

Our ref: DEV2024/1585

1 July 2026

Stockland Development Pty Ltd
C/- Urbis Ltd
Att: Mr Kris Krpan and Ms Beth Foley
kkrpan@urbis.com.au and bfoley@urbis.com.au

Dear Applicant

PDA Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

Priority Development Area (PDA):	Caloundra South PDA
PDA Development Type:	Development Permit for Material Change of Use, Reconfiguring a Lot and Operational Work in accordance with a Plan of Development
Property Location:	Lot 3 Bells Creek Road, Gagalba
Property Description:	Lot 3 on SP334586, Lot 10 on SP344668, Lot 1 on SP332399 and part Lot 2 on SP334580

On 30 June 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The 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 Kate Wilson, Principal Planner on 07 3035 2046 or via email at kate.wilson@edq.qld.gov.au

Yours sincerely



Scott Turner
Project Director Partner Growth (Acting)
Development Services
Economic Development Queensland

Cc: Sunshine Coast Council

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Caloundra South PDA	
Site address	Lot 3 Bells Creek Road, Gagalba	
Lot on plan description	Lot number	Plan description
	Lot 3	SP334586
	Lot 10	SP344668
	Lot 1	SP332399
	Lot 2	SP334580
PDA Development Approval details		
DEV Reference No.	DEV2024/1585	
PDA Development Approval Type	☒ Material change of use ☐ PDA Preliminary Approval ☒ PDA Development Permit ☒ Reconfiguring a lot ☐ PDA Preliminary Approval ☒ PDA Development Permit ☒ Operational work ☐ PDA Preliminary Approval ☒ PDA Development Permit	
Approval details	Material Change of Use, Reconfiguring a Lot and Operational Work in accordance with a Plan of Development	
Decision	EDQ has decided to grant all of the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Decision Notice.	
Decision date	30 June 2026	
Currency Period	20 years from the 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
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1	Aura Precinct 17-19 (Part) Plan of Development	-	Urbis Ltd	May 2026 (amended in red 19/6/2026)
2	Gagalba ROL 2 Landscape Concept Plan	P0053454 Issue 6	Urbis Ltd	20 May 2026 (amended in red 19/6/2026)
3	Aura Lakes Precinct Engineering Services Report Development Application 2 (DA2)	304701171-001 Revision 3	Stantec Australia Pty Ltd	20 May 2026 (amended in red 19/6/2026)
Supporting documents				
1	Aura Lakes ROL2 (Precincts 17-19) Traffic Impact Assessment	P0053364	Urbis Ltd	20 May 2026
2	Aura Precincts 17-19 Acoustic Report	304701171 Revision C02	Stantec Australia Pty Ltd	12 December 2024
3	Bushfire Management Plan – Aura Lakes Precinct 17-18 (Part of) and Precinct 19	Project 243987/ N24-0328 Issue A	Covey Associates Pty Ltd	November 2024

Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

- 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 Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ a duly completed Compliance Assessment form².
 - iii) submit to EDQ the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:

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.

- i) the Applicant submits items required under a) above to EDQ for Compliance Assessment.
- ii) **within 20 business days** – MEDQ assesses the documentation and:
 1. if satisfied, endorses the documentation; or
 2. if not satisfied, notifies the Applicant accordingly.
- iii) if the Applicant is notified under ii)2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
- iv) **within 20 business days** – EDQ assesses the revised documentation and:
 1. if satisfied, endorses the revised documentation; or
 2. if not satisfied, notifies the applicant accordingly.
- v) where EDQ notifies the Applicant as stated under iv)2. above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v) above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

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 State Transport Infrastructure Agreement (STIA), Local Government Infrastructure Agreement (LGIA) and Water/Wastewater Infrastructure Agreement (WWIA).	Prior to survey plan endorsement for the relevant stage.
2.	Maintain the Approved Development Maintain the approved development generally in accordance with	At all times.

PDA Development Conditions		
No.	Condition	Timing
	any documentation and as required by these conditions.	
3.	Street Naming Submit to EDQ a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage.
4.	Entry Walls or Features The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ.	As indicated.
5.	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. b) However, the stages indicated on the indicative staging plan do not need to be delivered sequentially unless required for infrastructure delivery purposes. c) Unless otherwise approved in writing by EDQ, each stage must be independently serviced by roads, water, sewer, stormwater, and any other relevant utilities.	As indicated.
6.	Advertising Devices Design and install advertising devices generally in accordance with the approved Plan of Development.	Ongoing
Bushfire and Emergency Access		
7.	Bushfire Management Plan - Compliance Assessment a) Submit to EDQ for Compliance Assessment, an amended Bushfire Management Plan, certified by a qualified bushfire specialist, which specifically addresses the following: i) Ensure bushfire setbacks comply with Section 6.2 of the approved Bushfire Management Plan (BMP) under the Context Plan approval and Acceptable Outcome AO6.2 of the example bushfire overlay code in Natural Hazards Risk and Resilience – Bushfire. ii) Incorporates the following bushfire mitigation measures where possible - use esplanade roads, linear parks, and lifestyle buffers to separate allotments from hazardous vegetation. Where engineering constraints prevent this, ensure allotments adjoining hazardous vegetation are	a) Prior to survey plan endorsement for the first stage

PDA Development Conditions		
No.	Condition	Timing
	large enough to accommodate both an APZ and a development footprint. iii) Amends the layout to address Asset Protection Zones (APZs) and maintenance responsibilities. iv) Includes a statement clarifying that although radiant heat flux modelling for VHC 40.4 is not required for the development application. VHC 40.4 is classified vegetation for the purpose of compliance with the mandatory bushfire provisions in the BCA. v) Includes landscaping within the site that utilises 'Fire-Wise' plant species that are fire-resistant. vi) Any bushland areas included in the landscaping design must meet the requirements of AS3959 S2.2.3.2, being less than 0.25 ha in area and at least 20m from proposed dwellings. Non-vegetated areas must be incorporated as per AS3959 S2.2.3.2(e) to provide enhanced separation between buildings and external bushfire threats. b) Carry out bushfire management works in accordance with the plans endorsed under part a) of this condition. c) Submit to EDQ verification from a suitably qualified professional that the works required for bushfire management and mitigation within the relevant stages have been carried out generally in accordance with the relevant approved plans and documents. d) Submit for approval an updated Plan of Development that includes the necessary bushfire modifications required by this condition.	b) Prior to survey plan endorsement for the applicable stage c) Prior to survey plan endorsement for the applicable stage d) Prior to survey plan endorsement for the applicable stage
8.	Plan of Development – BAL Levels a) Submit an amended Plan of Development (POD) that identifies all lots where dwellings are to be constructed to meet the mandatory bushfire provisions of the Building Code of Australia in accordance with the approved Bushfire Management Plan.	For a) and b) Prior to plan sealing for the first stage

PDA Development Conditions		
No.	Condition	Timing
	b) Submit written advice detailing how any purchaser of the relevant lot is to be made aware of the BAL rating of the lot at the time of purchase.	
Engineering		
9.	Out of Hours 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.
10.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ, 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.
11.	Certification of Operational Works – Other All operational works for Contributed Assets not subject to the State Transport Infrastructure Agreement (STIA), Local Government Infrastructure Agreement (LGIA) and Water/Wastewater Infrastructure Agreement (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.
12.	Construction Management Plan a) Submit to EDQ 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; 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;	a) Prior to commencing work for the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
	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. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction. c) During construction.
13.	Erosion and Sediment Management a) Submit to EDQ 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 <i>phase</i> stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i>	a) Prior to commencing work for the relevant stage

PDA Development Conditions		
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	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
14.	Traffic Management Plan a) Submit to EDQ 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.
15.	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.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
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	<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>	
16.	Earthworks a) Submit to EDQ 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 ii) the approved Aura Lakes Precinct Engineering Services Report Development Application 2 (DA2). 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; 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 Bells Creek Arterial, including all transport infrastructure or the land supporting this infrastructure, or cause similar adverse impact;	a) Prior to commencing earthworks for the relevant stage. b) At all times

PDA Development Conditions		
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	ii) adversely impact on Bells Creek Arterial through the addition or removal of lateral loads or additional surcharge load. c) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. d) Submit to EDQ, 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.
17.	Acid Sulfate Soils a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ 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 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.
18.	Retaining Walls a) Submit to EDQ 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>);	a) Prior to commencing earthworks for the relevant stage.

PDA Development Conditions		
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	b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ certification from a 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.	b) Prior to survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage.
19.	Traffic Impact Assessment – DTMR - Compliance Assessment a) Submit to EDQ, for compliance assessment, an updated Traffic Impact Assessment, certified by a RPEQ, calibrating against DTMR traffic model in accordance with the STIA. b) Submit for approval an updated Plan of Development that includes the necessary modifications required by this condition.	For a) and b): Within 6 months of the Updated Baseline Traffic Model data being provided by DTMR in accordance with the STIA.
20.	Traffic Impact Assessment – Compliance Assessment Submit to EDQ, for compliance assessment a Traffic Impact Assessment, certified by a RPEQ, addressing the below: a) Review turning movements on Aura Boulevard to meet accepted requirements; b) Ensure consistency between SIDRA and VISUM model for left-turn lanes; c) Amend Table 2-2 to add childcare centre use (44 students) within the primary school site; d) Remove from the SIDRA assessment the two left-turn lanes filtering across pedestrian crossing; e) Remove from the SIDRA Assessment the combined left-turn and through lane on Aura Boulevard; f) Review Intersection 107 to ensure separated cycle track are provided on all legs of the intersection; g) Review all left-turning movement across cycle track. In SIDRA, intersection phasing for left-turning movement filtering across cycle track is to be in accordance with DTMR Selection and Design of Cycle Track; h) Remove the staggered pedestrian crossing from Intersection 108; i) Amend the layout of the Bells Creek Arterial roundabout in the BDO Aura Traffic Modelling SIDRA assessment.	Prior to commencement of any civil works

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21.	Bells Creek South Bridge and Road Connection – Compliance Assessment a) Submit to EDQ, for compliance assessment functional road layout, cross-section plans, bridge design report and bridge concept design, certified by a RPEQ, for a road connection from the southern end of Trunk Connector C (DEV2023/1445) to enable a connection to Bells Creek Arterial roundabout in Precinct 18, in accordance with the LGIA. b) Submit to EDQ, detailed engineering design/construction drawings certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition. c) Complete construction of the roadworks and bridge generally in accordance with the certified plans as required under part a) and b) of this condition. d) Submit to EDQ 'as constructed' plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council, certifying all works constructed in accordance with this condition.	a) Prior to Banya Avenue/Western Drive, Western Drive/Tyndall Circuit intersection exceeding DOS = 0.6. b) Prior to commencement of works for the relevant infrastructure. c) and d) Prior to any intersection exceeding DOS = 0.9 in accordance with Part a) of this condition or 31 December 2031, whichever comes first.
22.	Roadworks – Compliance Assessment a) Submit to EDQ, for Compliance Assessment, Roadworks Functional Layout Plans, certified by a RPEQ, for the following roadworks: i) All arterial and sub-arterial; ii) All trunk connectors; iii) All roads adjacent to school site. The Functional Layout Plans is to include: i) horizontal and vertical alignment, pavement depth, service corridors, access points, cross sections, signage and servicing; ii) clear sight lines to ensure legibility and visibility for all users; iii) SIDRA analysis for intersections. iv) Swept path analysis for 12.5m long HRV or 14.5m long bus on bus routes.	a) Prior to commencement of roadworks for the relevant stage

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	v) demonstrate a sufficient number of school bus bays for school enrolments and appropriate road cross section to accommodate this infrastructure. b) Submit to EDQ, detailed engineering design/construction drawings certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans as required under part b) of this condition. d) Submit to EDQ, '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.	b) Prior to commencement of roadworks for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
23.	Roadworks a) Submit to EDQ, 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: 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 of roadworks for the relevant stage. b) Prior to survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage.

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24.	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 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 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	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.
25.	Water and Sewer – Final Precinct Network Plan Submit to EDQ, 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 Water/Wastewater Infrastructure Agreement (WWIA). Low-risk infrastructure is all other infrastructure.	Prior to the commencement of works for the first stage.
26.	Water and Sewer – High-Risk Infrastructure a) Submit to EDQ, detailed water and sewer reticulation design plans approved by Unitywater for any water and	a) Prior to commencement

PDA Development Conditions		
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	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. c) Submit to EDQ, certified by a RPEQ 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Unitywater's current adopted standards.	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.
27.	Water and Sewer – Low-Risk Infrastructure a) Submit to EDQ, 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 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.
28.	Stormwater Management Plan – Compliance Assessment a) Submit to EDQ for Compliance Assessment an amended Aura Precinct 17-19 Stormwater Management Plan, certified by a RPEQ, addressing the following issues: i) The impervious area in the MUSIC modelling shall be in accordance with the MUSIC Modelling Guidelines (2010) by Queensland Healthy Land and Water, or as amended from time to time. Alternatively, effective impervious area can be adopted based on the methodology in the NSW MUSIC Modelling Guidelines (BMT WBM, 2015); ii) The concentration parameters in the MUSIC modelling shall be in accordance with the MUSIC Modelling	a) Prior to commencement of any civil works

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	Guidelines (2010) by Queensland Healthy Land and Water, as amended from time to time; iii) Include an amended Figure 18 to be legible; iv) Provide updated concept engineering drawings for all stormwater quality treatment devices; and v) The Plan is to be generally in accordance with the LGIA Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards. b) Submit for approval an updated Plan of Development that includes the necessary modifications required by this condition.	b) Prior to commencement of any civil works
29.	Stormwater Management (Quality) – Compliance Assessment a) Submit to EDQ for Compliance Assessment civil design and landscape drawings and supporting documentation for the proposed stormwater quality treatment devices, certified by a RPEQ and AILA generally in accordance with the LGIA Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ ‘as constructed’ civil and landscape drawings, including an asset register, certified by a RPEQ/ AILA, in a format acceptable to the Council.	a) Prior to commencement of works for the relevant stage. b) Prior to survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage
30.	Stormwater Quality Infrastructure Maintenance Plan – Compliance Assessment Submit to EDQ, for compliance assessment a Stormwater Infrastructure Maintenance Plan certified by a RPEQ. Plans and documentation are to include the following: i) Plan to be in accordance with the recommendations provided in Water by Design Maintaining Vegetated Stormwater Assets (2012); ii) the location of the individual components of the system and any inspection or monitoring points;	Prior to survey plan endorsement for the relevant stage.

PDA Development Conditions		
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	iii) manufacturer's data and product information sheets for any proprietary products; iv) description of inspection/maintenance techniques and associated rectification procedures; v) proposed schedule or timetable for regular inspection and monitoring of the devices; vi) record keeping and reporting requirements relating to the performance of the Works Contribution; and vii) identify review and update requirements for the Maintenance Plan.	
31.	Stormwater Management (Quantity) – Compliance Assessment a) Submit to EDQ for Compliance Assessment, detailed engineering plans for the open channel located within drainage reserves, and any overland flow and pipe infrastructure within the sub-catchment, certified by a RPEQ, generally in accordance with the LGIA Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards. b) Submit to EDQ, detailed engineering plans for the proposed stormwater drainage network including street bio pods, certified by a RPEQ, generally in accordance with <i>the LGIA Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards</i>. Note: 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 certified plans as required under part a) and b) of this condition. d) Submit to EDQ '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.

PDA Development Conditions		
No.	Condition	Timing
32.	Stormwater Harvesting – Compliance Assessment Submit to EDQ, for compliance assessment, a demonstrated investigation by a RPEQ experienced in Stormwater Harvesting for the consideration of Precinct-based local stormwater infrastructure harvesting which should consider the following: - SWOT analysis of sports parks within Precinct 17-19; - Assessment against the Ecological Sustainability targets set out in the Development Scheme (Section 5.3) and Resource Management Overarching Site Strategy (DEV2011/200); and - The long-term protection and viability of infrastructure for sports parks.	At the time of lodging the first Compliance Assessment application for Stormwater Management (Quality), Stormwater Management (Quantity) or Parks/Open Space.
33.	Water Quality Monitoring – Bells Creek South Submit to EDQ, 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>.	As per the CSWQMP
34.	Bells Creek Arterial roundabout – Compliance Assessment - DTMR Submit to EDQ, for Compliance Assessment, an intersection assessment of Bells Creek Arterial roundabout that assumes a fully developed DEV2024/1585 and DEV2023/1458 scenario, with Park and Ride, and without Aura Boulevard bridge. That analysis must: - Clearly identify when the roundabout exceeds acceptable intersection performance; - Clearly indicate development yield and or design year that the intersection performance is exceeded; - Provide the latest VISUM and SIDRA traffic model files, incorporating the above scenario; - Provide documentation outlining the following: - The source of the sub-area model (demand and network) - If any update has occurred as part of this modelling exercise, provide details of the amendments.	Within 6 months of the updated Baseline Traffic Model data being provided by DTMR in accordance with the STIA.

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35.	Flood Assessment – Compliance Assessment - DTMR Submit to EDQ, for compliance assessment, flood assessment certified by a RPEQ. The flood assessment is to be prepared in accordance with: • Road Planning and Design Manual Vol 3 – Supplement to Austroads' Guide to Road Design Part 5, 5A and 5B; • Department of Energy and Water Supply's Queensland Urban Drainage Manual; and • Department of Transport and Main Road's Engineering Policy 170: Climate Change Risk Assessment Methodology; and • Queensland Rail standards and specification Civil – Track Design MD-18-305 Civil – Earthworks, drainage and RMAR design MD-22-224 b) Provide an updated Master Plan Flood Risk Management Report. The flood assessment must include the following: - Incorporate appropriate hydrological and hydraulic analysis including: • calculation of flood peak discharges and flood peak levels for the site and surrounding area which exist prior to the development for all flood and stormwater events (local and regional) up to a 1% Annual Exceedance Probability (AEP). This should include at least the following flood and stormwater events: 50%, 20%, 10%, 5%, 2%, 1% and 0.05% AEP including the effects of climate change; • calculation of flood peak discharges and flood peak levels for the site and surrounding area after the development has occurred for all flood and stormwater events and include critical duration analysis; • clearly identify existing and future state transport infrastructure that have been included in the modelling, including source of design levels, figures and tables, that details heights and levels. - Indicative phasing/timing of when the lake and Aura Boulevard embankment is required to be constructed;	Prior to commencement of any civil works

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	iii. Indicative phasing/timing of any other mitigation works required by the overall regional flood model. This must detail the mitigation works that have been completed or approved and yet to be constructed; iv. Demonstrates no adverse impacts to stormwater or floodwater infrastructure within state transport corridors; v. Consideration of the impact of existing or proposed noise barriers on overland flow paths; vi. Include details, layout plans and supporting calculations and modelling of the mitigation measures proposed to address any potential flooding and stormwater impacts of the proposed development.	
36.	Acoustic Report – Compliance Assessment Submit to EDQ, for Compliance Assessment, an amended Acoustic Report, certified by a suitably qualified person, addressing the following: a. Specify a minimum surface density requirement of 12.5 kg/m² (not 10 kg/m²) for barriers along Council roads; b. Update the traffic volume and heavy vehicle assumptions in accordance with the revised Traffic Impact Assessment. c. Clearly identify the earthworks level and pad level of the proposed subdivision used in the noise modelling and provide a copy of the earthworks plans. d. Provide an additional scenario in the report which models the interchange of Bells Creek Arterial and Sub-Arterial 3A based on the ultimate interchange design and include traffic volumes on the interchange. e. Apply planning horizon of 10 years on the Bells Creek Arterial from the completion of the development, based on the STIA traffic model. f. Compliance with the free field noise criteria must be based on free field predictions. g. Identify all locations that will be impacted by Noise Category 1 or higher, where the QDC MP4.4 will apply. All noise contour plots must be extended to clearly show the full extent of Noise Category 1 and above. h. Model the noise barrier opening at Lot 9050 and 9104. i. Provide an alternative design to the 3.5m high fence on the northern boundary of Lot 3836 in Precinct 18.2 that mitigates overshadowing from the high fence.	Prior to commencement of any civil works

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	j. Submit for approval an updated Plan of Development that includes the necessary acoustic modifications required by this condition.	
37.	Acoustic Treatment for Noise Barriers – Compliance Assessment a) Submit to EDQ for Compliance Assessment detailed engineering plans for the noise barriers, certified by a RPEQ, generally in accordance with the approved Acoustic Report. Any noise barrier and all supporting infrastructure must be designed and constructed in accordance with: i) Department of Transport and Main Roads Road Traffic Noise Management Code of Practice – Chapter 7 Specifications, MRS15 and MRTS15; ii) Department of Transport and Main Roads Standard Drawings – Noise Barriers; and iii) Be located completely outside of the state-controlled road corridor. b) Construct the noise barriers generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ ‘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 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.
38.	Property Note – Lots Impacted by Future Bells Creek Arterial Interchange a) A request in writing shall be submitted to Council that written advice be included on rates notices/property notes for all lots that may be acoustically impacted by the future interchange, as determined by the acoustic modelling required by Condition 36 – Acoustic Report – Compliance Assessment. The property note is to include the following information: i) The Bells Creek Arterial Interchange may be required as part of future construction for the locality. ii) Lots may be subject to increased traffic noise once the interchange is constructed. This should be considered	a) Prior to survey plan endorsement for any stage which includes the affected lots.

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	in the design and/or construction of dwellings on the lot. iii) Any property owner and/or future purchaser of the relevant lot and building certifier is to be made aware of the potential noise category increase. b) Submit to EDQ a copy of the agreed wording to be included in the Property Note.	b) Prior to survey plan endorsement for any stage which includes the affected lot
39.	Electricity a) Submit to EDQ 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.
40.	Telecommunications a) Submit to EDQ 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.
41.	Broadband a) Submit to EDQ 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</i>	a) Prior to survey plan endorsement for the relevant stage

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	<i>Pit and Pipe Specification for Real Estate Development Projects.</i> b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage
Landscape and Environment		
42.	Streetscape Works Where the streetscape works comply with Council's Infrastructure Planning Scheme Policy – Landscaping (Open Space Landscape Infrastructure Manual): a) Submit to EDQ, 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 '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, 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;	a) Prior to commencement of 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. d) Prior to commencement of work for the relevant stage.

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	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. e) Submit to EDQ 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 '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.
43.	Park Plans and Landscape Works (Parks and Open Space) – Compliance Assessment a) Submit to EDQ, for Compliance Assessment, detailed landscape plans, certified by an AILA, for proposed landscape works within parks and open space. The certified plans must include: i) a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council; ii) landscaping designed generally in accordance with the <i>LGIA – Infrastructure Network Schedule 1 – Open Space</i> and the approved PoD; iii) Landscaping within the proposed local linear parks, local recreation park, neighbourhood recreation park, neighbourhood sports park, and pedestrian links is to result in a low level of discontinuous bushfire fuel in accordance with the approved Bushfire Management Plan. b) Construct the landscape works generally in accordance with the endorsed plans required under part a) of this condition.	a) Prior to commencement of landscape work for the relevant stage. b) Prior to survey plan endorsement for the relevant stage.

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No.	Condition	Timing
	c) Submit to EDQ 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	c) Prior to survey plan endorsement for the relevant stage.
General – Plan of Development		
44.	Carry out the Approved Development – PoD Carry out the approved development generally in accordance with the approved Plan of Development (including any mark-ups/amendments in red) and any documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use and to be maintained.
45.	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.
46.	Plans and Supporting Information – PoD a) Submit to EDQ, 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. 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;	a) Prior to commencement of building works. b) Prior to commencement of building works.

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	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. c) Following EDQ endorsement of the Compliance Assessment for part (a) above, the following specialist technical reports are to be submitted to EDQ, 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; 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;	c) Prior to commencement of building works.

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No.	Condition	Timing
	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: 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>Austrroads 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	

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	<i>Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards.</i>	
47.	Environmental Rehabilitation Plan Submit an Environmental Rehabilitation Plan for Stage 7 – Precincts 17, 18, and 19, as shown on Map 7 of the Local Government Infrastructure Agreement (LGIA), ensuring it addresses the land within these Habitat Management Units (HMUs) in accordance with the requirements of the LGIA.	Prior to survey plan endorsement for the relevant stage.
Surveying, Land Dedication and Easements		
48.	High Density Development Easements (lots $\leq 450\text{m}^2$ in area) a) Submit to EDQ 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.
49.	Reciprocal Easements (lots $> 450\text{m}^2$ in area) a) Submit to EDQ 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.
50.	Land Transfer Demonstrate to EDQ, that all land to be transferred in fee simple is not registered on either the Management Register or the Contaminated Land Register.	At registration of survey plan for the relevant stage.

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51.	Land Transfer – Drainage Transfer, in fee simple, to Council as trustee, all lots shown on the approved plans for drainage purposes.	In accordance with the LGIA.
52.	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.
53.	Land Transfer – Conservation Transfer, in fee simple, to Council as trustee, land shown on the approved plans for conservation purposes.	In accordance with the LGIA.
54.	Land Transfer – Local Community Facilities Transfer, in fee simple, to Council as trustee, land shown on the approved plans for Community Purposes. Lots to be transferred under this condition must be serviced in accordance with the LGIA.	In accordance with the LGIA.
55.	Serviced Land Transfer – State Schools Transfer, in fee simple, serviced land to the State of Queensland (represented by the Department of Education) as trustee Lot 8016 (State High School) and Lot 8030 (State Primary School) for educational purposes.	As agreed to by both parties
56.	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.
Infrastructure Charges		
57.	Sub-Regional (Roads), Municipal and State Charge In lieu of paying the municipal, state and sub-regional (roads) infrastructure charges, provide the infrastructure in accordance with the following conditions of approval: • Condition 22: Roadworks – Compliance Assessment • Conditions 25, 26, 27: Water and Sewer • Condition 52: Land Transfer – Park and Open Space • Condition 53: Land Transfer – Conservation • Condition 54: Land Transfer – Local Community Facilities	Prior to survey plan endorsement for the relevant stage and as required by the IFF or relevant condition.

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	Condition 55: Serviced Land Transfer – State Schools	
58.	Sub-Regional (Water and Sewer) Charge a) Provide the MEDQ a copy of the Payment Certificate in accordance with clause W24.6 of the Water/Wastewater Infrastructure Agreement (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 Infrastructure Funding Framework (IFF) and indexed to the date of payment.	a) Prior to survey plan endorsement for the relevant stage. b) As required by the IFF.
59.	Implementation Charge The applicant must pay to the MEDQ the Implementation Charge calculated in accordance with the Infrastructure Funding Framework (IFF) and indexed to the date of payment.	As required by the IFF and LGIA.

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 ****