

Our ref: DEV-2025-CAS-3986
Your ref: DEV2011/200

3 December 2025

Stockland Development Pty Ltd
C/- Evolve Planning
Att: Ms Kate Evans
11 Staghorn Close
PALMVIEW QLD 4553

Email kate@evolveplanning.net.au

Dear Applicant

Changed PDA Decision Notice

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

PDA Development Approval:

Change to Development Permit for Reconfiguring a Lot (Part of 3 Lots into 19 Lots) and Preliminary Approval for a Material Change of Use for Approved Uses described in Parts 6 and 8 of the Caloundra South Master Plan and generally in accordance with Parts 5-13 of the approved Caloundra South Master Plan

Property Location:

Bellvista Boulevard, Caloundra West and Bells Creek Road, Bells Creek

Property Description:

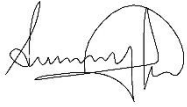
Lot 4000 SP344660, Lot 345 SP347402, Lot 505 SP347399, Lot 4 SP336559, Lot 5 SP344652, Lot 8 SP357719, Lot 10 SP349929, Lot 11 SP353721, Lot 3 SP334586, Lot 1 SP332399 and Lot 2 SP334580

On 3 December 2025, Economic Development Queensland (EDQ) decided to approve **all** of the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed 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 Mr Ali Rizayee on (07) 3452 7531 or by email at ali.rizayee@edq.qld.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Sunny Wong', with a stylized flourish at the end.

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	Bellvista Boulevard, Caloundra West and Bells Creek Road, Bells Creek	
Lot on plan description	Lot number	Plan description
	4000	SP312963
	345	SP308153
	505	SP327075
	3	SP317082
	4	SP330408
	5	SP330408
	14	SP322777
PDA Development Approval details		
DEV Reference No.	DEV2011/200/35	
Original Approval details	PDA Development Approval for Development Permit for RAL for (Part of 3 Lots into 19 Lots) and Preliminary Approval for MCU for Approved Uses described in Parts 6 and 8 of the Caloundra South Master Plan and generally in accordance with Parts 5-13 of the approved Caloundra South Master Plan	
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: Amendment to the Superlot ROL plan.	
Original decision date	15 January 2012	
Change to Approval decision date	03 December 2025	
Currency Period	40 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
For Reconfiguring a Lot			
1. Proposed Plan of Subdivision SUPER LOTS 2 – 18 & 345	7100-100V	RPS	8 August 2025
Plans and documents previously approved on 11 September 2024			
1. Caloundra South Master Plan	V26 EDQ accepts this response.		August 2024
Plans and documents previously approved on 15 June 2012			
1. Caloundra South Context Plan Strategy Areas			1 June 2012
2. Community Infrastructure Strategy		The Hornery Institute	May 2012
3. Integrated Transport Strategy		Parsons Brinkergoff	December 2011 Amended in red 13 June 2012
4. Integrated Water Management Plan		BMT WBM	May 2012
5. Preliminary Bulk Earthworks Strategy		Brown Consulting (QLD) Pty Ltd	May 2012 Amended in red 13 June 2012
6. Caloundra South Open Space Strategy	Revision 2	RPS	May 2012 Amended in red 13 June 2012
7. Conservation Strategy		ARUP	May 2012 Amended in red 13 June 2012
8. Ecological Rehabilitation Strategy		Greening Australia	December 2011
9. Caloundra South Integrated Water Cycle Management Plan		Parsons Brinckerhoff	December 2011
10. Caloundra South Sub-Regional Road Infrastructure	790270/009 SK009-3		13 June 2012

11.	DTMR Drawings:			
	CAMCOS Caboolture to Maroochydhore Corridor Study – Planning Layout to Caloundra Road Section D-E	PL02 Rev C		23 June 2003
	CAMCOS Caboolture to Maroochydhore Corridor Study – Planning Layout to Caloundra Road Section E-H	PL03 Rev C		3 October 2002
12.	Kawana Arterial Extension Corridor	SK-37		1 June 2012
	Kawana Arterial Extension Corridor	SK-038		1 June 2012
	Kawana Arterial Extension Corridor	SK-039		7 June 2012 Amended in red 13 June 2012
	Kawana Arterial Extension Corridor	SK-040		7 June 2012
	Kawana Arterial Extension Corridor	SK-041		7 June 2012

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.

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.

- 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.
 - 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
Procedural		
1.	Restrictions on Commencing Development	
	Development under this Approval may not commence on any part of the site until a PDA development permit has been given.	Prior to commencing development

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

PDA Development Conditions		
No.	Condition	Timing
	- the date of this Approval (ii) the applicable EDQ guideline(s) (iii) any further requirements set out in a condition of this Approval and (iv) respond to the provision or delivery of the following; a. Community Facilities b. Energy and Communication Services c. Movement / Transport Network d. Sewerage e. Water Supply f. Earthworks Strategy (i) Community Greenspace.	
4.	Overarching Site Strategies a) An approved overarching site strategy may be replaced by preparation and compliance assessment of an overarching site strategy to be submitted to the nominated assessing authority for endorsement b) Each overarching site strategy must: (i) be for the whole of the site (ii) offer demonstration projects and other initiatives to respond to the requirements and standards, implementation strategies, stretch targets and goals outlined in the development scheme at the date of this approval and the EDQ guideline(s) (iii) identify opportunities for innovation (iv) include methodologies and undertakings for monitoring and reporting on the achievement of the overarching site strategy initiatives/outcomes (v) include any additional details or requirements set out in a relevant condition of this Approval. c) Each overarching site strategy will be assessed against: (i) the provisions of the development scheme in force at the date of this Approval (ii) the applicable EDQ guideline(s) (iii) any further requirements set out in a condition of this Approval and respond to the provision or delivery of the following a. Total Water Cycle Management b. Stormwater c. Integrated Water Management Plan d. Natural Environment e. Resource Management f. Housing Diversity and Affordability g. Employment and Economic Development	N/A

PDA Development Conditions		
No.	Condition	Timing
5.	Overarching Site Strategies – Monitoring and Reporting Provide to the nominated assessing authority for compliance assessment yearly updates or greater (as agreed to by the nominated assessing authority) on how development is delivering the approved overarching site strategy initiative/outcomes and address any non-achievement of these initiatives/outcomes.	Ongoing
6.	Context Plan Area Strategies a) Submit a context plan area strategy with the first subsequent application in each context plan area (excluding applications for Interim Uses and applications for operational works for infrastructure delivery). b) Each context plan area strategy must: (i) be generally in accordance with the areas shown on approved Drawing Caloundra South Context Plan Strategy Areas dated 1 June 2012 (ii) have regard to all approved infrastructure master plans and approved overarching site strategies for the site (iii) integrate with all existing context plan area strategies for surrounding context plan areas within the site (iv) describe (and map): a. broad land use structure and development constraints within the context plan area b. neighbourhoods with indicative development densities for residential areas, demonstrating compliance with any relevant minimum net residential density requirements set out in the approved Caloundra South Master Plan c. location of the major network infrastructure, including road, public transport, water, sewerage and stormwater management, within the context plan area and the external connections to other context plan areas or where required to sub-regional infrastructure external to the site d. indicative sites for centres, schools and other community facilities e. greenspace network including parks, buffers, fauna and environmental corridors and external linkages to areas of environmental significance f. movement network, including expected traffic volumes for streets and intersections, pedestrian routes, cyclist routes and public transport routes (v) describe how the context plan area strategy has regard to the approved Caloundra South Master Plan, identifying how the development does not prejudice the ability for surrounding land to be developed in an orderly and	With the first subsequent application in each context plan area (excluding applications for Interim Uses and applications for operational works for infrastructure delivery)

PDA Development Conditions		
No.	Condition	Timing
	efficient manner (vi) respond to the EDQ guideline(s) (vii) for context plan areas adjacent to or including part of Bells Creek North, Bells Creek South and Lamerough Creek corridors, assessment to determine extent of rehabilitation within these greenspace corridors through ground-truthing and detailed design, with any uses proposed in these corridors justified (i.e. stormwater management devices, fauna refuge areas, pedestrian / cyclist paths and passive open space).	
7.	Compliance Assessment a) Where a condition of this PDA development approval requires compliance assessment, compliance assessment is required at the time set out in these conditions. b) Compliance assessment must be repeated where a different infrastructure master plan or overarching site strategy to that already endorsed, is sought. c) A fee will be required to accompany any request for compliance assessment. The fee is set out in the EDQ's development assessment fee schedule. d) The process and timeframes that apply to compliance assessment are: (i) the applicant submits plans and supporting information as required for compliance assessment (ii) within 20 business days – the nominated assessing authority assesses the plans and supporting information and: - a. if satisfied with the information as submitted - endorses the information and the condition of approval (or element of the condition) is determined to have been met or b. if not satisfied with the information as submitted – notifies the applicant accordingly e) If the applicant is notified under (d)(ii)b above: (i) the information and plans addressing the concerns are to be resubmitted (ii) within a further 15 business days – the nominated assessing authority assesses the re-submitted plans and supporting information and:- a. if satisfied with the re-submitted information lodged - endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met or b. if not satisfied with the information as submitted – notifies the applicant accordingly.	N/A

PDA Development Conditions		
No.	Condition	Timing
	f) If the applicant is notified under (e)(ii)b above, within 10 business days - the nominated assessing authority and applicant will repeat steps (e)(i) and (ii). If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties or if there is no agreement, nominated by the President for the time being of the Queensland Law Society Inc. g) When the nominated assessing authority and applicant are both satisfied with the re-submitted information lodged - the nominated assessing authority endorses the relevant instrument of document and the condition of the Approval (or element of the condition) is determined to have been met.	
8.	Water Quality and Monitoring a) Water quality monitoring is to be undertaken in accordance with the program outlined in the endorsed Caloundra South Water Quality Management Plan, prepared by BMT WBM. b) All sampling and testing must be undertaken by a suitably qualified independent consultant with laboratory testing undertaken by a NATA certified laboratory. c) Monitoring within water catchments to be undertaken until 12 months following development in the catchment. Monitoring can only cease provided satisfactory water quality objectives have been met. d) GPS coordinates shall be provided for each monitoring location, with levelling completed at each groundwater sampling point to allow the conversion of groundwater depths to reduced levels to the Australian Height Datum. e) Event based and ambient surface water quality monitoring shall be undertaken on Bells Creek South, Bells Creek North and Lamerough Creek. On each creek, monitoring shall be undertaken at points near the upstream boundary of the site, near the downstream boundary of the site, and within the site (at a convenient point for sampling near the midpoint in each stream). The program shall nominate conditions required for event based samples to be collected. The frequency of ambient monitoring shall be monthly, with event based and ambient testing completed for the following parameters as a minimum: (i) pH; (ii) conductivity; (iii) temperature; (iv) turbidity; (v) dissolved oxygen (vi) suspended sediment; (vii) total Nitrogen and fractions;	Ongoing

PDA Development Conditions		
No.	Condition	Timing
	(viii) total Phosphorus and fractions; (ix) Chlorophyll 'a'; (x) Iron; and (xi) Aluminium. f) Load based surface water quality monitoring shall be undertaken on at least two catchments draining to Bells Creek North and South and Lamerough Creek. The catchments shall be the same as those previously monitored by BMT WBM unless other catchments are deemed more appropriate. Sampling shall be completed for the parameters nominated in part (iii) above as a minimum. g) Ecosystem health monitoring will be completed at a minimum of two locations on Bells Creek downstream of the site in accordance with the protocols adopted for the Ecosystem Health Monitoring Program (EHMP) by the SEQ Healthy Waterways Partnership. h) Groundwater monitoring shall be completed at each of the historical QUT sites and the shallow groundwater monitoring bores identified in Figure 5-11 of the approved Integrated Water Management Plan prepared by BMT WBM dated May 2012. Monitoring shall be completed at quarterly intervals, increasing to monthly monitoring when construction is taking place. Monitoring shall include the following parameters: (i) water level; (ii) pH; (iii) conductivity; (iv) total Nitrogen and fractions; (v) total Phosphorus and fractions; (vi) iron; and (vii) Aluminium. i) In addition to this monitoring, water quality testing for metals (cadmium, chromium, copper, nickel, lead, manganese, zinc) shall be completed at a minimum frequency of once every six months. j) The program will nominate reporting and corrective action procedures together with time schedules for the completion of reports, the definition of corrective actions, and likely timeframes for the completion of corrective actions (which will vary according to the nature of the action required). At a minimum, water quality reports will be produced every four months, detailing the results of monitoring completed to date and a commentary on water quality trends and results compared to conditions prior to development. The report will provide action items as required and will be submitted to the nominated approving authority or other nominated party. The program shall provide for an initial review of laboratory results with an email to the developer indicating whether action is	

PDA Development Conditions		
No.	Condition	Timing
	required within five days of the receipt of laboratory results, followed by the completion of reports within four weeks of the receipt of laboratory results.	
9.	Acid Frog Management Plan Carry out development in accordance with the endorsed Acid Frog Management Plan.	Ongoing
10.	Caloundra Aerodrome Noise Attenuation All subsequent development applications within Precinct 1 as referred to in the approved Caloundra South Master Plan must demonstrate how the proposed development can achieve suitable acoustic amenity. A noise report must be prepared by a suitably qualified acoustic consultant and demonstrate the following: (i) areas forecast to be exposed to above 20 noise events a day exceeding 70dB(A) (ii) the Transport Noise Information Package (TNIP) N70 contour forecast for the year 2030 (iii) inclusion of appropriate noise attenuation measures for sensitive uses (iv) suitable levels of indoor residential amenity to comply with the indoor sound levels from the applicable Australian Standard.	Ongoing
11.	Road Traffic Noise Attenuation a) All subsequent development applications for reconfiguration of a lot or material change of use for sensitive uses within 250m of the Bruce Highway and within 100m of the Bells Creek Arterial must include a RPEQ certified Road Traffic Noise Assessment addressing road traffic noise from the Bruce Highway and the Bells Creek Arterial. b) This noise report must be prepared by a suitably qualified acoustic consultant and demonstrate that all lots which may accommodate sensitive uses are to include necessary noise attenuation treatments that achieves the criteria in accordance with the Department of Transport and Main Roads Policy Position Statement, Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure.	Ongoing

PDA Development Conditions		
No.	Condition	Timing
12.	Bruce Highway Visual and Acoustic Buffer a) Submit to the nominated assessing authority for compliance assessment and approval, plans for the visual and acoustic buffer to the Bruce Highway. b) These plans must make provision for a buffer between the limit of development, the Bruce Highway corridor and the southwest boundary of the site and fulfil the following: (i) a maximum width of 80 metres where direct interface to the Bruce Highway and 40m along the southwest boundary (ii) provide a predominantly landscaped treatment that achieves a natural and rural edge to the site when viewed from the Bruce Highway (iii) provide visual separation between development and the highway (iv) acoustic walls if required, are not to be visually prominent and are not to result in a continuous, monotonous stretch of wall along the length of the site's frontage to the Bruce Highway (v) inclusion of a variety of techniques at different locations including separation distances, mounding, landscaping, noise attenuation measures and recreational opportunities (vi) compliance with the applicable noise standards and requirements. c) Carry out and complete the buffer generally in accordance with the endorsed plan. Advisory Note: A reduced buffer width may be accepted where it can be satisfactorily demonstrated that the visual and acoustic outcomes for the buffer can be achieved.	With the 1st subsequent PDA development application in a context Plan area that adjoins the Bruce Highway visual and acoustic buffer
Sub Regional Infrastructure and Land Dedications		
13.	Future Passenger Rail Line – CAMCOS Alignment a) Provide land for the CAMCOS alignment in accordance with the STIA. b) Unless agreed to in writing by the nominated assessing authority, no material shall be stockpiled, or permanent structures installed on the land to be dedicated or transferred.	In accordance with the STIA
14.	Priority Bus Corridor Provide dedicated bus lanes in accordance with the STIA.	In accordance with the STIA

PDA Development Conditions		
No.	Condition	Timing
15.	Bells Creek Arterial (Inside the PDA) <u>Road dedication and Intersections</u> a) Provide land for the Bells Creek Arterial (inside the PDA) including the ultimate intersections/interchanges in accordance with the STIA. b) Unless agreed to in writing by the State, no material shall be stockpiled, or permanent structures installed in the land to be dedicated or transferred. <u>Construction</u> Construct the Bells Creek Arterial in accordance with the STIA.	In accordance with the STIA
16.	Bells Creek Arterial (Outside the PDA) a) Provide land for and construct the Bells Creek Arterial (outside the PDA) in accordance with the STIA and NLBCA IA. b) Trunk services can be located within this corridor as agreed with the State Government	In accordance with the STIA and NLBCA IA
17.	Bells Creek Arterial / Caloundra Road Intersection Provide the Bells Creek Arterial / Caloundra Road intersection in accordance with the STIA and NLBCA IA.	In accordance with the LGIA and NLBCA IA
18.	Bellvista Boulevard Extension (within the Approved Caloundra South Master Plan Area) Provide the road link between the Bells Creek Arterial and the existing Bellvista Boulevard in accordance with the LGIA.	In accordance with the LGIA
19.	Bellvista Boulevard (External to the Approved Caloundra South Master Plan Boundary) and Caloundra Road Intersection Construct the duplication of Bellvista Boulevard in accordance with LGIA.	In accordance with the LGIA
20.	Bruce Highway Intersection a) Provide the land for, and construct, the interchanges with the Bruce Highway in accordance with the intersection at Point K in STIA. b) Unless agreed to in writing by the State, no material shall be stockpiled, or permanent structures be installed in the land to be dedicated or transferred. c) A trunk service corridor is to be included with the highway crossing, as agreed with the State Government.	In accordance with the STIA

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

PDA Development Conditions

No.	Condition	Timing												
	must give a written notice to the EDQ (or if the site is no longer within a declared urban development area the local government or entity responsible for assessing and deciding planning and/or development applications in respect of the site) which includes a calculation of the offset being claimed and identifying the contributions against which the offsets are to be applied. d) The maximum amount of offsets available for the whole PDA to entities that have provided infrastructure is in accordance with paragraph (c) is the amount specified in column 3 of Table 2 below. Table 2: Infrastructure off-set works <table> <tr> <th>Column 1 Item of Infrastructure</th><th>Column 2 Corresponding Condition</th><th>Column 3 Maximum offset about for the whole PDA</th></tr> <tr> <td>Resource Management (Ecological Sustainability)</td><td>38</td><td rowspan="4">\$30 million</td></tr> <tr> <td>Community development (including Offsets agreed in Clauses 31.9 and 32.7 of the LGIA)</td><td>37</td></tr> <tr> <td>Employment</td><td>40</td></tr> <tr> <td>Any other item agreed to be offset against the Implementation Charge in a subsequent Infrastructure Agreement or Memorandum of Understanding (MOU), subsequently executed/endorsed by both the Developer and EDQ.</td><td></td></tr> </table> Advisory note: All amounts in this condition are in July 2017 dollars and will be indexed on 1 July each year to be equal to the amount at the end of the immediately preceding financial year multiplied by the 3-year moving average annual percentage increase in the 3 year rolling average of the Queensland Roads and Bridges Construction Index for the period of 3 years ending at the start of the immediately preceding financial year. ³ This rate is applicable only if it is greater than the rate calculated per dwelling unit. ⁴ This rate is applicable only if it is greater than the rate calculated per lot.	Column 1 Item of Infrastructure	Column 2 Corresponding Condition	Column 3 Maximum offset about for the whole PDA	Resource Management (Ecological Sustainability)	38	\$30 million	Community development (including Offsets agreed in Clauses 31.9 and 32.7 of the LGIA)	37	Employment	40	Any other item agreed to be offset against the Implementation Charge in a subsequent Infrastructure Agreement or Memorandum of Understanding (MOU), subsequently executed/endorsed by both the Developer and EDQ.		
Column 1 Item of Infrastructure	Column 2 Corresponding Condition	Column 3 Maximum offset about for the whole PDA												
Resource Management (Ecological Sustainability)	38	\$30 million												
Community development (including Offsets agreed in Clauses 31.9 and 32.7 of the LGIA)	37													
Employment	40													
Any other item agreed to be offset against the Implementation Charge in a subsequent Infrastructure Agreement or Memorandum of Understanding (MOU), subsequently executed/endorsed by both the Developer and EDQ.														

PDA Development Conditions																																			
No.	Condition	Timing																																	
	⁵ <i>Small</i> =<60m ² GFA, <i>Medium</i> = 60m ² GFA to 100m ² GFA, <i>Large</i> > 100m ² GFA																																		
Infrastructure Master Plans																																			
26.	Serviced Land for Community Facilities a) In addition to the requirements set out in Condition 3 of this Approval, unless a relevant infrastructure agreement provides to the contrary, any replacement of the approved infrastructure master plan for community facilities must be submitted to the nominated assessing authority for compliance assessment and address the following matters to the satisfaction of the nominated assessing authority: (i) reflect the land transfer rates set out in the tables below, unless a relevant infrastructure agreement provides to the contrary. (ii) identify how the land will be serviced and be reasonably ready for use. Table 1: Serviced land requirements for State government facilities <table> <tr> <th>Facility or service</th><th>Maximum number of facilities</th><th>Site/facility area</th></tr> <tr> <td>State primary schools</td><td colspan="2">As identified in the approved Caloundra South Master Plan</td></tr> <tr> <td>State secondary schools</td><td colspan="2">As identified in the approved Caloundra South Master Plan</td></tr> <tr> <td>Health centre / precinct</td><td>1</td><td>4ha</td></tr> <tr> <td>Urban fire and rescue station</td><td>1</td><td>0.6ha</td></tr> <tr> <td>District police station</td><td>1</td><td>0.6ha</td></tr> <tr> <td>Ambulance station</td><td>1</td><td>0.5ha</td></tr> </table> Table 2: Serviced land requirements for local government facilities <table> <tr> <th>Facility or service</th><th>Maximum number of facilities</th><th>Site/facility area</th></tr> <tr> <td>Neighbourhood meeting room/house</td><td>14</td><td>0.075ha each</td></tr> <tr> <td>Local community centre/hub</td><td>7</td><td>0.5ha each</td></tr> <tr> <td>District community centre/hub</td><td>3</td><td>1ha</td></tr> </table>	Facility or service	Maximum number of facilities	Site/facility area	State primary schools	As identified in the approved Caloundra South Master Plan		State secondary schools	As identified in the approved Caloundra South Master Plan		Health centre / precinct	1	4ha	Urban fire and rescue station	1	0.6ha	District police station	1	0.6ha	Ambulance station	1	0.5ha	Facility or service	Maximum number of facilities	Site/facility area	Neighbourhood meeting room/house	14	0.075ha each	Local community centre/hub	7	0.5ha each	District community centre/hub	3	1ha	In accordance with the LGIA
Facility or service	Maximum number of facilities	Site/facility area																																	
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PDA Development Conditions										
No.	Condition			Timing						
	<table><tr><td>Major civic centre/hub</td><td>1</td><td>1.5ha</td></tr><tr><td>Major sports facilities</td><td>1</td><td>1.8ha</td></tr></table> Advisory Note: In considering the delivery of community facilities, variances in the provision of land or number of facilities will be considered where alternative, innovative solutions that would benefit the community can be demonstrated.			Major civic centre/hub	1	1.5ha	Major sports facilities	1	1.8ha	
Major civic centre/hub	1	1.5ha								
Major sports facilities	1	1.8ha								
27.	Energy and Communication Service Infrastructure a) Submit with the first subsequent application to the nominated assessing authority for compliance assessment an infrastructure master plan for energy and communication service infrastructure. b) In addition to the requirements set out in Condition 3 of this Approval, this energy and communication service infrastructure master plan must: (i) include written evidence confirming an agreement exists with relevant service providers to an infrastructure master plan for service infrastructure within the site (ii) address information communication technologies for the site address energy usage and supply (and specifically in respect to peak energy) for the site.			With the first subsequent application for the site						
28.	Movement Network a) In addition to the requirements set out in Condition 3 of this Approval, an addendum to the approved infrastructure master plan for the movement / transport network must be submitted to the nominated assessing authority for compliance assessment with the first subsequent application for the site and address the following matters to the satisfaction of the nominated assessing authority: (i) Provide data and justification for the assumptions outlined in Section 5 of the Parsons’ Brinckerhoff report “Caloundra South Integrated Transport Strategy’ dated December 2011 (ii) integration of the future passenger rail line corridor and the dedicated bus corridor with the overall movement network (iii) concepts for the principle interchanges for the key transport connections, including all grade separated interchanges (iv) a timetable for delivery of the major transport infrastructure items within and external to the UDA based on expected delivery of the Caloundra South development (v) Respond to the requirements and standards outlined in			With the first subsequent application for the site						

PDA Development Conditions		
No.	Condition	Timing
	the Part 12 of the approved Caloundra South Master Plan or as otherwise agreed to by both the nominated assessing authority and the applicant.	
29.	Sewer Provide sewer infrastructure in accordance with the UWIA.	In accordance with the UWIA
30.	Water Supply Provide Water supply infrastructure in accordance with the UWIA.	In accordance with the UWIA
31.	Earthworks Strategy a) In addition to the requirements set out in Condition 3 of this Approval, an addendum to the approved infrastructure master plan for earthworks must be submitted for compliance assessment with the first subsequent application for the site and address the following matters to the satisfaction of the nominated assessing authority: (i) ensure that bulk earthworks do not impact on Acid Sulphate Soils. Attach to the document the Acid Sulphate Soils Strategy and advice received from Dobos & Associates as referenced in the approved Preliminary Bulk Earthworks Strategy prepared by Brown Consulting (QLD) Pty Ltd (as amended in red 13 June 2012). Alternatively, provide an Acid Sulphate Management report which addresses the earthworks strategy. (ii) specification of measures to be adopted to ensure that the quality of all waters discharged from the site (including exposed groundwater and collected surface runoff) meets appropriate discharge standards. (iii) be consistent with the approved Integrated Water Management Plan prepared by BMT WBM dated May 2012. (iv) a full monitoring programme of surface and groundwater to be included in the report. Details to include, but not limited to parameters to be tested, the frequency of the testing and testing locations. All sampling shall be undertaken by a suitably qualified consultant with laboratory testing undertaken by a NATA certified laboratory. The programme shall be consistent with and complementary to the overall long term water quality monitoring programme developed for the site (refer Condition 8) and will include any monitoring	With the first subsequent application for the site

PDA Development Conditions		
No.	Condition	Timing
	recommendations contained in the Acid Sulphate Management Plan. The programme will include the specification of additional surface and groundwater monitoring points appropriate to each stage of earthworks to allow localised impacts to be determined and appropriate ameliorative actions taken. The programme will define trigger levels for action together with responsibilities and timeframes for the specification and adoption of corrective actions. This will include the specification of circumstances.	
32.	Community Greenspace Provide serviced land for Community greenspace in accordance with the LGIA.	In accordance with the LGIA
Overarching Site Strategies		
33.	Total Water Cycle Management a) Submit to the nominated assessing authority for compliance assessment with the first subsequent application an infrastructure master plan for total water cycle management. b) In addition to the requirements set out in Condition 4 of this Approval, this overarching strategy must: (i) consider all elements of the water cycle, separately and in combination, in order to deliver water infrastructure and management strategies in a way that optimises social and environmental benefits and minimises costs. This includes water supply, sewage, stormwater, flooding and receiving water quality (ii) include strategies for sewage, potable water, stormwater management and water sufficiency. <i>Advisory note: Credit against the Implementation Charge may be applicable for the costs of implementing this overarching strategy where clear innovations initiatives are implemented.</i>	With the first subsequent application for the site
34.	Stormwater a) In addition to the requirements set out in Condition 4 of this Approval, an addendum to the approved infrastructure master plan for stormwater must be submitted to the nominated assessing authority for compliance assessment with the first subsequent application for the site and address the following matters to the satisfaction of the nominated assessing	With the first subsequent application for the site

PDA Development Conditions		
No.	Condition	Timing
	authority: • Flood Risk Management Strategy Report • Stormwater Management Report • Groundwater Quantity and Quality Report b) A Flood Risk Management Strategy Report shall be prepared which includes an appropriate flood model to determine a flood assessment of the pre and post development scenario. The Flood Risk Management Strategy Report shall be generally in accordance with Section 3 of the approved Integrated Water Management Plan prepared by BMT WBM dated May 2012, with the following additional requirements: (i) No increase in flood level for events up to and including the 100-year event external to the site in areas other than open space unless the written consent of affected property owners is obtained. Afflux plots and the level of model accuracy for the purpose of determining impacts shall be ± 10 mm unless agreed otherwise. (ii) Flood modelling shall be completed with a grid spacing appropriate to the level of detail of the application. (iii) No increase in flood level at the boundary of the flood model. Flood model to be extended as required to achieve this outcome. (iv) No increase in peak flow downstream of the site in Bells Creek or Lamerough Creek (upstream of the Pelican Waters canal) for events with recurrence intervals of between 1 year and 100 years inclusive. (v) Flood modelling completed in support of the report shall consider the 1, 2, 5, 10, 20, 50 and 100-year recurrence interval events. (i) Community infrastructure shall be provided an appropriate level of flood immunity as defined in Appendix 9 of the State Planning Policy 1/03 Guideline 'Mitigating the Adverse Impacts of Flood, Bushfire and Landslide' or subsequent updated document. In accordance with the recommendations of the Queensland Flood Commission, the risk management strategy shall consider issues of resident egress from Caloundra South under flood conditions that exceed the defined flood event. (vi) Demonstrate that development will not result in a significant reduction in the flood warning time in existing developed areas subject to inundation. (vii) The report shall include flood hazard mapping and shall address and provide appropriate risk management strategies for low, medium and high hazard areas. The strategy will need to consider velocity and depth of flow,	

PDA Development Conditions		
No.	Condition	Timing
	rate of rise, and warning times. In particular, appropriate strategies shall be defined for recreational areas where a level of immunity less than 100 years is being proposed (for example the proposed lake area) prior to the use being permitted. (viii) The allowance to be made for climate change (in terms of sea level rise and impacts on rainfall intensity) shall be in accordance with guidelines current or likely to be adopted in the short term at the time of preparation of the report. (ix) Minimum lot, non-habitable and habitable floor levels shall be identified based on the results of the flood modelling in accordance with the requirements of the Sunshine Coast Regional Council relative to the peak flood levels calculated for the climate change. (x) The report shall nominate the cross-drainage requirements at each crossing (road and pedestrian) of a watercourse. The report shall also nominate the proposed conditions under which the crossing will be overtopped. In the event of overtopping occurring for the 100-year event, the depth and velocity of any overflow shall satisfy the requirements of the 'Queensland Urban Drainage Manual' (2007 or later version). It shall be demonstrated that lots do not become inundated in the event of the crossings (other than bridges) being 50 percent blocked by debris. In all cases, the minimum level of the crossing shall be less than the minimum ground level of upstream lots unless a bridge crossing is proposed. (xi) For each nominated crossing point, measures taken to protect the Environmental Values of the watercourse (including fish passage as appropriate) shall be nominated. (xii) Flood modelling will include all proposed works in the floodplain. In particular, the modelling shall include the ephemeral wetlands (and other treatment measures) proposed for the development. (xiii) Ephemeral wetlands shall be immune to inundation for Bells and/or Lamerough Creek flooding for events up to and including the 10 year event unless an alternate immunity is demonstrated to be satisfactory. (xiv) The flood modelling shall confirm that the peak flow velocity in treatment devices during regional flooding does not exceed the limits nominated in the Healthy Waterways publication 'Water Sensitive Urban Design Technical Design Guidelines for South East Queensland' (2006 or later version) unless it can be demonstrated that higher velocities can be tolerated. (xv) The report shall include a description of any water level	

PDA Development Conditions		
No.	Condition	Timing
	data available for the catchment to allow the calibration of flood models. In the absence of calibration data, recourse shall be made to the following. a. Comparison/ adjustment of hydrologic model to suit parameters derived from a hydrologically similar catchment b. Comparison/ adjustment of hydrologic model to peak flow rates calculated using empirical methods such as the Rational Method. c. Completion of a sensitivity analysis in relation to the hydraulic model by considering the 100 Year Post- Development Case with Mannings 'n' roughness values increased by 20 percent. In cases where the resultant levels could inundate floor areas, minimum lot and floor levels shall be raised accordingly. (xvi) Electronic copies of the hydrologic and hydraulic models shall be submitted for review. c) A Stormwater Management Report shall be prepared detailing measures to be implemented to ensure the integrity and values of waterways is maintained and enhanced by providing appropriate management of water quality and water quantity. The Stormwater Management report shall be generally in accordance with Section 4 of the approved Integrated Water Management Plan prepared by BMT WBM dated May 2012, with the following additional requirements: (i) Modelling of water quality shall be completed using the version of MUSIC (or other acceptable package) current at the time of preparing the report. (ii) Model parameters, except those derived from site investigations, shall be in accordance with either the latest version of the 'MUSIC Modelling Guidelines' prepared by Water by Design or guidelines nominated by Sunshine Coast Regional Council as being applicable instead of the MUSIC Modelling guidelines. (iii) With respect to the proposed ephemeral wetlands, either provide the results of geotechnical investigations undertaken to justify the adopted exfiltration rate or demonstrate an alternative solution (eg stormwater harvesting and reuse) which has the same effect on the flows of stormwater from the site. (iv) With respect to the proposed ephemeral wetlands, the modelled saturated hydraulic conductivity shall be set at the hydraulic conductivity of the underlying soil unless underdrainage is to be provided. (v) With respect to the proposed ephemeral wetlands, the	

PDA Development Conditions		
No.	Condition	Timing
	quantum of water draining to the groundwater table shall be reconciled with both the groundwater modelling and the proposed stormwater harvesting scheme. (vi) Unless it can be demonstrated otherwise, modelling of rainwater tanks shall assume the capture of a maximum of 50 percent of contributing roof area. (vii) Justification is to be provided in relation to assumptions relating to reuse rates in Commercial and Industrial areas. (viii) An electronic copy of the water quality model shall be submitted for review. d) A Groundwater Quantity and Quality Report shall be prepared which provides an assessment of groundwater quality and quantity of the site in the pre and post development scenario. The report shall be generally in accordance with Section 5 of the approved Integrated Water Management Plan prepared by BMT WBM dated May 2012, with the following additional requirements: (i) Demonstrate that the development will not produce an adverse impact on groundwater quality. (ii) Incorporate drainage from ephemeral wetlands (quantity and quality) in groundwater considerations if this drainage is not replaced by stormwater harvesting and reuse measures. (iii) Provide ecological input in relation to potential impact of post development groundwater levels. (iv) An electronic copy of the groundwater model shall be submitted for review. e) Demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy.	
35.	Integrated Water Management Plan a) In addition to the requirements set out in Condition 4 of this Approval, an addendum to the approved overarching strategy for integrated water must be submitted to the nominated assessing authority for compliance assessment with the first subsequent application for the site and address the following matters to the satisfaction of the nominated assessing authority: (i) Integrated Water Management Plan shall contain or refer to a Flood Risk Management Strategy Report completed in accordance with the requirements of Condition 34. (ii) Integrated Water Management Plan shall contain or refer to a Stormwater Management Report completed in accordance with the requirements of Condition 34. (iii) Integrated Water Management Plan shall contain or refer	With the first subsequent application for the site

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

PDA Development Conditions		
No.	Condition	Timing
36.	Natural Environment a) In addition to the requirements set out in Condition 4 of this Approval, an addendum to the overarching site strategy for management of the natural environment must be submitted to the nominated assessing authority for compliance assessment with the first subsequent application for the site and address the following matters to the satisfaction of the nominated assessing authority: (i) a revised program of rehabilitation works within the Environmental Protection zone which results in the staged rehabilitation of this area (including initial, primary and final areas) being fully commenced within 10 years of development commencing and demonstrating that the rehabilitation will be completed five years prior to the finalization of the development (ii) provide an indicative staging plan for rehabilitation areas along Bells Creek South, Bells Creek North and Lamerough Creek relative to the delivery of works in accordance with the context plan area strategy. Include a list of contents/specifications to be submitted with each Detailed Staged Rehabilitation Plan area within an applicable context plan area strategy (iii) strategies for monitoring vegetation rehabilitation within the Environmental Protection zone including: a. criteria to measure success or failure of rehabilitation undertaken b. frequency of rehabilitation audits and by whom c. strategies for pest and weed management (iv) strategies for bushfire management, now and in the future when the rehabilitation of the Environment Protection zone is complete (v) strategies to mitigate mosquitoes and midges.	With the first subsequent application for the site
37.	Community Development a) In addition to the requirements set out in Condition 4 of this Approval, an addendum to the overarching site strategy for community development must be submitted to the nominated assessing authority for compliance assessment and include the following: (i) a community facilities plan and program (ii) a community development program b) The community facilities plan and program must: (i) outline an approach for the early provision of community facilities and longer-term sequencing for the provision of community facilities as development progressively occurs on the site	With the first subsequent application for the site

PDA Development Conditions		
No.	Condition	Timing
	(ii) explore alternative approaches and innovative solutions for the provision of community and educational facilities including schools as community hubs. c) The community development program must include: (i) a community development vision statement or key objectives (ii) a demonstrated understanding of the likely future community (iii) key initiatives, targets, implementation mechanisms and associated resources (iv) an explanation and rationale for any implementation charge offsets proposed (v) a baseline of available community resources and networks. Advisory note: Credit against the Implementation Charge may be applicable for the costs of implementing this overarching strategy.	
38.	Resource Management a) Submit with the first subsequent application to the nominated assessing authority for compliance assessment an overarching site strategy for resource management. b) In addition to the requirements set out in Condition 4 of this Approval, this overarching site strategy for resource management and the delivery of ecologically sustainable development must: (i) demonstrate climate change resilience and greenhouse gas emission reduction (ii) demonstrate pollution minimisation (iii) demonstrate the efficient use of materials (iv) detail waste reduction and management strategies for construction.	With the first subsequent application for the site.
39.	Housing Diversity and Affordability a) Submit to the nominated assessing authority for compliance assessment with the first subsequent application an overarching site strategy for the delivery of housing diversity and affordability outcomes. b) In addition to the requirements set out in Condition 4 of this Approval, this overarching site strategy for housing diversity and affordability must: (i) Outline an approach to deliver 25% of housing that is affordable to first home buyers and key workers (ii) Outline an approach to deliver 10% accessible housing (iii) Outline an approach to deliver 5% social housing (iv) Include a monitoring program that on a yearly basis	With the first subsequent application for the site

PDA Development Conditions		
No.	Condition	Timing
	provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. Advisory Note: <i>The affordable housing provisions of the strategy should include:</i> • <i>Specification of a target household income for first home buyers and key workers (such as Low to Moderate income households defined in the ULDA Guideline Number 16 – Housing).</i> • <i>Allow for Incomes to be updated annually.</i> <i>Sub- targets within the 25% overall affordable housing figure to make housing affordable across a range of the target households (e.g. 5% in the lowest band, 10 % in the middle band and 10% in the highest band of the target households).</i>	
40.	Employment and Economic Development a) Submit to the nominated assessing authority for compliance assessment with the first subsequent application an overarching site strategy for employment and economic development. b) In addition to the requirements set out in Condition 4 of this Approval, this overarching site strategy for employment and economic development must: - outline an approach to achieve a high level of local employment - outline an approach for achieving a target of 15,000 jobs - set out the approximate staging of activity centres in line with anticipated population growth and the approximate land allocation for employment uses over time - outline an approach to formulate and implement diverse and connected employment generation strategies - outline an approach to providing local training opportunities - outline an explanation and rationale for any implementation charge offsets proposed. Advisory note: <i>Credit against the Implementation Charge may be applicable for the costs of implementing this overarching strategy.</i>	With the first subsequent application for the site

The PDA development conditions for this PDA development permit for **reconfiguring a lot** (part of 3 into 19 lot subdivision) are as follows:

PDA Development Conditions		
No.	Condition	Timing
Procedural		
1.	Restrictions on Approving a Plan of Subdivision a) Prior to endorsement of a plan of survey for a lot, demonstrate to the satisfaction of the EDQ that for each lot the following requirements have been met: (i) access to all lots is provided via a dedicated and constructed road or easement or road reserve; (ii) any public or third-party infrastructure located on the proposed lots is placed within an easement, to be registered against the title of the property; (iii) the easements must comply with the requirements of the relevant service provider or the Council and be granted at no cost to the Grantee. Where the Grantee is Council or a service authority, the easement documentation must be in accordance with the Grantee's standard easement terms; (iv) all lots have an appropriate level of flood immunity; (v) all lots have adequate provision for stormwater drainage; and (vi) all lots are serviced (sewer and water reticulation, electricity and telecommunications).	Prior to survey plan endorsement
2.	Ability to Restrict Access to Certain Roads Where subdivision plans are registered, and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic until the road works are accepted "on-maintenance" or unless otherwise directed by the EDQ.	On-going
3.	Staging The reconfiguration may be registered in stages, with the indicative phasing being identified on Map 24 Localities in the approved Caloundra South Master Plan. For the avoidance of doubt, registration of the plan of survey for all or part of the stages of the reconfiguration is not required before approval of subsequent development applications.	On-going
4.	Bonding If the works referred to in condition 1 have not been completed at the time the plan of subdivision is lodged for compliance assessment, the applicant may request the EDQ to bond the uncompleted works provided the relevant bonding of requirements of the LGIA and the UWIA have been met.	On-going

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA Development Approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****