 (ii) integration of the future passenger rail line corridor and the dedicated bus corridor with the overall movement network (iii) concepts for the principle interchanges for the key transport connections, including all grade separated interchanges (iv) a timetable for delivery of the major transport infrastructure items within and external to the UDA based on expected delivery of the Caloundra South development (v) Respond to the requirements and standards outlined in the Part 12 of the approved Caloundra South Master Plan or as otherwise agreed to by both the nominated assessing authority and the applicant.	With the first subsequent application for the site
29.	Sewer Provide sewer infrastructure in accordance with the UWIA.	In accordance with the UWIA
30.	Water Supply Provide Water supply infrastructure in accordance with the UWIA.	In accordance with the UWIA

31.	Earthworks Strategy a) In addition to the requirements set out in Condition 3 of this Approval, an addendum to the approved infrastructure master plan for earthworks must be submitted for compliance assessment with the first subsequent application for the site and address the following matters to the satisfaction of the nominated assessing authority: (i) ensure that bulk earthworks do not impact on Acid Sulphate Soils. Attach to the document the Acid Sulphate Soils Strategy and advice received from Dobos & Associates as referenced in the approved Preliminary Bulk Earthworks Strategy prepared by Brown Consulting (QLD) Pty Ltd (as amended in red 13 June 2012). Alternatively, provide an Acid Sulphate Management report which addresses the earthworks strategy. (ii) specification of measures to be adopted to ensure that the quality of all waters discharged from the site (including exposed groundwater and collected surface runoff) meets appropriate discharge standards. (iii) be consistent with the approved Integrated Water Management Plan prepared by BMT WBM dated May 2012. (iv) a full monitoring programme of surface and groundwater to be included in the report. Details to include, but not limited to parameters to be tested, the frequency of the testing and testing locations. All sampling shall be undertaken by a suitably qualified consultant with laboratory testing undertaken by a NATA certified laboratory. The programme shall be consistent with and complementary to the overall long term water quality monitoring programme developed for the site (refer Condition 8) and will include any monitoring recommendations contained in the Acid Sulphate Management Plan. The programme will include the specification of additional surface and groundwater monitoring points appropriate to each stage of earthworks to allow localised impacts to be determined and appropriate ameliorative actions taken. The programme will define trigger levels for action together with responsibilities and timeframes for the specification and adoption of corrective actions. This will include the specification of circumstances.	With the first subsequent application for the site
32.	Community Greenspace Provide serviced land for Community greenspace in accordance with the LGIA.	In accordance with the LGIA

Overarching Site Strategies		
33.	Total Water Cycle Management a) Submit to the nominated assessing authority for compliance assessment with the first subsequent application an infrastructure master plan for total water cycle management. b) In addition to the requirements set out in Condition 4 of this Approval, this overarching strategy must: (i) consider all elements of the water cycle, separately and in combination, in order to deliver water infrastructure and management strategies in a way that optimises social and environmental benefits and minimises costs. This includes water supply, sewage, stormwater, flooding and receiving water quality (ii) include strategies for sewage, potable water, stormwater management and water sufficiency. Advisory note: Credit against the Implementation Charge may be applicable for the costs of implementing this overarching strategy where clear innovations initiatives are implemented.	With the first subsequent application for the site
34.	Stormwater a) In addition to the requirements set out in Condition 4 of this Approval, an addendum to the approved infrastructure master plan for stormwater must be submitted to the nominated assessing authority for compliance assessment with the first subsequent application for the site and address the following matters to the satisfaction of the nominated assessing authority: • Flood Risk Management Strategy Report • Stormwater Management Report • Groundwater Quantity and Quality Report b) A Flood Risk Management Strategy Report shall be prepared which includes an appropriate flood model to determine a flood assessment of the pre and post development scenario. The Flood Risk Management Strategy Report shall be generally in accordance with Section 3 of the approved Integrated Water Management Plan prepared by BMT WBM dated May 2012, with the following additional requirements: (i) No increase in flood level for events up to and including the 100-year event external to the site in areas other than open space unless the written consent of affected property owners is obtained. Afflux plots and the level of model accuracy for the purpose of determining impacts shall be ± 10 mm unless agreed otherwise. (ii) Flood modelling shall be completed with a grid spacing appropriate to the level of detail of the application. (iii) No increase in flood level at the boundary of the flood model. Flood model to be extended as required to achieve this outcome. (iv) No increase in peak flow downstream of the site in Bells Creek or Lamerough Creek (upstream of the Pelican	With the first subsequent application for the site

	Waters canal) for events with recurrence intervals of between 1 year and 100 years inclusive. (v) Flood modelling completed in support of the report shall consider the 1, 2, 5, 10, 20, 50 and 100-year recurrence interval events. (i) Community infrastructure shall be provided an appropriate level of flood immunity as defined in Appendix 9 of the State Planning Policy 1/03 Guideline 'Mitigating the Adverse Impacts of Flood, Bushfire and Landslide' or subsequent updated document. In accordance with the recommendations of the Queensland Flood Commission, the risk management strategy shall consider issues of resident egress from Caloundra South under flood conditions that exceed the defined flood event. (vi) Demonstrate that development will not result in a significant reduction in the flood warning time in existing developed areas subject to inundation. (vii) The report shall include flood hazard mapping and shall address and provide appropriate risk management strategies for low, medium and high hazard areas. The strategy will need to consider velocity and depth of flow, rate of rise, and warning times. In particular, appropriate strategies shall be defined for recreational areas where a level of immunity less than 100 years is being proposed (for example the proposed lake area) prior to the use being permitted. (viii) The allowance to be made for climate change (in terms of sea level rise and impacts on rainfall intensity) shall be in accordance with guidelines current or likely to be adopted in the short term at the time of preparation of the report. (ix) Minimum lot, non-habitable and habitable floor levels shall be identified based on the results of the flood modelling in accordance with the requirements of the Sunshine Coast Regional Council relative to the peak flood levels calculated for the climate change. (x) The report shall nominate the cross-drainage requirements at each crossing (road and pedestrian) of a watercourse. The report shall also nominate the proposed conditions under which the crossing will be overtopped. In the event of overtopping occurring for the 100-year event, the depth and velocity of any overflow shall satisfy the requirements of the 'Queensland Urban Drainage Manual' (2007 or later version). It shall be demonstrated that lots do not become inundated in the event of the crossings (other than bridges) being 50 percent blocked by debris. In all cases, the minimum level of the crossing shall be less than the minimum ground level of upstream lots unless a bridge crossing is proposed. (xi) For each nominated crossing point, measures taken to protect the Environmental Values of the watercourse (including fish passage as appropriate) shall be nominated. (xii) Flood modelling will include all proposed works in the	
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	floodplain. In particular, the modelling shall include the ephemeral wetlands (and other treatment measures) proposed for the development. (xiii) Ephemeral wetlands shall be immune to inundation for Bells and/or Lamerough Creek flooding for events up to and including the 10 year event unless an alternate immunity is demonstrated to be satisfactory. (xiv) The flood modelling shall confirm that the peak flow velocity in treatment devices during regional flooding does not exceed the limits nominated in the Healthy Waterways publication 'Water Sensitive Urban Design Technical Design Guidelines for South East Queensland' (2006 or later version) unless it can be demonstrated that higher velocities can be tolerated. (xv) The report shall include a description of any water level data available for the catchment to allow the calibration of flood models. In the absence of calibration data, recourse shall be made to the following. a. Comparison/ adjustment of hydrologic model to suit parameters derived from a hydrologically similar catchment b. Comparison/ adjustment of hydrologic model to peak flow rates calculated using empirical methods such as the Rational Method. c. Completion of a sensitivity analysis in relation to the hydraulic model by considering the 100 Year Post- Development Case with Mannings 'n' roughness values increased by 20 percent. In cases where the resultant levels could inundate floor areas, minimum lot and floor levels shall be raised accordingly. (xvi) Electronic copies of the hydrologic and hydraulic models shall be submitted for review. c) A Stormwater Management Report shall be prepared detailing measures to be implemented to ensure the integrity and values of waterways is maintained and enhanced by providing appropriate management of water quality and water quantity. The Stormwater Management report shall be generally in accordance with Section 4 of the approved Integrated Water Management Plan prepared by BMT WBM dated May 2012, with the following additional requirements: (i) Modelling of water quality shall be completed using the version of MUSIC (or other acceptable package) current at the time of preparing the report. (ii) Model parameters, except those derived from site investigations, shall be in accordance with either the latest version of the 'MUSIC Modelling Guidelines' prepared by Water by Design or guidelines nominated by Sunshine Coast Regional Council as being applicable instead of the MUSIC Modelling guidelines. (iii) With respect to the proposed ephemeral wetlands, either provide the results of geotechnical investigations undertaken to justify the adopted exfiltration rate or	
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	demonstrate an alternative solution (eg stormwater harvesting and reuse) which has the same effect on the flows of stormwater from the site. (iv) With respect to the proposed ephemeral wetlands, the modelled saturated hydraulic conductivity shall be set at the hydraulic conductivity of the underlying soil unless underdrainage is to be provided. (v) With respect to the proposed ephemeral wetlands, the quantum of water draining to the groundwater table shall be reconciled with both the groundwater modelling and the proposed stormwater harvesting scheme. (vi) Unless it can be demonstrated otherwise, modelling of rainwater tanks shall assume the capture of a maximum of 50 percent of contributing roof area. (vii) Justification is to be provided in relation to assumptions relating to reuse rates in Commercial and Industrial areas. (viii) An electronic copy of the water quality model shall be submitted for review. d) A Groundwater Quantity and Quality Report shall be prepared which provides an assessment of groundwater quality and quantity of the site in the pre and post development scenario. The report shall be generally in accordance with Section 5 of the approved Integrated Water Management Plan prepared by BMT WBM dated May 2012, with the following additional requirements: (i) Demonstrate that the development will not produce an adverse impact on groundwater quality. (ii) Incorporate drainage from ephemeral wetlands (quantity and quality) in groundwater considerations if this drainage is not replaced by stormwater harvesting and reuse measures. (iii) Provide ecological input in relation to potential impact of post development groundwater levels. (iv) An electronic copy of the groundwater model shall be submitted for review. e) Demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy.	
35.	Integrated Water Management Plan a) In addition to the requirements set out in Condition 4 of this Approval, an addendum to the approved overarching strategy for integrated water must be submitted to the nominated assessing authority for compliance assessment with the first subsequent application for the site and address the following matters to the satisfaction of the nominated assessing authority: (i) Integrated Water Management Plan shall contain or refer to a Flood Risk Management Strategy Report completed in accordance with the requirements of Condition 34. (ii) Integrated Water Management Plan shall contain or refer to a Stormwater Management Report completed in	With the first subsequent application for the site

	accordance with the requirements of Condition 34. (iii) Integrated Water Management Plan shall contain or refer to a Groundwater Quantity and Quality report completed in accordance with the requirements of Condition 34. (iv) Integrated Water Management Plan shall demonstrate compliance to the applicable water quality objectives including: - State Planning Policy 4/10 'Healthy Waters', the supporting guideline to the State Planning Policy, and the supporting document 'Urban Stormwater Quality Planning Guidelines 2010' or subsequent updated document; and - Pumicestone Passage Environmental Values and Water Quality Objectives set by DERM in the Environmental Protection (Water) Policy 1999, in particular the area within Basin No. 141 designated as area PLE - Pumicestone Passage North (Enclosed Coastal/Lower Estuary) or subsequent updated document. - Part (ii) of the requirement can be satisfied by detailed modelling of Pumicestone Passage to confirm that development will satisfy the water quality objectives nominated for Pumicestone Passage or by achieving no increase in pollutant runoff from the site compared to existing conditions (v) A detailed water balance is to be prepared for the site to demonstrate that development will not have an unacceptable impact on the hydrologic regime of the catchment. The water balance will include all elements relevant to runoff from the site (including the proposed lakes and water quality improvement devices) and proposed stormwater harvesting measures. The water balance shall consider a period of at least 30 years and preferably 50 years or more. Runoff parameters adopted for the site shall be reconciled with the runoff obtained from the field testing reported in the BMT WBM report 'Caloundra Downs Baseline Monitoring Program- Final Report' and any subsequent field testing. An electronic copy of the water balance model shall be submitted for review. (vi) Life Cycle Costing for all works with particular reference to the consideration of maintenance costs associated with flooding and the change in life cycle cost obtained by adopting a different level of immunity for water management measures subject to flooding from Bells Creek North, Bells Creek South and Lamerough Creek.	
36.	Natural Environment a) In addition to the requirements set out in Condition 4 of this Approval, an addendum to the overarching site strategy for management of the natural environment must be submitted to the nominated assessing authority for compliance assessment	With the first subsequent application for the site

	with the first subsequent application for the site and address the following matters to the satisfaction of the nominated assessing authority: (i) a revised program of rehabilitation works within the Environmental Protection zone which results in the staged rehabilitation of this area (including initial, primary and final areas) being fully commenced within 10 years of development commencing and demonstrating that the rehabilitation will be completed five years prior to the finalization of the development (ii) provide an indicative staging plan for rehabilitation areas along Bells Creek South, Bells Creek North and Lamerough Creek relative to the delivery of works in accordance with the context plan area strategy. Include a list of contents/specifications to be submitted with each Detailed Staged Rehabilitation Plan area within an applicable context plan area strategy (iii) strategies for monitoring vegetation rehabilitation within the Environmental Protection zone including: a. criteria to measure success or failure of rehabilitation undertaken b. frequency of rehabilitation audits and by whom c. strategies for pest and weed management (iv) strategies for bushfire management, now and in the future when the rehabilitation of the Environment Protection zone is complete (v) strategies to mitigate mosquitoes and midges.	
37.	Community Development a) In addition to the requirements set out in Condition 4 of this Approval, an addendum to the overarching site strategy for community development must be submitted to the nominated assessing authority for compliance assessment and include the following: (i) a community facilities plan and program (ii) a community development program b) The community facilities plan and program must: (i) outline an approach for the early provision of community facilities and longer-term sequencing for the provision of community facilities as development progressively occurs on the site (ii) explore alternative approaches and innovative solutions for the provision of community and educational facilities including schools as community hubs. c) The community development program must include: (i) a community development vision statement or key objectives (ii) a demonstrated understanding of the likely future community (iii) key initiatives, targets, implementation mechanisms and associated resources (iv) an explanation and rationale for any implementation charge offsets proposed	With the first subsequent application for the site

	(v) a baseline of available community resources and networks. Advisory note: Credit against the Implementation Charge may be applicable for the costs of implementing this overarching strategy.	
38.	Resource Management a) Submit with the first subsequent application to the nominated assessing authority for compliance assessment an overarching site strategy for resource management. b) In addition to the requirements set out in Condition 4 of this Approval, this overarching site strategy for resource management and the delivery of ecologically sustainable development must: (i) demonstrate climate change resilience and greenhouse gas emission reduction (ii) demonstrate pollution minimisation (iii) demonstrate the efficient use of materials (iv) detail waste reduction and management strategies for construction.	With the first subsequent application for the site.
39.	Housing Diversity and Affordability a) Submit to the nominated assessing authority for compliance assessment with the first subsequent application an overarching site strategy for the delivery of housing diversity and affordability outcomes. b) In addition to the requirements set out in Condition 4 of this Approval, this overarching site strategy for housing diversity and affordability must: (i) Outline an approach to deliver 25% of housing that is affordable to first home buyers and key workers (ii) Outline an approach to deliver 10% accessible housing (iii) Outline an approach to deliver 5% social housing (iv) Include a monitoring program that on a yearly basis provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. Advisory Note: The affordable housing provisions of the strategy should include: • Specification of a target household income for first home buyers and key workers (such as Low to Moderate income households defined in the ULDA Guideline Number 16 – Housing). • Allow for Incomes to be updated annually. <i>Sub- targets within the 25% overall affordable housing figure to make housing affordable across a range of the target households (e.g. 5% in the lowest band, 10 % in the middle band and 10% in the highest band of the target households).</i>	With the first subsequent application for the site

40.	Employment and Economic Development a) Submit to the nominated assessing authority for compliance assessment with the first subsequent application an overarching site strategy for employment and economic development. b) In addition to the requirements set out in Condition 4 of this Approval, this overarching site strategy for employment and economic development must: (i) outline an approach to achieve a high level of local employment (ii) outline an approach for achieving a target of 15,000 jobs (iii) set out the approximate staging of activity centres in line with anticipated population growth and the approximate land allocation for employment uses over time (iv) outline an approach to formulate and implement diverse and connected employment generation strategies (v) outline an approach to providing local training opportunities (vi) outline an explanation and rationale for any implementation charge offsets proposed. Advisory note: Credit against the Implementation Charge may be applicable for the costs of implementing this overarching strategy.	With the first subsequent application for the site
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The PDA development conditions for this PDA development permit for **reconfiguring a lot** (part of 3 into 19 lot subdivision) are as follows:

PDA Development Conditions		
No.	Condition	Timing
Procedural		
1.	Restrictions on Approving a Plan of Subdivision a) Prior to endorsement of a plan of survey for a lot, demonstrate to the satisfaction of the EDQ that for each lot the following requirements have been met: (i) access to all lots is provided via a dedicated and constructed road or easement or road reserve; (ii) any public or third-party infrastructure located on the proposed lots is placed within an easement, to be registered against the title of the property; (iii) the easements must comply with the requirements of the relevant service provider or the Council and be granted at no cost to the Grantee. Where the Grantee is Council or a service authority, the easement documentation must be in accordance with the Grantee's standard easement terms; (iv) all lots have an appropriate level of flood immunity; (v) all lots have adequate provision for stormwater drainage; and (vi) all lots are serviced (sewer and water reticulation, electricity and telecommunications).	Prior to survey plan endorsement

2.	Ability to Restrict Access to Certain Roads 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 until the road works are accepted “on-maintenance” or unless otherwise directed by the EDQ.	On-going
3.	Staging The reconfiguration may be registered in stages, with the indicative phasing being identified on Map 24 Localities in the approved Caloundra South Master Plan. For the avoidance of doubt, registration of the plan of survey for all or part of the stages of the reconfiguration is not required before approval of subsequent development applications.	On-going
4.	Bonding If the works referred to in condition 1 have not been completed at the time the plan of subdivision is lodged for compliance assessment, the applicant may request the EDQ to bond the uncompleted works provided the relevant bonding of requirements of the LGIA and the UWIA have been met.	On-going

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 ****