

Our ref: DEV-2026-CAS-5017

26 August 2026

Stockland Development Pty Ltd
C/- Urbis Ltd
Att: Mr Dan Wilson and Mr Karan Rao

Email: danwilson@urbis.com.au and kpadbidri@urbis.com.au

Dear Applicant

Changed PDA Decision Notice

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

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

On 26 August 2026, Economic Development Queensland (EDQ) decided to approve **all** of the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed Decision Notice.

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

If you require any further information, please contact Kate Wilson, Principal Planner on (07) 3035 2046 or by email at kate.wilson@edq.qld.gov.au

Yours sincerely



Jennifer Sneesby
**Manager Partner Growth
Development Services
Economic Development Queensland**

Cc: Sunshine Coast Council

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Caloundra South PDA	
Site address	Lot 10 Bells Creek Road, Banya	
Lot on plan description	Lot number	Plan description
	Lot 10	SP349924
PDA Development Approval details		
DEV Reference No.	DEV-2026-CAS-5017	
Original Approval details	PDA Development Approval for Development Permit for Material Change of Use, Reconfiguring a Lot and Operational Work in Accordance with a Plan of Development	
Change to Approval Decision	EDQ has decided to grant all of the requested changes to the PDA Development Approval, subject to PDA Development Conditions forming part of this Changed Decision Notice. The approval is for changes to the following: - Amendments to the PoD, including; - Neighbourhood Centre/Community Facilities Lot Boundary Changes; - Community Facilities Lot Bushfire Buffer Changes; - Bushfire Attack Level Updates; - Planning Control Changes to Urban Warehouse Allotments Type G and H; and - Signage Lot Easement Alignment Changes. - Additional approved Bushfire Attack Level Assessment document.	
Original decision date	17 September 2024	
1st Change to approval date	13 June 2025	
2nd Change to approval date	6 May 2026	
Change to Approval decision date	26 August 2026	
Currency Period	6 years from the Original decision date	

Approved plans and documents

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

Plan/Document Name		Reference No.	Prepared By	Date
1.	Aura Southern Locality Precinct 15 West and 16 (Part) Plan of Development (Part 1)	N/A	Urbis	June 2026
2.	Aura Southern Locality Precinct 15 West and 16 (Part) Plan of Development (Part 2)	N/A	Urbis	August 2026
3.	Bushfire Attack Level Assessment	N25-0320 Ltr Issue F	Covey Associates Pty Ltd	30 April 2026
Plans and documents previously approved on 6 May 2026				
4.	Road Traffic Noise Assessment	227401.0008R04 V07	Trinity Consultants	15 April 2026
Plans and documents previously approved on 13 June 2025				
5.	Engineering Services Report, Aura Precinct 15 West (Updated Section Stormwater Quality Management Plan Aura Precinct 15 West)	Engineering Report: 21-000307.3058 Rev D SQMP - 21-000307.11.SWMP03F_01 Version F	Egis	24/07/2024 (amended in red on 30 May 2025).
Plans and documents previously approved on 17 September 2024				
6.	Aura P15 West: Landscape Master Plan	Place Design Group	1022037	January 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).

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

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

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

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, 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](#).

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.

PDA Development Conditions		
No.	Condition	Timing
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents, the STIA, LGIA and WWIA.	Prior to survey plan endorsement for the relevant stage.
2.	Maintain the Approved Development Maintain the approved development generally in accordance with any documentation and as required by these conditions.	At all times.
Engineering		
3.	Certification of Operational Works – Water and Sewerage All operational works for water and sewerage Contributed Assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the WWIA.	As required by the WWIA.
4.	Certification of Operational Works – State and Local Government Infrastructure All operational works for Contributed Assets subject to the STIA or the LGIA, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the STIA or the LGIA as applicable.	As required by the LGIA or the STIA.
5.	Certification of Operational Works – Other All operational works for Contributed Assets not subject to the STIA, LGIA or WWIA, undertaken in accordance with this approval must comply with all requirements and responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the Certification Procedures Manual.
6.	Street Naming Submit to EDQ 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 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.

PDA Development Conditions		
No.	Condition	Timing
9.	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; 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.	a) Prior to commencing work for the relevant stage. b) During construction.

PDA Development Conditions		
No.	Condition	Timing
13.	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) Engineering Services Report, Aura Precinct 15 West (Updated Section Stormwater Quality Management Plan Aura Precinct 15 West) and dated 24/07/2024 (amended in red on 30 May 2025). The certified earthworks plans are to: i) Include, where relevant, those works within the subject site identified in overarching flood report, that are required to be undertaken to manage stormwater within and around the site without worsening flooding on adjacent property or the Bruce Highway corridor; ii) include a geotechnical soils assessment of the site; iii) accord with the Erosion and Sediment Control Plans, as required by condition 14 – erosion and sediment management; iv) include the location and finished surface levels of any cut and/or fill; v) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; vi) provide details of any areas where surplus soils are to be stockpiled; vii) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and b) Any excavation, filling/backfilling/compaction, retaining structures and other works involving ground disturbance must not: i) encroach upon or de-stabilise or cause damage to the Bruce Highway and future rail corridor, including all transport infrastructure or the land supporting this infrastructure, or cause similar adverse impact; or ii) adversely impact on the Bruce Highway and future rail corridor through the addition or removal of lateral loads or additional surcharge load.	a) Prior to commencing earthworks for the relevant stage. b) At all times

PDA Development Conditions		
No.	Condition	Timing
	c) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. d) Submit to EDQ 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.
14.	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 phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); and ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work for the relevant stage b) During construction
15.	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>); iii) located and designed generally in accordance with the approved Engineering Services Report, Aura Precinct 15 West (Updated Section Stormwater Quality Management Plan Aura Precinct 15 West) and dated 24/07/2024 (amended in red on 30 May 2025). b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencing work for the relevant stage. b) Prior to survey plan

PDA Development Conditions		
No.	Condition	Timing
	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.	endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage.
16.	Acid Sulfate Soils a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ an Acid Sulfate Soils 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.
17.	Intersection Counts – Banya Avenue/Western Drive/School Access and Western Drive/Tyndall Circuit Submit to EDQ, an intersection count report on Banya Avenue/Western Drive/school access intersection and Western Drive/Tyndall Circuit intersection, indicating the peak hour volumes, including pedestrian and cyclist count. The intersection count must be undertaken during a school day, Tuesday to Thursday and must not occur during the first and last week of Queensland school term.	Prior to survey plan endorsement for the first stage, and every subsequent 12-month, until the bridge across Bells Creek South is completed.
18.	Bells Creek South Bridge and Road Connection – Compliance Assessment a) Submit to EDQ for Compliance Assessment, a SIDRA analysis report to determine the capacity of the two	a) Prior to survey plan

PDA Development Conditions		
No.	Condition	Timing
	signalised intersections, namely Banya Avenue/Western Drive intersection and Western Drive/Tyndall Circuit intersection. The report is to include the following: i) The two signalised intersections to be modelled as a network in SIDRA; ii) Address school hour AM and PM peak; iii) Coordinate the intersections, optimise phasing timing and reduce delays; iv) Incorporate protected signalised intersection design for the separated cycle track in accordance with DTMR Selection and Design of Cycle Tracks (LTS1). v) Provide an estimate on when the two signalised intersections would reach capacity based on anticipated school enrolments and the progress of the development. If an interim and ultimate intersection phasing is proposed, submit two sets of traffic signal plan. b) Submit to EDQ, for compliance assessment functional road layout, cross-section plans, bridge design report and bridge concept design, certified by an RPEQ, for a road connection from the southern end of Trunk Connector C to enable a connection to Bells Creek Arterial roundabout in Precinct 18, in accordance with the LGIA. c) Submit to EDQ, detailed engineering design/construction drawings certified by a RPEQ, generally in accordance with the endorsed plans required under part b) of this condition. d) Complete construction of the roadworks and bridge generally in accordance with the certified plans as required under part b) and c) of this condition. e) 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.	endorsement for the first stage, and every subsequent 12-months, until the bridge across Bells Creek South is completed. b) Prior to any intersection exceeding DOS = 0.6 in accordance with Part a) of this condition. c) Prior to commencement of works for the relevant infrastructure. d) and e) Prior to any intersection exceeding DOS = 0.9 in accordance with Part a) of this condition.
19.	Condition Deleted Road Traffic Noise Assessment – Compliance Assessment	

PDA Development Conditions		
No.	Condition	Timing
20.	Acoustic Treatments (Noise Barrier) a) Submit to EDQ detailed engineering plans, certified by a RPEQ for the approved noise barrier(s). The noise barrier(s) must be designed generally in accordance with: i) <i>PDA Engineering Guideline No. 13 – Engineering standards - Acoustic treatments</i>; and ii) The approved Road Traffic Noise Assessment, prepared by Trinity Consultants (Ref. 227401.0008R04V07), dated 15 April 2026. b) Construct barrier(s) works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ ‘as constructed’ plans, certified by a RPEQ and an asset register.	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.
21.	Roads – Compliance Assessment a) Submit to EDQ, for compliance assessment engineering design drawings, certified by a RPEQ, for the following roads generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C</i>: i) Neighbourhood Connector K, including the roundabout on the southwest side of the road. 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: i) Department of Transport and Main Roads Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design; and ii) Department of Transport and Main Roads Queensland Manual of Uniform Traffic Control Devices, Part 13 Local Area Traffic Management; and iii) Chapter 2 - Planning and Design, Section 2.3.2 Bus Route Infrastructure (page 6) of the Department of Transport and Main Roads Public Transport Infrastructure Manual 2015.	a) Prior to commencement of work for the first stage. b) Prior to commencement of work for the first stage.

PDA Development Conditions		
No.	Condition	Timing
	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) to 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.	c) Prior to commencement of work for the relevant stage. d) Prior to survey plan endorsement for the relevant stage. e) Prior to survey plan endorsement for the relevant stage.
22.	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.
23.	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.

PDA Development Conditions		
No.	Condition	Timing
24.	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. 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.	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.
25.	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.
26.	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/AILA generally in accordance with the approved Stormwater Quality Management Plan and the LGIA <i>Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards</i>.	a) Prior to commencement of works for the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
	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. 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.
27.	Stormwater Infrastructure Maintenance Plan – Compliance Assessment a) 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 <i>Water by Design Maintaining Vegetated Stormwater Assets (2012)</i>; ii) the location of the individual components of the system and any inspection or monitoring points; 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; vii) identify review and update requirements for the Maintenance Plan.	Prior to survey plan endorsement for the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
28.	Stormwater Management (Quantity) a) Submit to EDQ for Compliance Assessment, detailed engineering plans for open channel located within Lot 9101 and 9102, certified by a RPEQ, generally in accordance with <i>the LGIA Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards</i> and the approved plans. 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>. 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 first stage. d) Prior to survey plan endorsement for the first stage.
29.	Stormwater – State Transport Infrastructure a) Any excavation, filling/backfilling/compaction, retaining structures, batters, stormwater management measures and other works involving ground disturbance must not encroach upon or de-stabilise the future railway corridor or cause similar adverse impacts. b) Stormwater management of the development must ensure no worsening or actionable nuisance to State transport infrastructure and future railway corridor, or cause similar adverse impacts, other than that which is contemplated by the STIA. c) Stormwater and flooding management of the development must ensure no worsening or actionable nuisance to the State transport infrastructure and future railway corridor.	a) At all times. b) At all times. c) At all times.

PDA Development Conditions		
No.	Condition	Timing
	d) Any works on the land must not: i) create any new discharge points for stormwater runoff onto the Bruce Highway and future rail corridor; ii) interfere with and/or cause damage to the existing stormwater drainage on the Bruce Highway and future rail corridor; iii) surcharge any existing culvert or drain on Bruce Highway and future rail corridor; or iv) reduce the quality of stormwater discharge onto the Bruce Highway and future rail corridor; or v) impede or interfere with hydraulic conveyance on the site. e) Submit to EDQ, supporting documentation, certified by a RPEQ, confirming that the development has been constructed in accordance with parts a) to c) of this condition.	d) At all times. e) Prior to survey plan endorsement for the relevant stage.
30.	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.	a) Prior to survey plan endorsement for the relevant stage. b) Prior to survey plan endorsement for the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	c) Prior to survey plan endorsement for the relevant stage.
31.	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.
32.	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.
33.	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

PDA Development Conditions		
No.	Condition	Timing
34.	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 requires repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
35.	Pedestrian Bridge The pedestrian pathway over the drainage corridor is not required to be delivered with the drainage corridor (Lot 9102) and is to be constructed and delivered no later than the completion of the adjoining linear park (Lot 9114, Stage 68).	As stated.
Electric Vehicle Readiness		
36.	Multiple Residential Electric Vehicle Readiness All Multiple Residential developments (excluding Duplex Lots) must: a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of all parking bays, including visitor spaces. ii) Provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces to all unit parking bays (during construction) to enable future Basic (slow) EVSE installation. iii) Electric vehicle charging shall be capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile and designed with regard to fire retardance and ventilation.	a) As required.

PDA Development Conditions		
No.	Condition	Timing
	b) The requirements under a) are not applicable for Multiple Residential lots used exclusively for social / community housing.	b) As required.
Landscape and Environment		
37.	Bushfire Hazard Assessment and BAL Rating a) Submit to EDQ, a compliance assessment undertaken by a qualified and accredited bushfire risk assessor, a Bushfire Attack Level (BAL) assessment in accordance with Australian Standard AS3959–2018 (Construction of buildings in bushfire-prone areas). The assessment must include an evaluation of the development along the southern boundary adjoining Lot 561 on AP22457. b) The approved PoD must be amended to incorporate the findings of the BAL assessment*. The amended PoD must include: i) The BAL rating for each affected lot; and ii) Any required bushfire mitigation measures, including building setbacks, construction standards, and landscaping treatments designed to reduce bushfire risks in accordance with the outcomes of the BAL assessment. c) All approved bushfire mitigation measures must be implemented and maintained in accordance with the approved PoD and BAL. <i>*Should the findings necessitate change to lot layout, this is to be lodged as a change to approval under section 99 of the ED Act.</i>	a) Within 12 months of the registration of the first Plan of Subdivision. b) Prior to survey plan endorsement for the relevant stage. c) As required.
38.	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.	a) Prior to commencement of work for the relevant stage. b) Prior to survey plan endorsement for

PDA Development Conditions		
No.	Condition	Timing
	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>; ii) footpath treatments; iii) location and types of streetscape furniture; iv) location and size of stormwater treatment devices; and v) 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.	the relevant stage. c) Prior to survey plan endorsement for the relevant stage. d) Prior to commencement of works 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

PDA Development Conditions		
No.	Condition	Timing
		the relevant stage.
39.	Park Plans and Landscape Works (Parks, Open Space and Open Drain) – Compliance Assessment a) Submit to EDQ, for compliance assessment, detailed landscape plans, certified by an AILA, for proposed landscape works within parks, open space and open drain. The certified plans must include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council and landscaping designed generally in accordance with the <i>LGIA – Infrastructure Network Schedule 1 – Open Space</i> and the approved PoD. b) Construct the landscape works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.	a) Prior to commencement of landscape work for the relevant stage. b) Prior to survey plan endorsement for the relevant stage. c) Prior to survey plan endorsement for the relevant stage.
40.	Conservation Zone Rehabilitation – Compliance Assessment a) Submit to EDQ, for compliance assessment a detailed Environmental Rehabilitation Plan* certified by a suitably qualified person for rehabilitation works within Lot 9116 in accordance with the LGIA. b) Commence construction of the works generally in accordance with the endorsed Environmental Rehabilitation Plan required by part a) of this condition. c) Submit to EDQ, evidence from a suitably qualified person that the works have been inspected and completed generally in accordance with parts a) and b) of this condition. <i>*Where an Environmental Rehabilitation Plan has already been considered by EDQ and endorsed, provide a copy of this document as part of the plan sealing documentation.</i>	a) Prior to commencement of works for the first stage. b) Within 24 months of the registration of the first Plan of Subdivision. c) In accordance with the LGIA.

PDA Development Conditions		
No.	Condition	Timing
41.	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</i> (CSWQMP) prepared by BMT WBM endorsed on 15/09/16.	As per the CSWQMP
42.	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.
43.	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.
44.	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.

PDA Development Conditions		
No.	Condition	Timing
45.	Land Transfers – Drainage Transfer, in fee simple, to Council as trustee, all lots shown on the approved plans for drainage purposes.	In accordance with the LGIA.
46.	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.
47.	Land Transfer – Conservation Transfer, in fee simple, to Council as trustee 9116 for conservation purposes.	In accordance with the LGIA.
48.	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		
49.	Sub-Regional (Roads), Municipal and State Charge In lieu of paying the municipal, state and sub-regional (roads) infrastructure charges, the applicant will provide the infrastructure in accordance with the following conditions of approval: • Conditions 21 and 22: Movement Network; • Conditions 23 - 25: Water and Sewage; and • Conditions 38 and 45: Park and Open Space.	As required by the relevant condition.
50.	Sub-Regional (Water and Sewer) Charge In lieu of paying the sub-regional (water and sewer) infrastructure charges, the applicant will: a) Provide the MEDQ a copy of the Payment Certificate in accordance with clause W24.6 of the WWIA. OR	a) Prior to survey plan endorsement for the relevant stage.

PDA Development Conditions		
No.	Condition	Timing
	b) If the WWIA is no longer in effect, the applicant must pay to the MEDQ the relevant charges calculated in accordance with the IFF and indexed to the date of payment.	b) As required by the IFF.
51.	Implementation Charge The applicant must pay to the MEDQ the Implementation Charge calculated in accordance with the IFF and indexed to the date of payment.	As required by the IFF and LGIA.
General – Plan of Development		
52.	Carry out the Approved Development – PoD Carry out the approved development generally in accordance with: the approved PoD; and any documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use and to be maintained.
53.	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.
54.	Plans and Supporting Information – PoD a) Submit to EDQ, for compliance assessment plans/ supporting information for the compliance assessable uses listed in the approved PoD. 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.

PDA Development Conditions		
No.	Condition	Timing
	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 PoD. 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; 15. of anticipated staging and programming;	c) Prior to commencement of building works.

PDA Development Conditions		
No.	Condition	Timing
	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 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 is 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	

PDA Development Conditions		
No.	Condition	Timing
	<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 ****