

Our ref: DEV-2025-CAS-3966

24 November 2025

Stockland Development Pty Ltd
C/- Urbis Ltd
Att: Mr Dan Wilson and Mr Karan Rao
Email: dwilson@urbis.com.au and kpadbidri@urbis.com.au

Dear Applicant

Changed PDA Decision Notice

Notices given for the purposes of section 99 of the Economic Development Act 2012

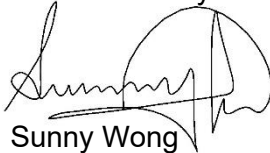
Priority Development Area:	Caloundra South
PDA Development Approval:	Development Permit for Material Change of Use, Reconfiguring a Lot and Operational Works in accordance with a Plan of Development
Property Location:	Lot 3 Bells Creek Road, Banya
Property Description:	Lot 10 on SP349924

On 24 November 2025, pursuant to s.99 of the Economic Development Act 2012, Economic Development Queensland (EDQ) decided to approve **all** of the amendment application for the abovementioned PDA Development Approval subject to PDA development conditions, in accordance with the attached PDA Decision Notice.

The Changed Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Jennifer Davison on (07) 3452 7127 or by email at Jennifer.davison@edq.qld.gov.au

Yours sincerely



Sunny Wong
Director
Development Services
Economic Development Queensland

Cc: Sunshine Coast Council – Email: mail@sunshinecoast.qld.gov.au

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Caloundra South PDA	
Site address	Lot 3 Bells Creek Road, Banya	
Lot on plan description	Lot number	Plan description
	Lot 10	SP349924
PDA Development Approval details		
DEV Reference No.	DEV-2025-CAS-3966	
Original Approval details	PDA Development Approval for Development Permit for Material Change of Use, Reconfiguring a Lot and Operational Works in accordance with a Plan of Development	
Change to Approval Decision	EDQ has decided to grant <u>all</u> of the changes to the PDA Development Approval applied for, <u>subject to</u> PDA Development Conditions forming part of this Changed Decision Notice. The approval is for changes to the following: • Staging Changes • Update Site Cover definition • Amend timing for Conditions 29 and 30	
Original decision date	5 April 2023	
Change to Approval decision date	24 November 2025	
Currency Period	6 years from the Original decision date	

Approved plans and documents

The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.

Plan/Document Name		Reference No.	Prepared By	Date
1.	Plan of Development (Parts 1 and 2) – Aura Southern Locality Precinct 15 + 16	N/A	Urbis	September 2025
Plans and documents previously approved on 31 October 2025				
1.	Plan of Development (Parts 1 and 2) – Aura Southern Locality Precinct 15 + 16 (Part), (Parts 1 and 2)	N/A	Urbis	October 2025 and as amended in Red on 24 October 2025
Plans and documents previously approved on 20 June 2023		Number	Prepared by	Date
2.	Interim CAMCOS Crossing	3015-SK123B Rev A	Egis Consulting	17 May 2024, Amended in Red by MEDQ 31 May 2024
Plans and documents previously approved on 5 April 2023		Number	Prepared by	Date
3.	Road Traffic Noise Assessment	227401.0008.R03V01	Trinity Consultants	11 August 2023
4.	Aura P15 East Sketch Plan – Boundary Realignment	DRAWING NO: SKP-01 Rev 1	Urbis	30.08.2023
5.	Temporary Access General Layout Plan	3058-022	Egis	11/08/23
6.	Engineering Services Report – Aura Precinct 15 ‘East’	N/A	-	12 November 2022
7.	Stormwater Quality Management Plan	Version 3	DesignFlow	September 2022
8.	Stormwater Quantity Management Report,	17-000934-3058-SWMP01.Amcp.Docx	Calibre	16 March 2022
9.	Traffic Modelling Report (Precinct 15 Traffic Modelling Refresh),	N/A	PWC	March 2022

Supporting documents noted in 5 April 2023 approval		Number	Prepared by	Date
10.	Landscape Master Plan	Revision C	Urbis	17 March 2022
11.	Engineering (Stormwater) Response to Further Issues	N/A	DesignFlow	28 September 2022
12.	Engineering (Services) Response to Further Issues	7-000934-3058-CL02.AMC.oh	Calibre	13 October 2022

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 EDQ 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 Services 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 complies with 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) the Applicant submits items required under a) above to EDQ Development Services 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.

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) if the Applicant is notified under ii) 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 MEDQ notifies the Applicant as stated under iv) 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 EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentservices@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents, the STIA, LGIA and WWIA.	Prior to survey plan endorsement for the relevant stage.
2.	Maintain the Approved Development Maintain the approved development generally in accordance with any documentation and as required by these conditions.	At all times.
3.	Certification of Operational Works – Water and Sewerage All operational works for water and sewerage Contributed Assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the WWIA.	As required by the WWIA.

PDA Development Conditions		
No.	Condition	Timing
4.	Certification of Operational Works – State and Local Government Infrastructure All operational works for Contributed Assets subject to the STIA or the LGIA, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the STIA or the LGIA as applicable.	As required by the LGIA or the STIA.
5.	Certification of Operational Works – Other All operational works for Contributed Assets not subject to the STIA, LGIA or WWIA, undertaken in accordance with this approval must comply with all requirements and responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the Certification Procedures Manual.
6.	Street Naming Submit to EDQ DA a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage.
7.	Entry Walls or Features The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ DA.	As indicated.
8.	Staging for Reconfiguration a) The stages of the reconfiguration must be generally in accordance with the indicative staging plan of the approved Plan of Development, dated September 2024 and prepared by Urbis. However, the stages indicated on the indicative staging plan do not need to be delivered sequentially unless required for infrastructure delivery purposes. b) Unless otherwise approved in writing by EDQ DA, each stage must be independently serviced by roads, water, sewer, stormwater, and any other relevant utilities.	As indicated.

PDA Development Conditions		
No.	Condition	Timing
9.	Advertising Devices Design and install advertising devices generally in accordance with the approved Plan of Development, dated September 2024 and prepared by Urbis.	Ongoing.
10.	Property Note – Lots Impacted by Future Rail Corridor a) A request in writing shall be submitted to Council that written advice be included on rates notices/property notes for all lots affected by the potential rail corridor noise, as indicated on the approved PoD. The property note is to include the following information: i) The Queensland Government has designated a future rail corridor. ii) The lot will be potentially impacted by rail noise in the future if and when the rail corridor is constructed. iii) Any property owner and/or future purchaser of the relevant lot and building certifier is to be made aware of the requirements of the noise category identified on the approved Plan of Development. b) Submit to EDQ DA a copy of the agreed wording to be included in the Property Note.	a) Prior to survey plan endorsement for any stage which includes the affected lots. b) Prior to survey plan endorsement for any stage which includes the affected lots.
11.	Social Housing a) Provide written evidence (i.e., contracts or binding Memorandum of Understanding) to EDQ DA that confirms the delivery of social housing by relevant providers that ensures: • minimum of 60 dwellings for social housing within the approval boundaries, unless otherwise agreed in writing by MEDQ. b) Annual reporting for the Housing Overarching Site Strategy to include summary of compliance against this condition.	a) Prior to plan sealing of Stage 8a. b) As indicated

PDA Development Conditions		
No.	Condition	Timing
Engineering		
12.	Emergency Access (Interim) – Compliance Assessment a) Submit to EDQ DA, for compliance assessment a concept design for a temporary interim emergency access, certified by an RPEQ. This interim access is to provide a connection from a constructed road in Precinct 15 to a constructed road in DEV2018/987. The compliance assessment is to include: • Civil design including levels and flood immunity, • Temporary access easement for emergency purposes, and • Decommissioning strategy for the interim emergency access. The decommissioning strategy for the interim emergency access must include a plan for the proper removal of the temporary road access. This plan must specify the timing for decommissioning the access, as well as any necessary procedures for safely closing off or removing the temporary road access. Additionally, the plan must outline how the affected area will be restored to its original condition, ensuring that no lasting impact is left on the environment or surrounding infrastructure. b) Construct the temporary emergency access in accordance with the certified plans required under part a) of this condition. The design of the temporary emergency access is required to: i) Be all weather access (e.g., compacted gravel trafficable during any rain event); ii) Has a minimum travel lane width of 3.5m; iii) Achieve the design criteria (flood immunity) specified in Section 5.2 of the Stormwater Management Report, prepared by Calibre, as to be amended; iv) Includes access control sufficient to prevent unauthorised access by vehicles. c) Decommission the interim access in accordance with the endorsed decommissioning strategy under part a) of this condition.	a) No later than 6 months after first plan sealing. b) No later than 22 January 2026. c) As per the timing determined as part of a) of this condition.

PDA Development Conditions		
No.	Condition	Timing
13.	Emergency Access (Ultimate) – Compliance Assessment a) Submit to EDQ DA, for compliance assessment the following material which is required to be certified by an RPEQ: i) Concept design for ultimate emergency access to provide a connection from a constructed road in Precinct 15 to a constructed section of Aura Boulevard, across Lot 90025 to Lot 90026 (in DEV2013/469). The compliance assessment is to include: • Civil design including levels and flood immunity; • Interface with the Major Sports Park infrastructure; • Evidence that Council has been appropriately consulted regarding the design of the access through to the adjoining Major Sports Park. b) Submit to EDQ IS, detail design for the ultimate emergency access, certified by RPEQ generally in accordance with the endorsed concept plans required by part a) of this condition. The design of the ultimate emergency access is required to: i) Be all weather access (suitable for emergency vehicles). ii) Has a minimum travel lane width of 3.5m with passing opportunities. iii) Achieve the design criteria (flood immunity) specified in Section 5.2 of the Stormwater Management Report, prepared by Calibre, as amended. iv) Include suitable surface treatment and railings for road traffic. v) Includes access control sufficient to prevent unauthorised access by vehicles. c) Construct the works generally in accordance with the certified plans required under part c) of this condition. d) Submit to EDQ IS 'as constructed' drawings, including an asset register, certified by a RPEQ in a format acceptable to the Council.	a) No later than 6 months after first plan sealing. b) Prior to commencement of works for the relevant infrastructure c) Prior to survey plan endorsement for the 900th lot. d) Prior to survey plan endorsement for the 900th lot.

PDA Development Conditions		
No.	Condition	Timing
	<i>Note: As Council will be the asset owner for the access through the sports park, the compliance assessment will be forwarded to Council for review and advice.</i>	
14.	Emergency Access and Evacuation Management Plan – Compliance Assessment a) Submit to EDQ DA, for compliance assessment an Emergency Access and Evacuation Management Plan (EAEMP) that outlines the following: i) the procedures for conducting safe and efficient evacuation in the event of a flood, fire, or explosion; ii) interim measures to be taken prior to emergency access delivery. iii) operational procedures for emergency access, including the removal of bollards, implementation of access restrictions, and placement of appropriate signage, all of which should be informed by input from appropriate representative from the Queensland Fire and Emergency Services (QFES). b) Implement the EAEMP in accordance with a).	a) No later than 6 months after first plan sealing. b) At all times.
15.	Out of 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.
16.	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.	Minimum of 10 business days prior to proposed out of hours work commencement date.
17.	Construction Management Plan 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: i) noise and dust in accordance with the EP Act;	a) Prior to commencing work for the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
	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; and v) site management: 1. for the provision of safe and functional alternative pedestrian and cycle routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment.	
	b) A copy of the CMP submitted under part a) of this condition must be current and available on site.	b) During construction.
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction.

PDA Development Conditions		
No.	Condition	Timing
18.	Traffic Management Plan 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: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian and cyclist traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. 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. <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>	a) Prior to commencing work for the relevant stage. b) During construction.
19.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>; and	a) Prior to commencing earthworks for the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
	ii) the approved Engineering Services Report - Aura Precincts 15 'East' dated 12 October 2022 and prepared by Calibre. The certified earthworks plans are to: i) Include, where relevant, those works within the subject site that are required to be undertaken to manage stormwater within and around the site without worsening flooding on adjacent property or the Bruce Highway corridor; ii) include a geotechnical soils assessment of the site; iii) accord with the Erosion and Sediment Control Plans, as required by condition 19 – erosion and sediment management; iv) include the location and finished surface levels of any cut and/or fill; v) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; vi) provide details of any areas where surplus soils are to be stockpiled; vii) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and viii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Any excavation, filling/backfilling/compaction, retaining structures and other works involving ground disturbance must not: i) encroach upon or de-stabilise or cause damage to the Bruce Highway and future rail corridor, including all transport infrastructure or the land supporting this infrastructure, or cause similar adverse impact; ii) adversely impact on the Bruce Highway and future rail corridor through the addition or removal of lateral loads or additional surcharge load.	b) At all times

PDA Development Conditions		
No.	Condition	Timing
	c) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. d) Submit to EDQ IS, RPEQ certification that: 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.	c) Prior to survey plan endorsement for the relevant stage. d) Prior to survey plan endorsement for the relevant stage.
20.	Erosion and Sediment Management 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: i) Construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); and ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work for the relevant stage b) During construction
21.	Retaining Walls 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: 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>); b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. 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.	a) Prior to commencing earthworks. b) Prior to survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
22.	Acid Sulfate Soils 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). 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. 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.	a) Prior to or during earthworks for the relevant stage. b) Prior to survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage.
23.	Future Rail Corridor Except with prior written agreement from DTMR, the land comprising the future rail corridor must be kept clear of permanent buildings, structures and improvements above ground level.	At all times.
24.	Interim CAMCOS Crossing – Compliance Assessment a) Submit to EDQ DA for compliance assessment detailed design plans for the interim CAMCOS Crossing and the 3.0m wide shared path with Aura Brook (future Lot 90025 under DEV2013/469) generally in accordance with approved Interim CAMCOS Crossing Drawing No. 3015-SK123B Rev A, as amended in red by MEDQ on 31 May 2024. This detailed design is to include (but not be limited to): • Appropriate batters; • Fencing, if required, with a minimum 50% transparency; • Landscape design including appropriate shade planting; and • Warning signage of adjoining flood impacts.	a) Prior to commencement of works for Stage 8C.

PDA Development Conditions		
No.	Condition	Timing
	b) Construct the works in accordance with the endorsed plans as required under part a) of this condition. <i>Note: This condition only relates to the interim crossing of the CAMCOS corridor and has no effect when the corridor is dedicated to DTMR for the construction of the Direct Sunshine Coast Rail Line.</i>	b) Prior to survey plan endorsement of Stage 8C.
25.	Acoustic Treatment – Noise Barriers a) Submit to EDQ IS, detailed engineering plans, certified by a RPEQ, for the noise barriers generally in accordance with the Road Traffic Noise Assessment dated 11 August 2023 and prepared by Trinity Consultants Australia. b) Construct the noise barriers generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS ‘as–constructed’ plans, and an asset register for all barriers and bunds, and confirmation that finished earthworks pad levels on noise affected allotments are within +/- 200mm of the pad levels adopted in the approved acoustic assessment certified by a RPEQ.	a) Prior to commencement of site works for the relevant stage. b) Prior to survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage.
26.	Highway Buffer – Compliance Assessment a) Submit to EDQ DA, for compliance assessment a Highway Buffer Plan that addresses the following: i) civil design, including details of the proposed bund and any stormwater management infrastructure; ii) detailed landscape plans, including a schedule of proposed standard and non–standard assets to be transferred to Council, certified by an AILA; iii) interface with adjoining uses; iv) fencing and/ or access control sufficient to prevent unauthorised access by people and vehicles; v) the location and design of all maintenance access paths; and vi) the intended staging and timing of construction of the proposed buffer.	a) Prior to 30 June 2025, or the plan sealing of any residential lot with 400m of the western boundary of the Highway Buffer, whichever occurs first.

PDA Development Conditions		
No.	Condition	Timing
	b) Construct the works generally in accordance with the certified plans required under part b) of this condition. c) Submit to EDQ IS 'as constructed' drawings, including an asset register, certified by a RPEQ and an AILA, in a format acceptable to the Council. <i>Note – Only submission of the Highway Buffer Plan for compliance assessment is required.</i>	b) As required by the timing established in the Highway Buffer Plan endorsed under part a). c) As required by the timing established in the Highway Buffer Plan endorsed under part a).
27.	Roads (Trunk connector) – Compliance Assessment a) Submit to EDQ DA, for compliance assessment engineering design drawings, certified by a RPEQ, for the following road generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C</i>: - Neighbourhood Connector H, including transitional road to the start of Neighbourhood Connector J. b) The trunk connector must be designed and constructed in accordance with the following to accommodate a single unit rigid bus of 12.5m in length (urban buses) or 14.5m (school buses) where applicable: - Department of Transport and Main Roads Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design (March 2016); - Department of Transport and Main Roads Supplement to Austroads Guide to Road Design (Parts 3, 4-4C and 6); - Austroads Guide to Road Design (Parts 3, 4-4C and 6); - Austroads Design Vehicles and Turning Path Templates; and - Department of Transport and Main Roads Queensland Manual of Uniform Traffic Control Devices, Part 13 Local Area Traffic Management (March 2018); and - Chapter 2 - Planning and Design, Section 2.3.2 Bus Route Infrastructure (page 6) of the Department of Transport and Main Roads Public Transport Infrastructure Manual 2015.	a) Prior to commencement of work for the relevant stage. b) Prior to commencement of work for the first stage.

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS, detailed engineering design/ construction drawings certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition. d) Construct the works generally in accordance with the certified plans as required under part b) and c) of this condition. e) Submit to EDQ IS, 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.	c) Prior to survey plan endorsement for the relevant stage. d) Prior to survey plan endorsement for the relevant stage. e) Prior to survey plan endorsement for the relevant stage.
28.	Roadworks a) Submit to EDQ IS, detailed engineering plans, certified by a RPEQ, for all roadworks, including parking bays, traffic devices and shared paths/footpaths generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C</i>. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS: i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the LGIA; and iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	a) Prior to commencement for the relevant stage. b) Prior to survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage.
29.	Intersection Counts – Banya Avenue/Western Drive/School Access and Western Drive/Tyndall Circuit Submit to EDQ IS, an intersection count report on Banya Avenue/Western Drive/school access intersection and Western Drive/Tyndall Circuit intersection, indicating the peak hour volumes, including pedestrian and cyclist count.	Prior to survey plan endorsement for the 650th lot.

PDA Development Conditions		
No.	Condition	Timing
	The intersection count must be undertaken during a school day, Tuesday to Thursday and must not occur during the first and last week of Queensland school term.	
30.	Bells Creek South Bridge and Road Connection – Compliance Assessment a) Submit to EDQ DA for Compliance Assessment, a SIDRA analysis report to determine the capacity of the two signalised intersections, namely Banyia Avenue/Western Drive intersection and Western Drive/Tyndall Circuit intersection. The report is to include the following: i) The two signalised intersections to be modelled as a network in SIDRA; ii) Address school hour AM and PM peak; iii) Coordinate the intersections, optimise phasing timing and reduce delays; iv) Incorporate protected signalised intersection design for the separated cycle track in accordance with DTMR Selection and Design of Cycle Tracks (LTS1). v) Provide an estimate on when the two signalised intersections would reach capacity based on anticipated school enrolments and the progress of the development. b) If an interim and ultimate intersection phasing is proposed, submit two sets of traffic signal plan.	Prior to survey plan endorsement for the 650th lot.
31.	Water and Sewer – Final Precinct Network Plan Submit to EDQ IS, a Water and Sewer Final Precinct Network Plan, approved by Unitywater. The Water and Sewer Final Precinct Network Plan must identify any 'high-risk infrastructure' (as defined in Schedule 8 of the WWIA). Low-risk infrastructure is all other infrastructure.	Prior to the commencement of works for the first stage.
32.	Water and Sewer – High-Risk Infrastructure a) Submit to EDQ IS, detailed water and sewer reticulation design plans approved by Unitywater for any water and sewer infrastructure identified as 'high-risk infrastructure' in the Final Precinct Network Plan approved by Unitywater. b) Construct the works generally in accordance with the approved plans required under part a) of this condition.	a) Prior to commencement of works for the relevant stage. b) Prior to survey plan endorsement for the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS, certified by a RPEQ 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Unitywater's current adopted standards.	c) Prior to survey plan endorsement for the relevant stage.
33.	Water and Sewer – Low-Risk Infrastructure a) Submit to EDQ IS, detailed water and sewer reticulation design plans certified by a RPEQ for the water and sewer infrastructure identified as 'low-risk infrastructure' in the final precinct network plan approved by Unitywater. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certified by a RPEQ 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Unitywater's current adopted standards.	a) Prior to commencement of works for the relevant stage. b) Prior to survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage.
34.	Stormwater Management (Quality) – Compliance Assessment a) Submit to EDQ DA, for compliance assessment civil design and landscape drawings and supporting documentation for the proposed stormwater quality treatment devices, certified by a RPEQ/AILA generally in accordance with the approved Stormwater Quality Management Plan and the LGIA Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards. This shall include MUSIC modelling to demonstrate that water quality treatment measures are in place to achieve runoff water quality that equals or exceeds water quality objectives at all stages of development. Music modelling is to be based on a mean annual rainfall figure of 1,570 mm/annum. Temporary stormwater quality treatment measures that achieve prescribed water quality objectives for individual catchments are installed in accordance with the LGIA and operational prior to runoff being generated from individual stages of development. Permanent stormwater quality treatment measures	a) Prior to commencement of works for the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
	that achieve prescribed water quality objectives for individual catchments are to be installed in accordance with the LGIA and operational prior to achieving 80% build out of the subject catchment. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS 'as constructed' civil and landscape drawings, including an asset register, certified by a RPEQ/ AILA, in a format acceptable to the Council.	b) Prior to survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage.
35.	Stormwater Quality Infrastructure Maintenance Plan – Compliance Assessment Submit to EDQ DA, for compliance assessment a Stormwater Infrastructure Maintenance Plan certified by a RPEQ. Plans and documentation are to include the following: a) Plan to be in accordance with the recommendations provided in <i>Water By Design Maintaining Vegetated Stormwater Assets (2012)</i>; b) the location of the individual components of the system and any inspection or monitoring points; c) manufacturer's data and product information sheets for any proprietary products; d) description of inspection/maintenance techniques and associated rectification procedures; e) proposed schedule or timetable for regular inspection and monitoring of the devices; f) record keeping and reporting requirements relating to the performance of the Works Contribution; g) identify review and update requirements for the Maintenance Plan. Note: <i>In accordance with clause 3 of the Stormwater Infrastructure Network in the LGIA, fixed monitoring sites, including all instrumentation, loggers, and power source, shall be provided to Sunshine Coast Council as part of the contributed works for a developed catchment. Water level monitoring at these sites shall be incorporated into Council's Flood Warning System as part of installation. The instrumentation at the sites are compatible with the Council's Flood Warning System.</i>	Prior to survey plan endorsement for the relevant stage.

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No.	Condition	Timing
36.	Stormwater Management (Quantity) a) Submit to EDQ DA for Compliance Assessment, detailed engineering plans for open channel located within Lot 9006, certified by a RPEQ, generally in accordance with <i>the LGIA Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards</i> and the approved Plan of Development, dated September 2024 and prepared by Urbis. b) Submit to EDQ IS, detailed engineering design plans, certified by a RPEQ, for the proposed stormwater drainage network generally in accordance with the endorsed plans required under part a) of this condition. Where the underground drainage being provided is contained within a road that has been subject to compliance assessment under the requirements of this approval, the design of the underground drainage is to be in accordance with the endorsed roadworks plans. c) Construct the works in accordance with the endorsed plans as required under part a) and b) of this condition. d) Submit to EDQ IS ‘as constructed’ plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council.	a) Prior to commencement of works for the relevant stage. b) Prior to commencement of works for the relevant stage. c) Prior to survey plan endorsement for the relevant stage. d) Prior to survey plan endorsement for the relevant stage.
37.	Stormwater Management Report (Quantity) – Compliance Assessment a) Submit to EDQ DA, for compliance assessment, an amended Stormwater Management Report, prepared by Calibre, Ref No. 17000934.3058 SWMP01 Rev B and dated 6 July 2022, to address the following: i) The pervious area initial loss of 35mm and continuing loss of 5 mm/hr is well beyond the typical range for urban areas. Adopt the values consistent with the Aura Flood Risk Management Report, prepared by BMT, dated October 2021. ii) Mini Brook (future Lot 9006) pedestrian crossing (future underpass) is to achieve a flood immunity of 39% AEP.	Prior to survey plan endorsement for the first stage.

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No.	Condition	Timing
	iii) Aura Brook (future Lot 90025 under DEV2013/469) interim pedestrian footpath is to achieve a flood immunity of 10% AEP. iv) Amend the drawings in Appendix A accordingly.	
38.	Engineering Services Report – Compliance Assessment a) Submit to EDQ DA, for compliance assessment, an amended Engineering Services Report, prepared by Calibre, Ref No. 17000934.3058 ESR01 Rev C and dated 12 October 2022, to address the following: i) Amend the drawings in Appendix D to demonstrate Mini Brook (future Lot 9006) pedestrian crossing (future underpass) achieves a flood immunity of 39% AEP; ii) Amend the drawings in Appendix D to provide an interim pedestrian footpath connection at Aura Brook (future Lot 90025 under DEV2013/469) to the northern side of CAMCOS, with a flood immunity of 10% AEP. iii) All residential lots must achieve 500mm freeboard to the 1% AEP + CC, for the whole lot.	Prior to survey plan endorsement for the first stage.
39.	Drainage Works External to the PDA Provide to EDQ IS evidence of the required approvals from the relevant Local and State authorities, for all drainage works including diversion drains, detention basins, and other drainage infrastructure external to the PDA identified in the Aura Flood Risk Management Report prepared by BMT dated October 2021 and relevant technical memorandums as required by application reference DEV2021/1235.	Prior to survey plan endorsement for the first stage.
40.	Stormwater – State Transport Infrastructure a) Any excavation, filling/backfilling/compaction, retaining structures, batters, stormwater management measures and other works involving ground disturbance must not encroach upon or destabilise the future railway corridor or cause similar adverse impacts. b) Stormwater management of the development must ensure no worsening or actionable nuisance to State transport infrastructure and future railway	a) At all times. b) At all times.

PDA Development Conditions		
No.	Condition	Timing
	corridor, or cause similar adverse impacts, other than that which is contemplated by the STIA. c) Stormwater and flooding management of the development must ensure no worsening or actionable nuisance to the State transport infrastructure and future railway corridor. d) Any works on the land must not: i) create any new discharge points for stormwater runoff onto the Bruce Highway and future rail corridor; ii) interfere with and/or cause damage to the existing stormwater drainage on the Bruce Highway and future rail corridor; iii) surcharge any existing culvert or drain on Bruce Highway and future rail corridor; or iv) reduce the quality of stormwater discharge onto the Bruce Highway and future rail corridor; or v) impede or interfere with hydraulic conveyance on the site. e) Submit to EDQ IS, supporting documentation, certified by a RPEQ, confirming that the development has been constructed in accordance with parts a) to c) of this condition.	c) At all times. d) At all times. e) Prior to survey plan endorsement for the relevant stage.
41.	Street Lighting Comply with either parts a) and c) or parts b) and c) of this condition. a) Design and install a <u>Rate 2</u> street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) meet the relevant standards of Energex; ii) be endorsed by Energex as 'Rate 2 Public Lighting' iii) be endorsed by Council as the Energex 'billable customer'; iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. OR	a) Prior to survey plan endorsement for the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
	b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) be in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces’;</i> ii) meet the requirements of AS3000 – ‘<i>SAA Wiring Rules</i>’; and iii) meet the requirements of Energex for unmetered supply. c) Submit to EDQ IS ‘as-constructed’ plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	b) Prior to survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage.
42.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage. b) Prior to survey plan endorsement for the relevant stage.
43.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage. b) Prior to survey plan endorsement for the relevant stage.
44.	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>.	a) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage
45.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <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>	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
Electric Vehicle Readiness		
46.	Multiple Residential Electric Vehicle Readiness All Multiple Residential developments (excluding Duplex Lots) must: a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of all parking bays, including visitor spaces. ii) Provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces to all unit parking bays (during construction) to enable future Basic (slow) EVSE installation. iii) Electric vehicle charging shall be capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile and designed with regard to fire retardance and ventilation. b) The requirements under a) are not applicable for Multiple Residential lots used exclusively for social / community housing.	As required.

PDA Development Conditions		
No.	Condition	Timing
Landscape and Environment		
47.	Streetscape Works Where the streetscape works comply with Council's Infrastructure Planning Scheme Policy – Landscaping (Open Space Landscape Infrastructure Manual): a) Submit to EDQ IS, detailed landscape plans for streetscape works, including a schedule of assets, certified by an AILA, in accordance with Council's Infrastructure Planning Scheme Policy – Landscaping. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS 'As Constructed' plans and asset register in a format acceptable to Council. OR Where the streetscape works do not comply with Council's Infrastructure Planning Scheme Policy – Landscaping (Open Space Landscape Infrastructure Manual): d) Submit to EDQ DA, for compliance assessment functional streetscape layout plans, including a schedule of proposed standard and non-standard assets to be transferred to Council certified by an AILA. The detailed functional layout plans are to include where applicable: i) location and type of street lighting in accordance with Australian Standard AS1158 – '<i>Lighting for Roads and Public Spaces</i>'; i) footpath treatments; ii) location and types of streetscape furniture; iii) location and size of stormwater treatment devices; and iv) street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines.	a) Prior to survey plan endorsement for the relevant stage. b) Prior to survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage. d) Prior to commencement of site works for the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
	e) Submit to EDQ IS detailed streetscape works plans certified by an AILA generally in accordance with the endorsed plans required under part b) of this condition. f) Construct the works generally in accordance with the endorsed streetscape plans as required under part b) of this condition. g) Submit to EDQ IS 'As Constructed' plans and asset register in a format acceptable to Council.	e) Prior to survey plan endorsement for the relevant stage. f) Prior to survey plan endorsement for the relevant stage. g) Prior to survey plan endorsement for the relevant stage.
48.	Park Plans and Landscape Works (Parks, Open Space and Open Drain) – Compliance Assessment a) Submit to EDQ DA, for compliance assessment, detailed landscape plans, certified by an AILA, for proposed landscape works within parks, open space and open drain. The certified plans must include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council and landscaping designed generally in accordance with the <i>LGIA – Infrastructure Network Schedule 1 – Open Space</i> and the approved PoD. b) Construct the landscape works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ IS, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	a) Prior to commencement of landscape work for the relevant stage. b) Prior to survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage.
49.	Water Quality Monitoring – Bells Creek South Submit to EDQ IS, pre-, during and post-construction water quality monitoring data for surface stormwater and groundwater in Bells Creek South catchments generally in accordance with the updated <i>Caloundra South Water Quality Management Plan (CSWQMP)</i> prepared by BMT WBM endorsed on 15/09/16.	As per the CSWQMP

PDA Development Conditions		
No.	Condition	Timing
50.	Conservation Zone Rehabilitation – Compliance Assessment a) Submit to EDQ DA, for compliance assessment a detailed Environmental Rehabilitation Plan certified by a suitably qualified person for rehabilitation works within Lot 9019 in accordance with the LGIA. b) Commence construction of the works generally in accordance with the endorsed Environmental Rehabilitation Plan required by part a) of this condition. c) Submit to EDQ DA, evidence from a suitably qualified person that the works have been inspected and completed generally in accordance with parts a) and b) of this condition.	a) Prior to commencement of works for the first stage. b) Within 12 months of the registration of the first Plan of Subdivision. c) In accordance with the LGIA.
Surveying, Land Dedication and Easements		
51.	High Density Development Easements (lots $\leq 450\text{m}^2$ in area) a) Submit to EDQ DA high-density development easement documentation, in a registerable form, for approved lots $\leq 450\text{m}^2$ in area and involving common wall construction. b) Register all high-density development easements required under part a) of this condition. <i>NOTE: For the purposes of this condition, common wall construction includes the circumstances listed under section 94(2) (a) of the LTA (e.g. terrace housing on standard format lots).</i>	a) At or prior to survey plan endorsement for the relevant stage. b) At registration of survey plan for the relevant stage.
52.	Reciprocal Easements (lots $> 450\text{m}^2$ in area) a) Submit to EDQ DA reciprocal easement documentation, in a registerable form, for approved lots $> 450\text{m}^2$ in area and involving common wall construction. b) Register all reciprocal easements required under part a) of this condition. <i>NOTE: For the purposes of this condition, common wall construction includes the circumstances listed under section 94(2) (a) of the LTA (e.g., terrace housing on standard format lots).</i>	a) At or prior to survey plan endorsement for the relevant stage. b) At registration of survey plan for the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
53.	Land Transfer Demonstrate to EDQ DA, that all land to be transferred in fee simple is not registered on either the Environmental Management Register or the Contaminated Land Register.	At registration of survey plan for the relevant stage.
54.	Land Transfers – Drainage Transfer, in fee simple, to Council as trustee, all lots shown on the approved plans for drainage purposes.	In accordance with the LGIA.
55.	Land Transfer – Park and Open Space Transfer, in fee simple, to Council as trustee land shown on the approved plans for park and open space purposes.	In accordance with the LGIA.
56.	Land Transfer – Conservation Transfer, in fee simple, to Council as trustee Lot 9018, 9019 and 9026 for conservation purposes.	In accordance with the LGIA.
57.	Delivery of Neighbourhood Recreation Park Lot 9000 Neighbourhood Recreation Park Lot 9000 is to be delivered within 9 months of the registration of 100 residential lots within the approval boundary.	As stated.
58.	Delivery of Linear Park Lot 9013 Linear Park Lot 9013* is to be delivered before or at the same time as the registration of a Plan of Subdivision containing any Lots in Neighbourhood 15.2d. <i>*Note - the LGIA requires the delivery of the park linked to adjoining lots. In this case, there are no lots adjoining Lot 9013 and so this condition provides clear timing for the delivery of this park.</i>	As stated.
59.	Easements Over Infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. 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.	At registration of survey plan for the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
Infrastructure Charges		
60.	Sub-Regional (Roads), Municipal and State Charge In lieu of paying the municipal, state and sub-regional (roads) infrastructure charges, the applicant will provide the infrastructure in accordance with the following conditions of approval: • Conditions 30: Movement Network; • Conditions 32, 33 and 34: Water and Sewage; and • Conditions 57 and 58: Park and Open Space.	As required by the relevant condition.
61.	Sub-Regional (Water and Sewer) Charge In lieu of paying the sub-regional (water and sewer) infrastructure charges, the applicant will: a) Provide the MEDQ a copy of the Payment Certificate in accordance with clause W24.6 of the WWIA. OR 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.	a) Prior to survey plan endorsement for the relevant stage. b) As required by the IFF.
62.	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.
General – Plan of Development		
63.	Carry out the Approved Development – PoD Carry out the approved development generally in accordance with: a) the approved PoD; and b) any documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use and to be maintained.
64.	Maintain the Approved Development – PoD Maintain the approved development generally in accordance with any documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use.

PDA Development Conditions		
No.	Condition	Timing
65.	Plans and Supporting Information – PoD a) Submit to EDQ DA, for compliance assessment plans/ supporting information for the compliance assessable uses listed in the approved Plan of Development for assessment against the approved Plan of Development, dated September 2024 and prepared by Urbis. b) The documentation submitted under part a) of this condition is to detail and/or include the following where applicable: i) site location ii) lot size and configuration; iii) plans for each building (site plan, floor plans, elevations, sections, roof plans, external building materials and finishes, private and semi-private open space etc.); iv) building height, gross floor area and site cover, number of dwelling units and bedrooms; v) interface with adjoining land uses; vi) on-site access, bicycle and vehicle parking and servicing arrangements (waste collection points, wash-down bays, waste bin capacity, electric vehicle recharging stations etc); vii) short duration pick up/drop off areas (taxi/ride share/school drop off); viii) entry and exit points for vehicles, pedestrians and/or cyclists; ix) public realm and landscape plans; x) specialist assessment reports as required that may include traffic, civil engineering, geotechnical, flooding, acoustics and air quality. xi) an assessment of compliance against the approved Plan of Development, dated September 2024 and prepared by Urbis. c) Following EDQ endorsement of the compliance assessment for part (a) above, the following specialist technical reports are to be submitted to EDQ IS, through the CPM process; i) Site Based Construction Management Plan prepared by the principal site contractor that manages the following: 1. noise and dust in accordance with the EP Act;	a) Prior to commencement of building works. b) Prior to commencement of building works. c) Prior to commencement of building works.

PDA Development Conditions		
No.	Condition	Timing
	2. 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; 3. contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; 4. complaints procedures; 5. site management: 6. for the provision of safe and functional alternative pedestrian and cycle routes, past, through or around the site; 7. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 8. for safe and functional temporary vehicular access points and frequency of use; 9. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 10. for the location of materials, structures, plant and equipment; 11. of waste generated by construction activities; 12. detailing how materials are to be loaded/unloaded; 13. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 14. of employee and visitor parking areas; 15. of anticipated staging and programming; 16. for the provision of safe and functional emergency exit routes; and 17. any out of hours work as endorsed via Compliance Assessment. ii) Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification which addresses the following:	

PDA Development Conditions		
No.	Condition	Timing
	1. traffic around and through the site during and outside of construction work hours; 2. provision for the safe and functional management of pedestrian and cyclist traffic, including alternative pedestrian routes past, through or around the site; 3. provision of parking for workers and materials delivery; 4. risk identification, assessment and identification of mitigation measures; 5. ongoing monitoring, management review and certified updates (as required); and 6. 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. iii) Earthworks and Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines: 1. The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); 2. Healthy Land and Water Technical Note: <i>Complying with the SPP - Sediment Management on Construction Sites</i> 3. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and 4. Best Practice Erosion and Sediment Control (International Erosion Control Association). iv) Acid Sulfate Soils Management Plan where ASS are found on site, 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). v) Stormwater Quality Management Plan certified by a RPEQ/AILA generally in accordance with the approved Stormwater Quality Management Plan and the LGIA <i>Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards</i>.	

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 ****