



Our ref: DEV2024/1586

18 June 2025

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

Email: skwok@urbis.com.au

Dear Sirena

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Material Change of Use for Business, Food Premises, Health Care Services, Indoor Entertainment, Indoor Sport and Recreation, Market, Shop, Shopping Centre; and Reconfiguring a Lot (1 into 2 Lots) at Lot 11 Aura Boulevard, Bells Creek described as Lot 11 on SP333898

On 18 June 2025, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the website at [Current applications and approvals](#).

If you require any further information, please contact Jennifer Davison, Principal Planner Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7127 or at Jennifer.davison@edq.qld.gov.au, who will assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Caloundra South PDA	
Site address	Lot 11 Aura Boulevard, Bells Creek	
Lot on plan description	Lot number	Plan description
	Lot 11	SP333898

PDA development application details	
DEV reference number	DEV2024/1586
'Properly made' date	15 January 2025
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period
Proposed development	Material Change of Use for Business, Food Premises, Health Care Services, Indoor Entertainment, Indoor Sport and Recreation, Market, Shop, Shopping Centre; and Reconfiguring a Lot (1 into 2 Lots)

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.
Decision date	18 June 2025
Currency period	6 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Jennifer Davison, 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
1.	Architectural Plans – Aura Town Centre prepared by Buchan	240206	17-04-25
	<ul style="list-style-type: none"> Area + Parking + EOT Summaries 	A-DA-0010 H	17-04-25
	<ul style="list-style-type: none"> Site Plan 	A-DA-0011 G	17-04-25
	<ul style="list-style-type: none"> Staging Plan 	A-DA-0020 G	17-04-25
	<ul style="list-style-type: none"> Basement Plan 	A-DA-1000 G	17-04-25
	<ul style="list-style-type: none"> Ground Floor Plan 	A-DA-1001 H	17-04-25
	<ul style="list-style-type: none"> Level 1 Plan 	A-DA-1002 H	17-04-25
	<ul style="list-style-type: none"> Roof Plan 	A-DA-1003 H	17-04-25
	<ul style="list-style-type: none"> Main Street Typology Plan 	A-DA-1100 H	17-04-25
	<ul style="list-style-type: none"> Main Street Detail Section 	A-DA-1101 H	17-04-25
	<ul style="list-style-type: none"> Main Street Ultimate Layout 	A-DA-1200 H	17-04-25
	<ul style="list-style-type: none"> Awning Coverage Plan 	A-DA-1201 H	17-04-25
	<ul style="list-style-type: none"> South-East Wall 	A-DA-1300 H	17-04-25
	<ul style="list-style-type: none"> Ground Floor - Movement Plan 	A-DA-1400 E	17-04-25
	<ul style="list-style-type: none"> Overall Sections 	A-DA-2000 G	17-04-25
	<ul style="list-style-type: none"> Elevations 	A-DA-3000 H	17-04-25
	<ul style="list-style-type: none"> Elevations 2 	A-DA-3001 I	17-04-25
2.	Reconfiguring a Lot Plan, Town Centre Proposal Plan prepared by RPS	124697-12-76D	19.05.2025 and amended in red on 30 May 2025
3.	Civil Engineering Report Aura Town Centre, prepared by MPN Consulting	8053	19 December 2024
4.	Traffic Engineering Response - Statement of Advice prepared by SLR Consulting Australia	Project No: 620.041622	17 April 2025
5.	Noise Management Strategies Memorandum, prepared by SLR Consulting Australia	Project No: 620.041622.00001	13 December 2024
6.	Easement Plan – Site Plan Ground Level, prepared by Buchan	A-DA-0012 A	14.05.2025
7.	Landscape Concept Plan Stockland Aura Town Centre - Schematic Design Package, prepared by Arcadia	Rev 13	17 April 2025

Supporting Documents			
8.	Planning Report, prepared by Urbis	V3 (Final)	20 December 2024

Preamble, 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.

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).

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)

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

Compliance assessment

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

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

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.

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
General		
Material Change of Use Conditions		
1.	Carry out the Approved Development – MCU Carry out and maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use, and all times following commencement of use.
2.	Commencement of Use a) The approved use must not commence until the public road to the north of the site, including all associated intersections and connections to the development, has been constructed and dedicated in accordance with the relevant development approval. b) Submit to EDQ IS, evidence confirming compliance with Part a) of this condition.	As stated.
Construction Management		
3.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
4.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date

³ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	Condition	Timing
5.	<p>Construction Management Plan</p> <p>a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including:</p> <ul style="list-style-type: none"> i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: <ul style="list-style-type: none"> 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) During construction</p>
6.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p>	<p>a) Prior to commencing work</p>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>b) During construction</p>
7.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
8.	<p>Construction Noise Management Plan</p> <p>a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities:</p> <ul style="list-style-type: none"> i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and 	<p>a) Prior to commencing work</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy.</p> <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p> <p>c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</p>	<p>b) During construction</p> <p>c) As requested by EDQ</p>
9.	<p>Public Infrastructure (Damage, Repairs and Relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
10.	<p>Earthworks</p> <p>a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:</p> <ol style="list-style-type: none"> <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and the approved Engineering Report <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> include a geotechnical soils assessment of the site; accord with the Erosion and Sediment Control Plans; include the location and finished surface levels of any cut and/or fill; detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; provide details of any areas where surplus soils are to be stockpiled; detail protection measures to: <ol style="list-style-type: none"> ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and 	<p>a) Prior to commencing earthworks</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s).</p> <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <ul style="list-style-type: none"> i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material. 	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
11.	<p>Acid Sulfate Soils Management Plan</p> <p>a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ IS an ASS Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</p> <p>b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS a Validation Report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.</p>	<p>a) Prior to commencement of or during earthworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
12.	<p>Retaining Walls</p> <p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ul style="list-style-type: none"> i) certified to achieve a minimum 50-year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); i) located and designed generally in accordance with the approved Engineering Report. <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencing earthworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>

PDA Development Conditions		
No.	Condition	Timing
13.	Car Parking <p>a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities including Part 1: Off-street car parking (2890.1:2004), Part 2: Off-street commercial vehicle facilities (2890.2:2018), Part 5: On-street parking (2890.5:2020), Part 6: Off-street parking for people with disabilities (2890.6:2022), and the approved plans.</i></p> <p>b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
14.	Bicycle Parking <p>a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 2015 Bicycle parking facilities</i> and the approved plans.</p> <p>b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
15.	Water Connection <p>Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	Prior to commencement of use
16.	Sewer Connection <p>Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	Prior to commencement of use
17.	Stormwater Management (Quality) <p>a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with:</p> <ol style="list-style-type: none"> <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; The approved Engineering Report, including stormwater quality treatment measures within the at-grade car park. <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of stormwater works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>

PDA Development Conditions		
No.	Condition	Timing
18.	Electricity <ul style="list-style-type: none"> a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of use b) Prior to commencement of use
19.	Telecommunications <ul style="list-style-type: none"> a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of use b) Prior to commencement of use
20.	Broadband <ul style="list-style-type: none"> a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of use b) Prior to commencement of use
21.	Refuse Collection <ul style="list-style-type: none"> a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of use b) At all times following commencement of use
22.	Easements over Infrastructure <p>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>	<p>Prior to commencement of use</p>

PDA Development Conditions		
No.	Condition	Timing
Landscaping and Lighting		
23.	Compliance Assessment – Landscape Works <p>a) Submit to EDQ DA detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the approved Landscape Concept Plan, prepared by Arcadia. The submission must include, but is not limited to, the following:</p> <ul style="list-style-type: none"> i) hardscape treatments (pavement types/finishes, kerb details, and furniture layout); ii) planting schedules and species selection; iii) tree protection and root management measures; iv) stormwater-integrated landscaping (e.g. rain gardens or bio-retention); and v) lighting locations. <p>b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of ground level building work</p> <p>b) Prior to commencement of use</p>
24.	Outdoor Lighting <p>Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	Prior to commencement of use
25.	Southern Frontage – Compliance Assessment <p>a) Submit to EDQ DA, for Compliance Assessment an ultimate design for the southern frontage. The design must, at a minimum, generally comply with the requirements set out in Plan of Development under approval DEV2013/469. The submission must include, but is not limited to, the following:</p> <ul style="list-style-type: none"> i) Elevations and plans showing the full extent of the façade treatment; ii) A detailed planting schedule; iii) Details of window treatments, materials and colours; iv) A proposed timing schedule for construction; and v) Design of the ultimate Eastern and Western Pedestrian Links including layout and cross-section details; vi) A statement demonstrating compliance with the Plan of Development. <p>b) Construct the generally in accordance with the design endorsed under part a) of this condition.</p>	<p>a) Submission to occur within 10 years of the approval date; or within 3 months of the lodgement of any application (MCU or compliance assessment) for land on the southern side of the development frontage, whichever occurs first.</p> <p>b) Construction to commence within 12 months of the endorsement of the design by EDQ or an alternative timing as agreed to by EDQ.</p>

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ DA 'as constructed' plans demonstrating that the southern facade has been constructed in accordance with part a) of this condition.	c) Upon completion of construction.
26.	Compliance Assessment – Private Roads <p>a) Submit to EDQ DA for Compliance Assessment, detailed concept layout plans for the full extent of internal private roads necessary to connect to external transport infrastructure as shown in the approved Ground Floor Plan dated 17 April 2025 prepared by Buchan (as relevant) and Australian Standard AS2890 Series.</p> <p>b) Submit to EDQ IS engineering design/construction drawings, certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition and demonstrating the following:</p> <ul style="list-style-type: none"> i) horizontal and vertical alignment, pavement depth, service corridors, access points, cross sections, interface with external intersections, signage and line marking; ii) clear sight lines to ensure legibility and visibility for all users; iii) effective wayfinding treatments (e.g. visual and textural cues including paving, materiality, lighting, planting, bollards and signage) to clearly define the function of the road and the use of shared zone(s); iv) safe and effective design treatments to address user conflicts between pedestrians, cyclists and vehicles; <p>c) Construct the works generally in accordance with the certified plans as required under part b) of this condition.</p>	<p>a) Prior to commencement of onsite works</p> <p>b) Prior to commencement of onsite works</p> <p>c) Prior to commencement of use</p>
27.	Compliance Assessment – Publicly Accessible Areas Management Plan (East Pedestrian Connection, West Pedestrian Connection and Main Street only) <p>a) Submit to EDQ DA for Compliance Assessment a Publicly Accessible Areas Management Plan for the delivery of public access through Sub-Precinct 8.1 of the PoD.</p> <p>The plan must provide for the following:</p> <ul style="list-style-type: none"> i) Physical descriptions of the public accessible areas and their functions; ii) Site specifications; iii) Area map; iv) Issues and constraints; v) Identify the type of outdoor events that are suitable for the area. vi) The eastern connection from the Main Street, described as the Eastern Pedestrian Link (refer to figure 17 sub precinct 8.1 of the PoD) must be open for pedestrian access between the hours of 6.00am to 10.00pm seven days a week. These hours can be further extended to accommodate longer business operating hours of premises located within the mall. 	<p>a) Prior to commencement of use</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>vii) The western connection from the Main Street described as the Western Pedestrian Link (refer figure 17 sub precinct 8.1 of the PoD) must be open for pedestrian access 24 hours seven days a week.</p> <p>viii) The Main Street is to be a private road that provides 24 hour, 7 days per week, vehicular, cyclist and pedestrian access to the general public. In addition, the plan must provide for the maintenance of the road and all works and embellishments in or on the road including works or assets owned or controlled by other entities. Access must be provided to those other entities for this purpose.</p> <p>ix) The applicant must provide any documentation to EDQ, or an entity nominated by EDQ, including but not limited to easements, covenants or other documents, in favour of MEDQ or the other entity:</p> <ul style="list-style-type: none"> ○ necessary to; or ○ as required by MEDQ to secure compliance with the requirements in viii) of this condition. <p>b) An access easement is to be entered into with parties who require direct access from the private roads (Easement A and B) as identified on the plan titled <i>Site Plan – Ground Level (Easements)</i>, drawing number A-DA-0012, prepared by Buchan.</p> <p>c) Provide evidence of easements required in condition b).</p>	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
Public Transport		
28.	<p>Taxi and Ride Share Bays</p> <p>Taxi and ride share pick-up and drop-off bays must be provided generally in accordance with the approved plans. These bays must be clearly signposted and line-marked to indicate their intended use.</p>	Prior to commencement of use
Infrastructure Contributions		
29.	<p>Sub-Regional (Water and Sewer) Charge</p> <p>In lieu of paying the sub-regional (water and sewer) infrastructure charges, the applicant will:</p> <p>a) Provide the MEDQ a copy of the Payment Certificate in accordance with clause W28 of the WWIA.</p> <p>OR</p> <p>b) If the WWIA is no longer in effect, the applicant must pay to the MEDQ the relevant charges calculated in accordance with the IFF and indexed to the date of payment.</p>	<p>a) Prior to the earlier of the commencement of the use or the issue of a Certificate of Classification under the <i>Building Act 1975</i>.</p> <p>b) As required by the IFF.</p>

PDA Development Conditions		
No.	Condition	Timing
30.	Implementation Charge The applicant must pay to the MEDQ the Implementation Charge calculated in accordance with the IFF and indexed to the date of payment.	As required by the IFF and LGIA.
Reconfiguring a Lot Conditions		
31.	Carry out the Approved Development – RAL Carry out and maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement.

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 ****