



18th August 2026

Economic Development Queensland
GPO Box 2202,
Brisbane Qld 4001

Dear Sir/Madam

Re: Caloundra South PDA
Application for Change to Approval to amend Condition 8 of
DEV2011/200 (EDQ Ref DEV-2025-CAS-3986)

On behalf of Stockland Development Pty Ltd, we lodge this Change to the Approval to amend Condition 8 of the Caloundra South Master Plan approval to enable an amended Water Quality Management Plan to be submitted under Compliance Assessment.

Background

The State approved Water Quality Management Plan (WQMP) was an approval under Condition 8 of the Master Plan (endorsed by EDQ under Compliance Assessment by EDQ in 2016). This requirement aligned with the Federal EPBC approval requirement, with the same WQMP being approved under both Federal and State conditions.

Since the approved report, Stockland have updated to Federal EPBC Approval to remove the requirement for **event-based monitoring**. The Federal Government approved the removal of this requirement in October 2020. Stockland now intend to update the State WQMP so that it aligns with the approved Federal report, by having the event-based monitoring removed.

To support this application, please find attached the following:

Attachment 1 – Approval letter from the Department of Agriculture, Water and the Environment dated 2 October 2020 approving the *Water Quality Management Plan – Aura Development, Revision 10, dated September 2020*

Attachment 2 - *Water Quality Management Plan – Aura Development, Revision 10, dated September 2020*, referred to in the above Approval. Note that this report confirms that event based monitoring work has been completed and it not now required. However, flow monitoring will still continue at the real-time turbidity monitoring sites.

Stockland now proposes, as part of a separate Compliance Assessment application lodged concurrently with this Change Application, to amend the State-approved WQMP to align with the Federal approved document.

To facilitate this, it is proposed to first amend **Condition 8** of the Master Plan approval by removing reference to the requirement for event based monitoring, as set out in Part (e) of the Condition (refer red mark ups below).

8.	Water Quality and Monitoring	Ongoing
	a) Water quality monitoring is to be undertaken in accordance with the program outlined in the endorsed Caloundra Sout Water Quality Management Plan, prepared by BMT WBM. b) All sampling and testing must be undertaken by a suitably qualified independent consultant with laboratory testing undertaken by a NATA certified laboratory. c) Monitoring within water catchments to be undertaken until 12 months following development in the catchment. Monitoring can only cease provided satisfactory water quality objectives have been met. d) GPS coordinates shall be provided for each monitoring location, with levelling completed at each groundwater sampling point to allow the conversion of groundwater depths to reduced levels to the Australian Height Datum. e) Event based and ambient surface water quality monitoring shall be undertaken on Bells Creek South, Bells Creek North and Lamerough Creek. On each creek, monitoring shall be undertaken at points near the upstream boundary of the site, near the downstream boundary of the site, and within the site (at a convenient point for sampling near the midpoint in each stream). The program shall nominate conditions required for event based samples to be collected. The frequency of ambient monitoring shall be monthly, with event based and ambient testing completed for the following parameters as a minimum: (i) pH; (ii) conductivity; (iii) temperature; (iv) turbidity; (v) dissolved oxygen (vi) suspended sediment; (vii) total Nitrogen and fractions; (viii) total Phosphorus and fractions; (ix) Chlorophyll 'a'; (x) Iron; and (xi) Aluminium. f) Load based surface water quality monitoring shall be undertaken on at least two catchments draining to Bells Creek North and South and Lamerough Creek. The catchments shall be the same as those previously monitored by BMT WBM unless other catchments are deemed more appropriate. Sampling shall be completed for the parameters nominated in part (iii) above as a minimum. g) Ecosystem health monitoring will be completed at a minimum of two locations on Bells Creek downstream of the site in accordance with the protocols adopted for the Ecosystem Health Monitoring Program (EHMP) by the SEQ Healthy Waterways Partnership. h) Groundwater monitoring shall be completed at each of the historical QUT sites and the shallow groundwater monitoring bores identified in Figure 5-11 of the approved Integrated Water Management Plan	

	prepared by BMT WBM dated May 2012. Monitoring shall be completed at quarterly intervals, increasing to monthly monitoring when construction is taking place. Monitoring shall include the following parameters: (i) water level; (ii) pH; (iii) conductivity; (iv) total Nitrogen and fractions; (v) total Phosphorus and fractions; (vi) iron; and (vii) Aluminium. i) In addition to this monitoring, water quality testing for metals (cadmium, chromium, copper, nickel, lead, manganese, zinc) shall be completed at a minimum frequency of once every six months. j) The program will nominate reporting and corrective action procedures together with time schedules for the completion of reports, the definition of corrective actions, and likely timeframes for the completion of corrective actions (which will vary according to the nature of the action required). At a minimum, water quality reports will be produced every four months, detailing the results of monitoring completed to date and a commentary on water quality trends and results compared to conditions prior to development. The report will provide action items as required and will be submitted to the nominated approving authority or other nominated party. The program shall provide for an initial review of laboratory results with an email to the developer indicating whether action is required within five days of the receipt of laboratory results, followed by the completion of reports within four weeks of the receipt of laboratory results.	
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Please do not hesitate to contact me if you have any questions or require any clarification.

Yours sincerely,



Kate Evans
Director

