

Our ref: DEV-2026-CAS-5049

4 September 2026

Stockland Development Pty Ltd
C/- Urbis Ltd
Attention: Beth Foley and Karan Rao
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:	Change to PDA Development Approval - Development Permit for Material Change of Use, Reconfiguring a Lot and Operational Works (1,092 lots, Community Centre and Non-Residential Lots, Park Lots, Drainage Lots, New Road and Advertising Devices in accordance with a Plan of Development) and Context Plan
Property Location:	Bellvista Boulevard, Caloundra West and Bells Creek Road, Bells Creek
Property Description:	Lot 4 SP357739, Lot 5 SP353735, Lot 505 SP347399

On 4 September 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	
Site address	Bellvista Boulevard, Caloundra West and Bells Creek Road, Bells Creek	
Lot on plan description	Lot number	Plan description
	4	SP357739
	5	SP353735
	505	SP347399
PDA Development Approval details		
DEV Reference No.	DEV-2026-CAS-5049	
Original Approval details	PDA Development Approval for Development Permit for a Material Change of Use, Reconfiguring a Lot and Operational Works (1,092 Lots, Community Centre and Non-Residential Lots, Park Lots, Drainage Lots, New Road and Advertising Devices in Accordance with a Plan of Development) and Context Plan	
Change to Approval Decision	EDQ has decided to grant <u>all</u> of the changes to the PDA Development Approval applied for, <u>subject to</u> PDA Development Conditions forming part of this Changed Decision Notice. The approval is for changes to the following: • Amended drainage lot (WSUD N2) and associated Conservation Lot 9073 boundaries; • Amendments to SOHO lot development controls; and • Creation of Lot 9206 and 9207 to facilitate staged transfer of rehabilitated conservation land to Council (minor wording change to Conditions 39 and 45).	
Original decision date	4 July 2018	
1 st Change to approval date	29 November 2018	
2 nd Change to approval date	11 November 2019	
3 rd Change to approval date	16 April 2020	
4 th Change to approval date	31 July 2020	
5 th Change to approval date	9 September 2020	
6 th Change to approval date	24 June 2021	

7 th Change to approval date	11 November 2021
8 th Change to approval date	6 April 2022
9 th Change to approval date	14 December 2023
10 th Change to approval date	4 September 2026
Currency Period	20 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.

Approved plans and documents		Number	Date
1.	Aura North-Central Locality Plan of Development - Precincts 11, 12 and 6 (Part 2)	-	August 2026 (as amended in red dated 25 August 2026)
Plans and documents previously approved on 14 December 2023			
2.	Aura North-Central Locality Plan of Development - Precincts 11, 12 and 6 (Part 1)	-	31 October 2023 (as amended in red dated 12 December 2023)
Plans and documents previously approved on 24 June 2021			
3.	Engineering Services Report, Aura North Central Location Precinct 11 (part) to 12 (part), prepared by Calibre Consulting	17-003001 Revision D	8 March 2021 (as amended in red dated 23 June 2021)
Plans and documents previously approved on 4 July 2018			
4.	Traffic Assessment, Aura North Central Location Precinct 11 (part) to 12 (part), prepared by Calibre Consulting	17-003001	10 April 2018
5.	Stormwater Quality Management Plan prepared by DesignFlow	Version 1.0	19 December 2017
Endorsed Context Plan			
6.	Aura Precinct 11 & 12 Site Context Plan	BA4422 C-1 Rev A	18.12.2017
Supporting documentation			
7.	Flood Risk Management Study Technical Memorandum, prepared by BMT WBM.	L.B20047.058.Technical Memo_P10-P12_Drain.docx	1 June 2018
8.	Caloundra South: Updated Flood Risk Management Strategy 2018	R.B20047.026.08.Flooding.docx	June 2018

	Final Report, prepared by BMT WBM		
9.	Transport Noise Impact Assessment prepared by ASK Consultants	9328R01V01	21 December 2017
10.	Caloundra South Water Quality Management Plan (CSWQMP) prepared by BMT WBM	R B20318 001 08 WQMP_State Proposed Changes_Aug 2016 (2)	15 September 2016
11.	Flood Impact Assessment – Temporary detention basins proposed for Precinct 13	L.B20047.075.0158. TemporaryDetentionBasin_Precinct13Technical Memo_P10-P12_Drain.docx	13 January 2021

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 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.

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.

- 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](#).

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 STIA, LGIA and WIA.	Prior to survey plan endorsement for the relevant stage
2.	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 WIA.	As required by the WIA
3.	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

4.	Certification of Operational Works – Other All operational works for Contributed Assets not subject to the STIA, LGIA or WIA, 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
5.	Street Naming Submit to EDQ a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
6.	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
7.	Staging for Reconfiguration a) The stages of the reconfiguration must be generally in accordance with the indicative staging plan (Appendix C) of the approved POD. However, the stages indicated on the indicative staging plan do not need to be delivered sequentially unless required for infrastructure delivery purposes. b) 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
8.	Advertising Devices Design and install advertising devices generally in accordance with the approved Plan of Development.	Ongoing
Engineering		
9.	Construction Management Plan a) Submit to EDQ a Site Based Construction Management Plan prepared by the principal site contractor that manages the following: - noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; - stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the Environmental Protection Act 1994), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties. - contaminated land (if required), including removal, treatment and replacement in accordance with	a) Prior to commencement of works for each stage

	compliance permit from an approved contaminated land auditor. b) Undertake all works generally in accordance with the construction management plan which must be current and available on site at all times during the construction period.	b) At all times during construction
10.	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 management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. ongoing monitoring, management review and certified updates (as required); and v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	a) Prior to commencement of site works for each stage b) At all times during construction
11.	Engineering Services Report a) Submit to EDQ an addendum to the Engineering Services Report, certified by an RPEQ, generally in accordance with the Engineering Services Report, Aura North Central Location Precinct 11 (part) to 12 (part), prepared by Calibre Consulting, 17-003001 Revision D, 8 March 2021 (as amended in red dated 23 June 2021). The addendum shall include: i. An updated Bulk Earthworks Strategy reflecting required amendments to the Adopted Standards and Design Principles to comply with the Caloundra South: Updated Flood Risk Management Strategy 2018 Final Report (R.B20047.026.08.Flooding.docx) and revised flood mitigation in supporting documentation, being the revised Flood Impact Assessment – Temporary Detention Basin report endorsed by Condition 24. ii. An updated Appendix A – Development Layout iii. An updated Appendix B – Engineering Drawings; and	a) Prior to commencement of site works in Precincts 12.1, 12.2a and 12.2b

	iv. Any consequential plan amendments required under part i to iii of this condition. b) Undertake the works generally in accordance with the certified plans required under part a) of this condition.	b) At all times
12.	Filling and Excavation a) Submit to EDQ detailed earthworks plans, certified by a RPEQ, generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments</i> and the conceptual bulk earthworks plans in the approved Engineering Services Report, The certified earthworks plans shall: - For precincts 12.1, 12.2a and 12.2b be generally in accordance with the addendum to the Engineering Services Report required by Condition 11; - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and - provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for relevant stage c) Prior to survey plan endorsement for the relevant stage
13.	Retaining Walls a) Submit to EDQ detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage

	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 required under part a) of this condition.	c) Prior to survey plan endorsement for the relevant stage
14.	Roads – Internal a) Submit to EDQ engineering design/construction drawings, certified by a RPEQ, for internal roads, including parking bays, intersections, roundabouts, crossing points, bus bays, traffic devices, cycle lanes, two cycle tracks, off-road shared paths and pedestrian footpaths generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C</i> and the approved POD. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) 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.	a) Prior to commencement of work for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
15.	Compliance Assessment – Roads – East-West Sub-arterial a) Submit to EDQ for compliance assessment engineering design drawings, certified by a RPEQ, for the above road generally in accordance with the <i>LGIA Infrastructure Network 5</i> and the approved POD b) Submit to EDQ detailed engineering design/ construction drawings certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans as required under part b) of this condition. d) Submit to EDQ ‘as–constructed’ drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.	a) Prior to commencement of work for the relevant stage 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
16.	Compliance Assessment – Roads – Green Street a) Submit to EDQ for compliance assessment 85% engineering design drawings, certified by a RPEQ, for the road section fronting Community Centre Lot 8047 and Drainage Lot 9072 generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C</i> , the approved POD and addressing the following:	a) Prior to commencement of work for the relevant stage

	• Consideration of the access arrangement for the Community lot (Lot 8047) and District Sports Park (Lot 9071) • Assessment of the safety for the above access and requirement for turning lanes or access restrictions (i.e. left in /left out) and necessary line-marking or signage. • Design of the road to an interim arrangement that allows staged amendment to integrate with ultimate requirements per Condition 17. b) Submit to EDQ detailed engineering design/ construction drawings certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans as required under part b) of this condition. d) Submit to EDQ 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.	b) Prior to commencement of 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
17.	Compliance Assessment – Roads – Green Street– Lot 8047 and Lot 9072 Frontage Road (Ultimate) a) Submit to EDQ for compliance assessment 85% engineering design drawings, certified by a RPEQ, for the above road generally in accordance with the <i>LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C</i>, the approved POD and-addressing the following: • Demonstration of integration of the subject road design and access points to the Community lot (Lot 8047) and District Sports Park (Lot 9071) with the road design west of Lot 8047 through to the intersection with the North-South Trunk Connector. • Assessment of the interaction of the Lot 8047 and Lot 9071 access with the adjacent signalised intersection to the Caloundra South Central School, including interactions with turning lanes and queue lengths, supported by appropriate traffic modelling and the review of appropriate safety criteria. • Assessment of requirements for turning lanes for Lot 8047 and Lot 9071, augmentation of the road network, designation of any access movement restrictions and any necessary line-marking, signage, median treatments or road reserve width amendments.	a) Prior to survey plan endorsement for Lot 9072 and 8047

	b) Submit to EDQ detailed engineering design/ construction drawings certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans as required under part b) of this condition, including any alterations required of interim works constructed per Condition 15. 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 Lot 9072 and 8047 and prior to construction of any ultimate road works c) Prior to survey plan endorsement for the road reserve and the commencement of the use of the school d) Prior to survey plan endorsement for the road reserve and the commencement of the use of the school
18.	Compliance Assessment – Roads – East-West Sub-Arterial 2 / North-South Connector Intersection a) Submit to EDQ for compliance assessment engineering design drawings, certified by a RPEQ, for the above road generally in accordance with the LGIA Infrastructure Network 5 and the approved POD b) Submit to EDQ a Technical Memorandum, certified by an RPEQ, verifying that the intersection design reflects the requirements of the updated development layout (Aura North-Central Locality Precincts 11, 12 and 6 (Parts 1 and 2) dated 31 October 2023 (as Amended in Red) and is generally in accordance with the LGIA Infrastructure Network 5 – Local Transport Infrastructure Part C. 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) of this condition.	a) Prior to commencement of work for the relevant stage b) Prior to commencement of work for the relevant stage c) Prior to commencement of work for the relevant stage d) Prior to survey plan endorsement for the relevant stage

	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.	e) Prior to survey plan endorsement for the relevant stage
19.	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 WIA). Low-risk infrastructure is all other infrastructure.	Prior to the commencement of works for the first stage
20.	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 referred to in Condition 19 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
21.	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 referred to in Condition 19. 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
22.	Compliance Assessment – Stormwater Management (Quality) a) Submit to EDQ for compliance assessment 85% design drawings for the proposed stormwater quality treatment devices (excluding street bio pods), certified by a RPEQ/AILA generally in accordance with the approved Stormwater Quality	a) Prior to commencement of works for the relevant stage

	Management Plan and the <i>LGIA Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards</i>. b) Submit to EDQ detailed engineering/landscape plans, certified by a RPEQ/AILA, for the proposed stormwater treatment devices 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 required under part b) of this condition. d) Submit to EDQ 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.	b) Prior to commencement of works for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
23.	Stormwater Management (Quantity) a) Submit to EDQ detailed engineering plans for the proposed stormwater underground reticulation network (including street bio pods), certified by a RPEQ, generally in accordance with the <i>LGIA Infrastructure Network 4 – Stormwater Part C – Infrastructure Standards</i>, the updated Engineering Services Report required by condition 11, and the approved POD. 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.	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
24.	Compliance Assessment – Stormwater Management – Temporary Detention Basin a) Submit to EDQ for compliance assessment a technical memorandum prepared by an RPEQ, which is an addendum to the BMT memorandum "Modelling of Diversion Channel From Bell's Creek North to Bells Creek South" (L.B20047.058.Technical Memo_P10-P12_Drain.docx dated 1 June 2018), that shows the approved lot layout and defines the extent of earthworks which forms the <i>Temporary Detention Basin Trigger Area</i> within the development footprint.	a) Prior to commencement of bulk earthworks in Precincts 12.1, 12.2a and 12.2b

	b) Submit to EDQ for compliance assessment a revised Flood Impact Assessment – Temporary Detention Basins Proposed for Precinct 13, dated 13 January 2021 prepared by BMT WBM, prepared by an RPEQ. The revised report must address the following: i. No worsening to any external land compared to the Caloundra South: Updated Flood Risk Management Strategy 2018 Final Report, prepared by BMT WBM, dated June 2018, or as otherwise agreed in writing by the land owner or relevant authority (including but not limited to DTMR or Council). ii. No worsening to approved internal stages. iii. Modelling based upon an approved version of the Aura Regional Flood Model iv. Climate change provisions for basin sizing includes rainfall intensity increase in accordance with the assumptions made in the Caloundra South: Updated Flood Risk Management Strategy 2018 Final Report, prepared by BMT WMD, dated June 2018 to provide internal lot immunity v. Submit confirmation by a RPEQ that the basis of design and the assumptions made in relation to the hydrologic and hydraulic design of the subject site including internal flood levels and earthworks levels remain valid and in accordance with the LGIA c) Submit to EDQ for compliance assessment detailed engineering plans generally in accordance with Part a). d) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. e) Submit to EDQ for compliance assessment a maintenance and decommissioning strategy certified by a RPEQ for the temporary detention basin generally in accordance with Part a). The maintenance and decommissioning strategy must include the following: i. Ongoing maintenance of the temporary detention basin ii. As an interim solution, identify a process to remove or reconfigure the temporary detention basin when the permanent Western Detention Basin solution identified in	b) Prior to commencement of bulk earthworks in Precincts 12.1, 12.2a and 12.2b, or as endorsed by Part a) c) Prior to commencement of bulk earthworks in Precincts 12.1, 12.2a and 12.2b, or as endorsed by Part a) d) Prior to plan sealing e) Prior to plan sealing
--	--	---

	Condition 25 is provided. This must also include the decommissioning and rehabilitation of the site f) Maintain the basin generally in accordance with the endorsed maintenance and decommissioning strategy required under part d) of this condition. g) Decommission the Temporary Detention Basin generally in accordance with the endorsed maintenance and decommissioning strategy required under part e) of this condition. Advice Notes: <i>The ownership of the temporary detention basin must be retained by the landowner until the permanent solution identified in Condition 25 is determined.</i> <i>Decommissioning of the Temporary Detention Basin will require further approvals.</i>	f) Until the Western Detention Basin is constructed, in accordance with the trigger identified by Condition 25. g) Following the construction of the Western Detention Basin, in accordance with the trigger identified by Condition 25.
25.	Compliance Assessment – Stormwater Management – Western Detention Basin Submit to EDQ for compliance assessment a Technical Memo certified by a RPEQ which establishes a trigger point for the delivery of the Western Detention Basin, based upon the Caloundra South: Updated Flood Risk Management Strategy 2018 Final Report (R.B20047.026.08.Flooding.docx)	Prior to plan sealing of the first lot within Precinct 12
26.	Stormwater – State Transport Infrastructure Stormwater management of the development must ensure no worsening or actionable nuisance to State transport infrastructure other than that which is contemplated by the STIA. Any works on the land must not: - create any new discharge points for stormwater runoff onto the Bruce Highway and future rail corridor; - interfere with and/or cause damage to the existing stormwater drainage on the Bruce Highway and future rail corridor; - surcharge any existing culvert or drain on to the Bruce Highway and future rail corridor; or - reduce the quality of stormwater discharge onto the Bruce Highway and future rail corridor.	At all times.
27.	Public Transport Provide public transport and associated infrastructure in	As per the STIA

	accordance with the STIA.	
28.	Street Lighting 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: - meet the relevant standards of Energex; - be acceptable to Energex as 'Rate 2 Public Lighting'; - be endorsed by Council as the Energex 'billable customer'; - be generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>'. Or the following: b) Submit to EDQ detailed engineering design plans certified by a RPEQ-electrical for <u>Rate 3</u> (Council owned) street lighting to all roads, including footpaths/bikeways within road reserves generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>' and AS3000 – '<i>SAA Wiring Rules</i>'. c) Install the lighting generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council.	a) Prior to survey plan endorsement for each stage b) Prior to commencement of works for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage
29.	Electricity Submit to EDQ either: - written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or - written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement
30.	Telecommunications 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 each new lot within the proposed subdivision.	Prior to survey plan endorsement

	accordance with <i>the LGIA – Infrastructure Network Schedule 1 – Open Space</i> and the approved POD. b) Where the compliance assessment application submitted under part a) of this condition is for a District Recreation Park (Linear), District Sports Park or Neighbourhood Sports Park, provide a copy of this application to Sunshine Coast Council. c) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. d) Submit to EDQ 'As Constructed' plans and asset register certified by an AILA in a format acceptable to Council.	b) Within 5 business days of lodging the application with EDQ c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
35.	Acid Sulfate Soils Management Plan (ASSMP) a) Where acid sulfate soils are found on site, submit to EDQ an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i> and be certified by a suitably qualified professional. b) Excavate, remove and/or treat onsite all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of or during site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage
36.	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 (CPESC), generally in accordance with the conceptual erosion and sediment control plans shown in the approved Engineering Services Report, and the following guidelines: - The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); - Healthy Land and Water Technical Note: <i>Complying with the SPP - Sediment Management on Construction Sites</i> - Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and - Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement and monitor the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works for each stage b) At all times during construction

37.	Acoustic Treatment – Noise Barriers a) Submit to EDQ detailed engineering plans, certified by a RPEQ, for the noise barriers generally in accordance with <i>PDA Engineering Guideline No. 13 – Acoustic treatments</i> and the Transport Noise Impact Assessment dated 21/12/2017 prepared by ASK Acoustic & Air Quality and the approved POD. b) Construct the noise barrier(s) 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, certified by a RPEQ, of the barrier(s).	a) Prior to commencement of site 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
38.	Water Quality Monitoring – Bells Creek North and South Submit to EDQ pre-, during and post-construction water quality monitoring data for surface stormwater and groundwater in Bells Creek North and South catchments generally in accordance with the updated Caloundra South Water Quality Management Plan (CSWQMP) prepared by BMT WBM endorsed on 15/09/16.	As per the CSWQMP
39.	Compliance Assessment - Environment Protection Zone Rehabilitation a) Submit to EDQ for compliance assessment a detailed Environmental Rehabilitation Plan certified by a suitably qualified environmental scientist/engineer for rehabilitation works within Lot 9073, Lot 9206 and Lot 9207 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 environmental scientist/engineer that the works have been inspected and completed generally in accordance with parts a) and b) of this condition.	a) Prior to commencement of works for the first stage b) Within one year of the registration of the first Plan of Subdivision c) In accordance with the LGIA
Surveying, land dedication and easements		
40.	Small lot development easements for lots ≤300m² For standard format lot sub-divisions where a lot is 300m ² or less and the lot adjoins another lot 300m ² or less and the proposed construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i> (LTA) to	At or prior to survey plan endorsement

	permit the application and registration of high density development easements, provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights for 1 or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage*; or provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist). *High-density development easements created under Part 6 Division 4AA of the <i>Land Title Act 1994</i> are not required to be identified on a plan of survey.	
41.	Small lot development easements for lots >300m² If a lot is more than 300m² and adjoins another lot irrespective of the size of the adjoining lot and the construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i>, provide reciprocal easements in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist).	At or prior to survey plan endorsement
42.	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.	Prior to survey plan endorsement for the relevant stage
43.	Land Transfer - Drainage Purposes Transfer, in fee simple, to Council as trustee, land identified for drainage purposes on the approved ROL plans.	In accordance with the LGIA
44.	Land Transfer - Park and Open Space Transfer, in fee simple, to Council as trustee, land identified for park and open space purposes on the approved ROL plans.	In accordance with the LGIA
45.	Land Transfer - Conservation Transfer, in fee simple, to Council as trustee Lot 9073, Lot 9206 and Lot 9207 for conservation purposes.	In accordance with the LGIA
46.	Serviced Land Transfer - Community Transfer in fee simple, serviced land to Council as trustee Lots 8045, 8046 and 8047 for community purposes.	At survey plan registration for the relevant stage

47.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement for the relevant stage
Infrastructure Charges		
48.	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 14 -18: Movement Network; • Conditions 19-21: Water and Sewage; • Conditions 44: Park and Open Space; and • Conditions 46: Community.	As required by the relevant condition
49.	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 WIA. OR If the WIA 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.	a) Prior to the endorsement of a plan of subdivision As required by the IFF
50.	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. <i>Advisory Note: The MEDQ prepared to accept the lodgement of bonds to cover the infrastructure charges calculated in accordance with the above.</i>	As required by the IFF & LGIA
General – Plan of Development		
51.	Carry out the approved development – POD Carry out the approved development generally in accordance with the approved Plan of Development. i) the approved Aura North-Central Locality Precincts 11, 12 and 6 Plan of Development (Parts 1 and 2); and	Prior commencement of use and to be maintained

	ii) any documentation endorsed via Compliance Assessment as required by these conditions	
52.	Plans/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 against the approved Aura North-Central Locality Precincts 11, 12 and 6 (parts) Plan of Development (Parts 1 and 2). 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. 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;	Prior commencement of Building Works to of

	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; 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 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 <i>LGIA 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 ****