

Our ref: DEV-2026-CAS-4515

14 July 2026

Stockland Development Pty Ltd
C/- Urbis Ltd
Attn: Ms. Beth Foley and Mr Karan Rao
Level 32, 300 George Street BRISBANE QLD 4000
Email: bfoley@urbis.com.au and kpadbidri@urbis.com.au

Dear Applicant

Changed PDA Decision Notice

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

Priority Development Area (PDA):	Caloundra South
PDA Development Approval:	Development Permit for Material Change of Use, Reconfiguring a Lot and Operational Work in accordance with a Plan of Development and Context Plan at Lot 3 Bells Creek Road, Galgalba
Property Location:	Lot 3 Bells Creek Road, Galgalba
Property Description:	Lot 3 on SP334586

On 7 July 2026, Economic Development Queensland (EDQ) decided to approve **all** of the Amendment Application for the above PDA Development Application subject to PDA Development Conditions in accordance with the attached Changed 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 by 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

Changed Decision Notice

Site information		
Name of Priority Development Area (PDA)	Caloundra South	
Site address	Lot 3 Bells Creek Road, Gagalba	
Lot on plan description	Lot number	Plan description
	Lot 3	SP334586

PDA Development Approval details	
DEV Reference No.	DEV-2026-CAS-4515
Original Approval details	Development Permit for Material Change of Use, Reconfiguring a Lot and Operational Work in accordance with a Plan of Development and Context Plan at Lot 3 Bells Creek Road, Gagalba
Change to Approval Decision	EDQ has decided to grant part of the changes to the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Changed Decision Notice. The approval is for changes to the following: - PoD amendment for lots adjoining Bells Creek Arterial (BCA) - mandatory front or side private open space location, reduced rear setback, mandatory front window from habitable room, optional front fencing; - Condition 60 – new condition added requiring lots adjoining BCA be revised to have a minimum 12.5m width - Acoustic impacted lots - amended Road Traffic Noise Assessment in accordance with Condition 22; - Updated site cover definition in PoD; - PoD amendment - increased site cover to 65% for Urban Villa allotments; - Amended Neighbourhood Connector Road design & amended Condition 26; - Stormwater Harvesting – amended timing of Condition 36 - Minor changes to staging boundaries.
Original Decision date	2 August 2024
1 st Change to approval decision date	13 February 2025
2 nd Change to approval decision date	4 November 2025

3 rd Change to approval decision date	7 July 2026
Currency period	20 years from the original decision date

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Ref. No.	Date
1.	Aura Southern Locality - Precinct 18 - Plan of Development, prepared by Urbis	-	February 2026
2.	Aura Development – Precinct 18 Aura Lakes - Road Traffic Noise Assessment, prepared by Trinity Consultants	257401.0158.R01 V02	16/02/2026
Plans and documents previously approved on 4 November 2025		Ref. No.	Date
3.	Bushfire Management Plan, prepared by Covey	N25-0317 Issue B	September 2025
4.	Technical Memorandum, prepared by Urbis	P0053364	29/08/2025
5.	Functional Layout, prepared by Stantec	SK1020	23/09/2025
Plans and documents previously approved on 2 August 2024		Ref. No.	Date
6.	Bushfire Management Plan, prepared by LEC	Report 24065	4 July 2024
7.	Gagalba Lakes Statement of Landscape Intent, prepared by Urbis	Revision A	10 April 2024 and as Amended in Red on 9 July 2024
8.	Engineering Services Report – Precinct 18 – First Development, prepared by Stantec	304701171-001	3 July 2024, and as Amended in Red on 9 July 2024
9.	Stormwater Management Plan – Aura Precinct 18, prepared by Bligh Tanner	2020.0883	19 June 2024
10.	Response to Information Request – Flood Impact, prepared by Stantec	304701171-00	16 May 2024
11.	Traffic Modelling Refresh – Aura Precinct 17-19, prepared by PWC		June 2024
For Information Only		Ref. No.	Date
12.	Road Traffic Noise Assessment - Aura Development – Precinct 18 Aura Lakes, prepared by Trinity Consultants Australia	217401.0141.R02 V03	26 June 2024

Endorsed plans and documents		Ref. No.	Date
13.	Context Plan – Aura Lakes Context Plan P17, P18 and P19, prepared by RPS	AU12885-14E	19 June 2024 and as Amended in Red on 9 July 2024.

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 a duly completed Compliance Assessment form².
 - iii) submit to EDQ the documentation as required under the relevant condition.
- b) Where EDQ 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.

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.

- 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, 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 any documentation and as required by these conditions.	At all times.
3.	Certification of Operational Works – Water and Sewerage All operational works for water and sewerage Contributed Assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the Water/Wastewater Infrastructure Agreement (WWIA).	As required by the WWIA.
4.	Certification of Operational Works – State and Local Government Infrastructure All operational works for Contributed Assets subject to the State Transport Infrastructure Agreement (STIA) or the Local Government Infrastructure Agreement (LGIA), undertaken in	As required by the LGIA or the STIA.

PDA Development Conditions		
No.	Condition	Timing
	accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the STIA or the LGIA as applicable.	
5.	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) or 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.
6.	Street Naming Submit to EDQ a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage.
7.	Entry Walls or Features The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ.	As indicated.
8.	Staging for Reconfiguration a) The stages of the reconfiguration must be generally in accordance with the indicative staging plan of the approved Plan of Development. 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.
9.	Advertising Devices Design and install advertising devices generally in accordance with the approved Plan of Development.	Ongoing
10.	Social Housing a) Provide written evidence (i.e., contracts or binding MOU) to EDQ that confirms the delivery of social housing that ensures a minimum of 35 dwellings for social housing within the development.	a) Prior to plan sealing of 700th lot.

PDA Development Conditions		
No.	Condition	Timing
	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.
16.	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; 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.	a) Prior to commencing work for the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
	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.
17.	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.
18.	Earthworks a) Submit to EDQ detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:	a) Prior to commencing earthworks for

PDA Development Conditions

No.	Condition	Timing
	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 Precinct 18 – First Development. 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; 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.	the relevant stage. b) At all times c) Prior to survey plan endorsement for the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
	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.	d) Prior to survey plan endorsement for the relevant stage.
19.	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); and ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work for the relevant stage b) During construction
20.	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>); b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks for the relevant stage. b) Prior to survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage.
21.	Acid Sulfate Soils	

PDA Development Conditions		
No.	Condition	Timing
	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.
22.	Road Traffic Noise Assessment – Compliance Assessment Submit to EDQ for Compliance Assessment an amended Road Traffic Noise Assessment, certified by a suitably qualified person, addressing the following: a) Noise attenuation measures to achieve the noise criteria setout in State Development Assessment Provisions (SDAP) State Code 1 – PO38. b) Clearly identify the earthworks levels of the proposed subdivision used in the noise modelling and provide a copy of the earthworks plans. c) Detail the pad levels for the proposed lots. 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 9015.	Prior to commencement of any site works, excluding bulk earthworks not related to this RoL.

PDA Development Conditions		
No.	Condition	Timing
	i) Provide an updated Plan of Development that includes the necessary acoustic modifications required by this condition.	
23.	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 Road Traffic Noise Assessment prepared by Trinity Consultants Australia. 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.
24.	Roadworks – Compliance Assessment a) Submit to EDQ, for Compliance Assessment engineering design drawings, certified by a RPEQ, for the following road generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C</i>: • Sub-Arterial 3A • Trunk Connector C2 • Trunk Connector G • Neighbourhood Connector N1 adjacent to Lot 8006 and 9000 • Neighbourhood Connector N2	a) Prior to commencement of work for the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
	- Sub-arterial interim signalised intersection (Aura Boulevard), including SIDRA assessment and phasing plans - All Trunk Collector interim and ultimate signalised intersections, including SIDRA assessment and phasing plans, for interim and ultimate design. b) The trunk connector must be designed and constructed in accordance with the following to accommodate a single unit rigid bus of 12.5m in length (urban buses) or 14.5m (school buses) where applicable: - Department of Transport and Main Roads Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design; and - Department of Transport and Main Roads Queensland Manual of Uniform Traffic Control Devices, Part 13 Local Area Traffic Management; and - Chapter 2 - Planning and Design, Section 2.3.2 Bus Route Infrastructure (page 6) of the Department of Transport and Main Roads Public Transport Infrastructure Manual 2015. c) 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. d) Construct the works generally in accordance with the certified plans as required under part b) and c) of this condition. e) Submit to EDQ, '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 work for the relevant stage. c) Prior to survey plan endorsement for the relevant stage. d) Prior to survey plan endorsement for the relevant stage. e) Prior to survey plan endorsement for the relevant stage.
25.	School Bus Stop – Compliance Assessment a) Submit to EDQ, for Compliance Assessment engineering design drawings, certified by a RPEQ, for the school bus stop adjacent to the school, demonstrating a sufficient number of bus bays for school enrolments and appropriate road cross section to accommodate this infrastructure.	a) Prior to commencement of work for the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
	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) and c) 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 survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage. d) Prior to survey plan endorsement for the relevant stage.
26.	Amended Engineering Services Report and RAL Plan a) Submit to EDQ, an amended Engineering Services Report and RoL plan to reflect the changes to the signalised intersections as marked in red in the approved plans, and in accordance with the following: i) Aura Boulevard/Trunk Collector C2 signalised intersection (noting it may not be in the ultimate form) While approved as part of this application, this intersection will be reassessed as part of future development application/s in accordance with the STIA Traffic Model Update. b) Lodge amended PoD to reflect any incidental changes to surrounding lots.	For a) and b): Within 6 months of the Updated Baseline Traffic Model data being provided by DTMR in accordance with the STIA.
27.	Interim Neighbourhood Connector – Removal a) Submit to EDQ, detailed engineering plans, certified by a RPEQ, for the removal of the interim Neighbourhood Connector N1 connection at Aura Boulevard and reinstatement of separated cycle track and footpath 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:	a) Prior to commencement of work for the relevant stage. b) Prior to survey plan

PDA Development Conditions		
No.	Condition	Timing
	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.	- endorsement of the 600th lot. c) Prior to survey plan endorsement of the 600th lot.
28.	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 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.
29.	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 WWIA). Low-risk infrastructure is all other infrastructure.	Prior to the commencement of works for the first stage.
30.	Water and Sewer – High-Risk Infrastructure a) Submit to EDQ, detailed water and sewer reticulation design plans approved by Unitywater for any water and sewer infrastructure identified as 'high-risk infrastructure' in the Final Precinct Network Plan approved by Unitywater.	a) Prior to commencement of works for the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
	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.	b) Prior to survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage.
31.	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.
32.	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 approved Stormwater Quality Management Plan and the LGIA Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards. Temporary stormwater quality treatment measures for individual catchments are installed in accordance with the State Planning Policy Appendix 2 – Construction Phase, and operational prior to runoff being generated from individual stages of development.	a) Prior to commencement of works for the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
	Permanent stormwater quality treatment measures that achieve prescribed water quality objectives for individual catchments are to be installed in accordance with the LGIA and operational prior to achieving 80% build out of the subject catchment. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ 'as constructed' civil and landscape drawings, including an asset register, certified by a RPEQ/ AILA, in a format acceptable to the Council	b) Prior to survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage.
33.	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 a) Plan to be in accordance with the recommendations provided in <i>Water by Design Maintaining Vegetated Stormwater Assets (2012)</i>; b) the location of the individual components of the system and any inspection or monitoring points; c) manufacturer's data and product information sheets for any proprietary products; d) description of inspection/maintenance techniques and associated rectification procedures; e) proposed schedule or timetable for regular inspection and monitoring of the devices; f) record keeping and reporting requirements relating to the performance of the Works Contribution; g) identify review and update requirements for the Maintenance Plan.	Prior to survey plan endorsement for the relevant stage.
34.	Stormwater Management (Quantity) a) Submit to EDQ, detailed engineering plans for the proposed stormwater underground reticulation network, certified by a RPEQ, generally in accordance with <i>the LGIA Infrastructure Network 4 – Stormwater Part C –</i>	a) Prior to commencement of works for the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
	<i>Infrastructure Standards</i> and the approved Plan of Development. 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. b) Construct the works in accordance with the endorsed plans as required under part b) of this condition. c) Submit to EDQ 'as constructed' plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council.	b) Prior to survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage.
35.	Regional Flood Impact Assessment – Compliance Assessment a) Submit to EDQ for compliance assessment a flooding report, certified by a RPEQ, that demonstrates that the development staging can achieve: - Bells Creek Arterial - a non-worsening up to 1% AEP with climate change. - Future railway corridor (CAMCOS) - a non-worsening up to 1% AEP with climate change and storm surge allowing for 300mm freeboard to edge of formation and 1% AEP with climate change and storm surge and a 500mm debris zone to underside of bridges. b) The flooding report is to be prepared in accordance with: - Department of Transport and Main Road's <i>Road Planning and Design Manual</i>; - Department of Transport and Main Road's Engineering Policy 170: Climate Change Risk Assessment Methodology; <i>Queensland Urban Drainage Manual</i>; and - Queensland Rail standards and specification <i>Civil – Track Design MD-18-305</i>. c) The flooding report must include the following: - Flood peak discharges and flood peak levels for 1% AEP with climate change along the length of Bells	Prior to commencement of any site works, excluding bulk earthworks related to the ROL.

PDA Development Conditions		
No.	Condition	Timing
	Creek South within the development site and downstream area, at various stages of the development. ii) Indicative phasing/timing of when the lake and Aura Boulevard embankment is required to be constructed. 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) Clearly identify the existing and future state transport infrastructure has been incorporated in the modelling. This must include details of the source of design levels and detail heights and levels.	
36.	Stormwater Harvesting – Compliance Assessment Submit to EDQ, a demonstrated investigation by an RPEQ experienced in Stormwater Harvesting for the consideration of Precinct based local stormwater infrastructure harvesting which should consider the following: a) SWOT analysis of ports parks within Precinct 17-19; b) Assessment against the Ecological Sustainability targets setout in the Development Scheme (Section 5.3) and Resource Management Overarching Site Strategy (DEV2011/200); and c) The long-term protection and viability of infrastructure for sports parks.	Prior to delivery of Neighbourhood Sports Park NS5 (12,000th lot)
37.	Stormwater – Bells Creek Arterial a) Stormwater management of the development must ensure no worsening or actionable nuisance to State transport infrastructure, or cause similar adverse impacts, other than that which is contemplated by the STIA. b) Stormwater and flooding management of the development must ensure no worsening or actionable nuisance to Bells Creek Arterial. c) Any works on the land must not: i) create any new discharge points for stormwater runoff onto the Bells Creek Arterial; ii) interfere with and/or cause damage to the existing stormwater drainage on the Bells Creek Arterial; iii) surcharge any existing culvert or drain on Bells Creek Arterial; iv) reduce the quality of stormwater discharge onto the Bells Creek Arterial and future rail corridor; or	a) At all times. b) At all times. c) At all times.

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	v) impede or interfere with hydraulic conveyance on the site. d) Submit to EDQ, supporting documentation, certified by a RPEQ, confirming that the development has been constructed in accordance with parts a) to c) of this condition.	d) Prior to survey plan endorsement for the relevant stage.
38.	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.
39.	Electricity a) Submit to EDQ a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.	a) Prior to survey plan endorsement for

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No.	Condition	Timing
	b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	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 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.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
42.	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.	a) Prior to survey plan endorsement for the relevant stage

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No.	Condition	Timing
	b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	b) Prior to survey plan endorsement for the relevant stage
43.	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 22 - Road Traffic Noise Assessment – 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 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.	a) Prior to survey plan endorsement for any stage which includes the affected lots. b) Prior to survey plan endorsement for any stage which includes the affected lot
Electric Vehicle Readiness		
44.	Multiple Residential Electric Vehicle Readiness All Multiple Residential developments (excluding Duplex Lots) must: a) Include electric vehicle readiness in the development as follows:	As required.

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	i) Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of all parking bays, including visitor spaces. ii) Provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces to all unit parking bays (during construction) to enable future Basic (slow) EVSE installation. iii) Electric vehicle charging shall be capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile and designed with regard to fire retardance and ventilation. b) The requirements under a) are not applicable for Multiple Residential lots used exclusively for social / community housing.	
Landscape and Environment		
45.	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	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.

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	applicable: i) location and type of street lighting in accordance with Australian Standard AS1158 – <i>‘Lighting for Roads and Public Spaces’</i>; i) footpath treatments; ii) location and types of streetscape furniture; iii) location and size of stormwater treatment devices; and iv) street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines. 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.	d) Prior to commencement of work for the relevant stage. 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.
46.	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.	a) Prior to commencement of landscape work for the relevant stage.

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No.	Condition	Timing
	b) Construct the landscape works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	b) Prior to survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage.
47.	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
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.

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50.	Land Transfer Demonstrate to EDQ, that all land to be transferred in fee simple is not registered on either the Environmental Management Register or the Contaminated Land Register.	At registration of survey plan for the relevant stage.
51.	Road Dedication – Stage 4B Transfer, in fee simple to Department of Transport and Main Road as trustee, the land shown as Stage 4B.	Prior to survey plan endorsement for either Stage 2 or Stage 3.
52.	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.
53.	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.
54.	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		
55.	Sub-Regional (Roads), Municipal and State Charge In lieu of paying the municipal, state and sub-regional (roads) infrastructure charges, the applicant will provide the infrastructure in accordance with the following conditions of approval: • Condition 24: Roadworks – Compliance Assessment • Conditions 29, 30, 31: Water and Sewer; and • Condition 53: Land Transfer – Park and Open Space.	As required by the relevant condition.
56.	Sub-Regional (Water and Sewer) Charge In lieu of paying the sub-regional (water and sewer) infrastructure charges, the applicant will:	

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No.	Condition	Timing
	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.
57.	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.
General – Plan of Development		
58.	Carry out the Approved Development – PoD Carry out the approved development generally in accordance with the approved Plan of Development and any documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use and to be maintained.
59.	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.
60.	Lots adjoining Bells Creek Arterial Submit to EDQ a revised Plan of Development demonstrating that the lots identified on the amended plans have a minimum width of 12.5m.	Prior to commencement of site works for the relevant stage.
61.	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.	a) Prior to commencement of building works.

PDA Development Conditions		
No.	Condition	Timing
	b) The documentation submitted under part a) of this condition is to detail and/or include the following where applicable: i) site location ii) lot size and configuration; iii) plans for each building (site plan, floor plans, elevations, sections, roof plans, external building materials and finishes, private and semi-private open space etc.); iv) building height, gross floor area and site cover, number of dwelling units and bedrooms; v) interface with adjoining land uses; vi) on-site access, bicycle and vehicle parking and servicing arrangements (waste collection points, wash-down bays, waste bin capacity, electric vehicle recharging stations etc); vii) short duration pick up/drop off areas (taxi/ride share/school drop off); viii) entry and exit points for vehicles, pedestrians and/or cyclists; ix) public realm and landscape plans; x) specialist assessment reports as required that may include traffic, civil engineering, geotechnical, flooding, acoustics and air quality. xi) an assessment of compliance against the approved Plan of Development. 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:	b) Prior to commencement of building works. c) Prior to commencement of building works.

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	6. for the provision of safe and functional alternative pedestrian and cycle routes, past, through or around the site; 7. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 8. for safe and functional temporary vehicular access points and frequency of use; 9. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 10. for the location of materials, structures, plant and equipment; 11. of waste generated by construction activities; 12. detailing how materials are to be loaded/unloaded; 13. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 14. of employee and visitor parking areas; 15. of anticipated staging and programming; 16. for the provision of safe and functional emergency exit routes; and 17. any out of hours work as endorsed via Compliance Assessment. ii) Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification which addresses the following: 1. traffic around and through the site during and outside of construction work hours; 2. provision for the safe and functional management of pedestrian and cyclist traffic, including alternative pedestrian routes past, through or around the site; 3. provision of parking for workers and materials delivery; 4. risk identification, assessment and identification of mitigation measures; 5. ongoing monitoring, management review and certified updates (as required); and 6. traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. iii) Earthworks and Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited	

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	professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines: 1. The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); 2. Healthy Land and Water Technical Note: <i>Complying with the SPP - Sediment Management on Construction Sites</i> 3. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and 4. Best Practice Erosion and Sediment Control (International Erosion Control Association). iv) Acid Sulfate Soils Management Plan where ASS are found on site, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). v) Stormwater Quality Management Plan certified by a RPEQ/AILA generally in accordance with the approved Stormwater Quality Management Plan and the LGIA <i>Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards</i>.	

STANDARD ADVICE

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

**** End of Package ****