

Technical Memorandum

Subject	Environmental Approvals Assessment - P12&13	Date of Issue	31 August 2026
		Discipline	Environment
Project Title	Aura – Precinct 12&13	Project No.	30034100
Document No.	30034100-MEM-009-01	Revision	03
Author	Joshua Dawson, Environmental Planner		
Reviewed by	Bonnie Mulholland	Approved by	Morgan Dodds
Prepared for	Stockland Pty Ltd (Stockland)	Attention to	Liam Hiscock
Appendix Items	- Appendix A: Relevant search results - Appendix B: Waterway barrier works – decision notice		

1. Purpose/Introduction

Stockland Pty Ltd (Stockland) have requested that SMEC conduct an environmental assessment of the proposed Precincts 12&13 (referred to herein as the Project) to identify site values and any applicable permits or approvals that may be required to support the works. The environmental assessment has been based on existing plans and documentation, in addition to review of Queensland Globe mapping and government databases.

1.1 Description of Development

Precincts 12 and 13 are located in the north-west extent of the EPBC Referral Boundary, across two freehold land parcels (505SP347399 and 5SP336536) owned by Stockland within the Priority Development Area (PDA). The works include land clearing of the assessment area and construction of drainage outlet works into Bells Creek North Branch. The design intersects with or is in close proximity to a several constraints. These constraints and associated actions are highlighted further in this memorandum.

2. Environmental and Approvals Assessment Summary

An approvals assessment was conducted for Precincts 12 & 13 based on the assessment area agreed with Stockland and EGIS (19/03/2026). The detailed desktop assessment is provided in Attachment A. The approvals assessment considers only those approvals that apply within a PDA and constraints relevant to the Precinct 12 & 13 Project area.

Table 1: Environmental and Approvals Assessment Summary

Approval	Legislation	Trigger	Comments
EPBC Approval	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Where an action is likely to have a significant impact on a matter of National Environmental Significance	Approval obtained. EPBC Approval 2011/5987 has been obtained for Aura. The works must be undertaken in accordance with the conditions of the EPBC approval and the management plans approved under the EPBC Approval. This includes but is not limited to the Precinct Construction Environmental

Approval	Legislation	Trigger	Comments
			Management Plan (CEMP) and Wallum Sedge Frog Management Plan (WSFMP).
EPBC Approval – Wallum Sedge Frog Management Plan (WSFMP)	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Applies to development under the approved Caloundra South Master Plan and subsequent development applications. Prepared as a condition of EPBC Approval 2011/5987.	The Precincts 12 & 13 designs comply. WSUD are located outside the frog zone and at least 30m away from retained WSF habitat, as per the WFSMP. Drainage outlets are permitted in the frog zone and frog buffer zone as per the WFSMP. The design reflects this. The eastern Link Road design was refined and realigned to ensure the road was located as far as possible away from the drought refugia WSF retained habitat. The Aura Frog Compliance team will review the finalised design to ensure it complies with the requirements of the WFSMP.
Species Management Program (SMP)	<i>Nature Conservation Act 1992</i>	Tampering with active animal breeding places	Stockland has obtained a High Risk Species Management Program (SMP1914) for black glossy cockatoo, certain frog species, least concern colonial breeding microbat, bird and glider species, and all other least concern (low risk) species. The requirements of this program applies to these works. As per the HR SMP1914 requirements, a contemporary breeding place survey has been undertaken. No additional species were identified during the survey.
Protected Plant Clearing Permit	<i>Nature Conservation Act 1992</i>	Clearing of CREVNT flora species	Approval not required, however an exempt clearing notification required. Submit exempt clearing notification at least one week before clearing and no later than 12 months after flora survey completed.
Development Permit for Tidal Works	<i>Coastal Protection and Management Act 1995</i>	Works within the Coastal management District	Approval not required. Although within the CMD trigger area, the Project as a whole is within the PDA, and as such is exempt. Works have been designed to minimise erosion and flooding impacts, ensuring project areas are stabilised either through permanent infrastructure (roads, footpaths), landscaping and or temporary rehabilitation prior to future development.
Development Permit for waterway barrier works	<i>Fisheries Act 1994</i>	Waterway barrier works in a high risk (red) waterway and mapped green (low risk waterway).	Approval obtained for filling in the mapped green waterway. The approval 2404-39802 SPD identifies waterways that must be retained and others that can be impacted throughout the development stagings. There is a high (red) risk waterway (Bells Creek North) to be retained within the works area and two low (green) waterway approved to be impacted as part of this project. Compensatory fish habitats are required to be constructed under the approval 2404-39802 SPD. One compensatory fish habitat is located in the P13 area. The design of this compensatory fish habitat and WSUD outlet meet the requirements of 2404-39802 SPD

Approval	Legislation	Trigger	Comments
			condition 9. The final outlet design and construction will be reviewed and certified by Fishology (a suitably qualified professional in fish passage biology) to ensure works will not result in a barrier to fish movement and is compliant with the approval conditions. Advice from Fishology confirmed the proposed Precinct 13 outlet works into the bed of Bells Creek North do not constitute a barrier to fish passage as they will be keyed into the creek bank at bed level. No additional waterway barrier work approval is required. The waterway barrier work decision notice (2404-39802 SPD) is included in Appendix B.
Riverine Protection Permit	<i>Water Act 2000</i>	Excavation, placing of fill and clearing of vegetation within high banks of a watercourse	The two WSUD outlets discharge into the bed of Bells Creek North (mapped watercourse), to the north of Precinct 13. The works will require clearing and excavation within the high bank of the mapped watercourse, where design cannot comply with the Riverine Protection Permit Exemption Requirements WSS/2013/726 version 2.03 02/06/2023 or later versions. A riverine protection permit will be required for the outlet works.
Agricultural Land Class A & B	<i>Regional Planning Interests Act 2014</i>	Disturbance to Agricultural land A & B	The Regional Planning Interests Act 2014 regulated activities in Areas of Regional Interest (i.e. Strategic Cropping Areas) and ensures resource and regulated activities do not compromise the economic, environmental or social values of these regions. Part 1, Division 3, Subdivision 4, Section 16 of the <i>Regional Planning Interests Act 2014</i> describes approval requirements when carrying out a 'resource activity' or 'regulated activity' within an area of regional interest. The Project does not meet the definition of 'resource activity' or 'regulated activity'.
State-controlled Road Corridor	Planning Regulation 2017	Works within 25 m of a State-controlled works corridor	Despite being within 25 m of a state controlled corridor, works are contained within the boundary of the PDA. The <i>Planning Regulation 2017</i> specifies where the local council is not the assessment manager for operational works, there is no requirement for SARA/TMR to act as the assessment manager. As such, no referral is required.
Bushfire Hazard Area	State Planning Policy	Works within or in proximity to bushfire hazard area	The project is located within areas currently mapped as high potential bushfire intensity and the potential impact buffer. The majority of the vegetated mapped potential and buffer areas will be cleared to facilitate the access for earthworks and the development of the project. The remaining bushfire risk after construction is significantly decreased due to the physical separation of the Bruce Highway to the west and Link Road reserve to the east.
Flooding Impacts	State Planning Policy	Working within a Flood Hazard Area	SPP Mapping does not indicate works are within a flood hazard area.

Approval	Legislation	Trigger	Comments
			Flood impact assessment has been undertaken, refer to R.003060.002.01 Aura Flood Risk Management Report, BMT, 2026. Assessment has concluded that the proposed development will not increase flooding impacts.
Acid Sulphate Soils	State Planning Policy	Acid Sulphate Soils Hazard Mapping	Works are within an area mapped as extremely low (1-5%) probability of occurrence. The majority of the works, including the WSUD and outlets are above 5m AHD, a portion of the sewer alignment is proposed to be below 5m AHD and will be will addressed in future project stages.
Marine Parks	<i>Marine Parks Act 2004</i>	Works within proximity to Marine Park	Bells Creek North drains to Moreton Bay Marine Park. Works will comply with the site specific Construction Environmental Management Plan (CEMP) and Water Quality Management Plan (WQMP) to avoid water quality issues within Bells Creek.
Cultural Heritage	<i>Aboriginal Cultural Heritage Act 2003</i>	Impacts to Aboriginal Cultural Heritage	All of Aura project is covered by the <i>Caloundra Downs Cultural Heritage Management Plan</i> (2015) (CHMP). Works are proposed to comply with CHMP requirements.

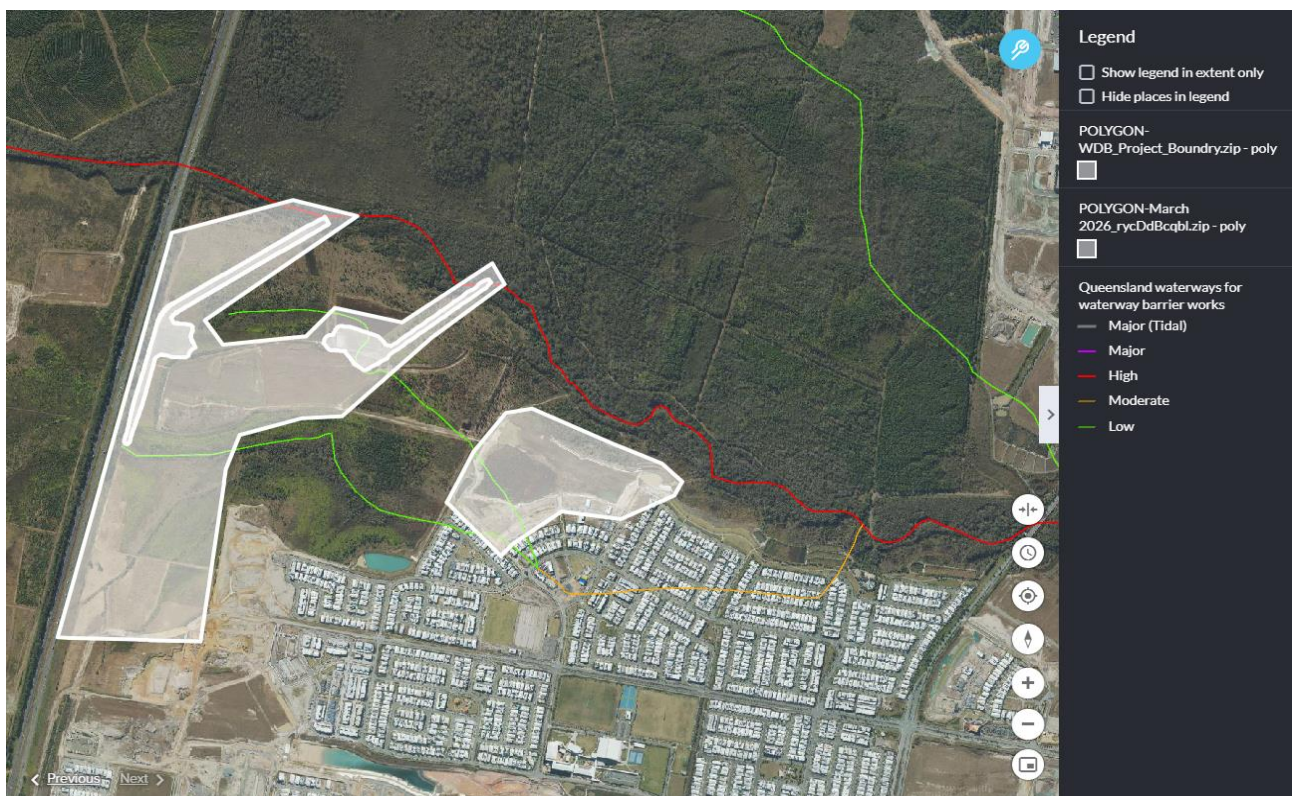
3. Further Actions

SMEC has identified the following actions required prior to works commencing:

- Ensure compliance with all requirements of the current sitewide HRSMP 1914.
- Submit exempt clearing notification and ensure clearing under the protected plant clearing exemption occurs within 3 years of when the relevant flora survey was conducted.
- Fishology is to review the final design of the compensatory fish habitat and inspect works during construction to ensure the design and construction compiles with the 2404-39802 SPD approval.
- Frog Compliance Team to provide formal review and signoff of the Issued For Construction designs where they adjoin or intersect with frog buffer or frog zones. Noting initial design review has been undertaken.
- Ensure works are undertaken in accordance with the conditions of the EPBC approval and the management plans approved under the EPBC Approval. This includes but is not limited to the PCEMP and WSFMP.
- Comply with Cultural Heritage Management Plan requirements.
- Manage biosecurity, acid sulfate soils and unexploded ordnance risk according to relevant PCEMP measures.
- Design is to comply with the clearing, filling and excavation limits in the RPP exemption requirements. Where design/construction methodology cannot comply with the requirements an RPP will be required.



Excerpt 1 – Mapped Watercourses



Excerpt 2 - Mapped Fisheries Waterways



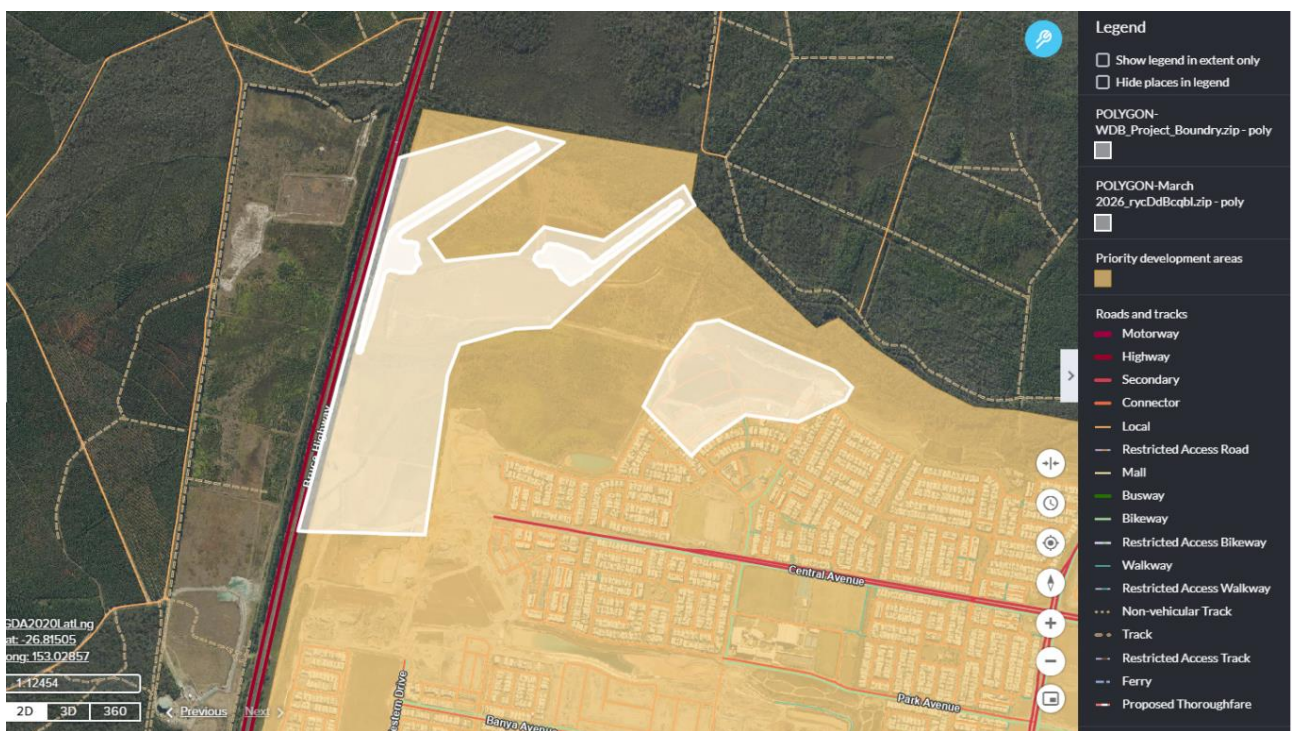
Excerpt 3 – Mapped Protected Plant Trigger Mapping



Excerpt 4 – Coastal Management District



Excerpt 5 – Highest Astronomical Tide



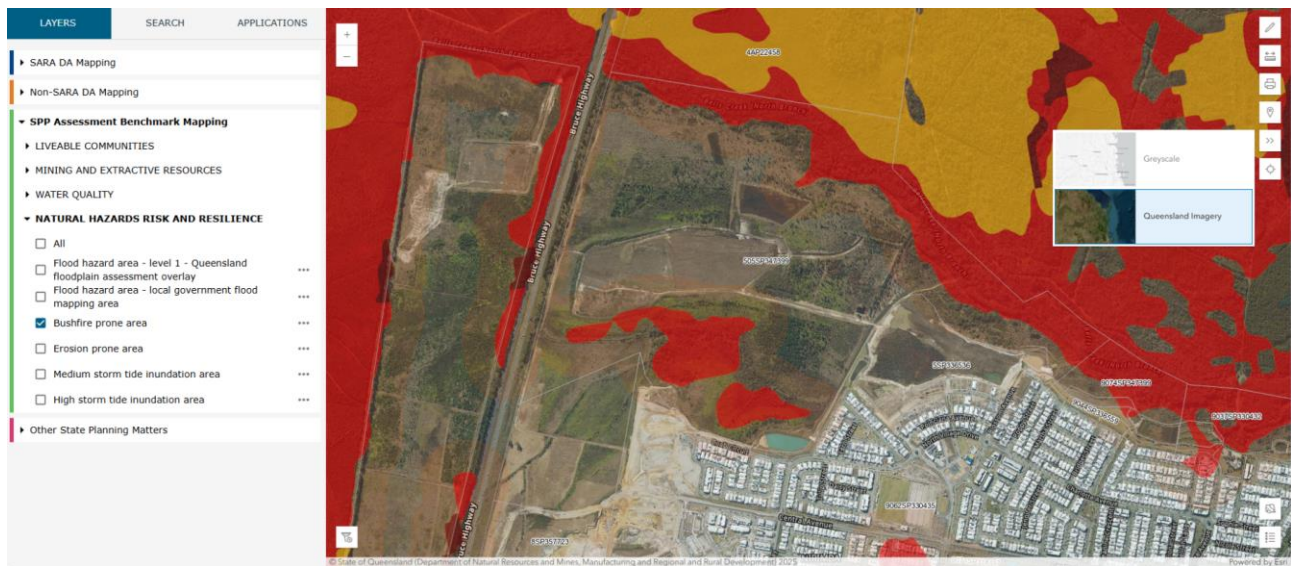
Excerpt 6 – Priority Development Area



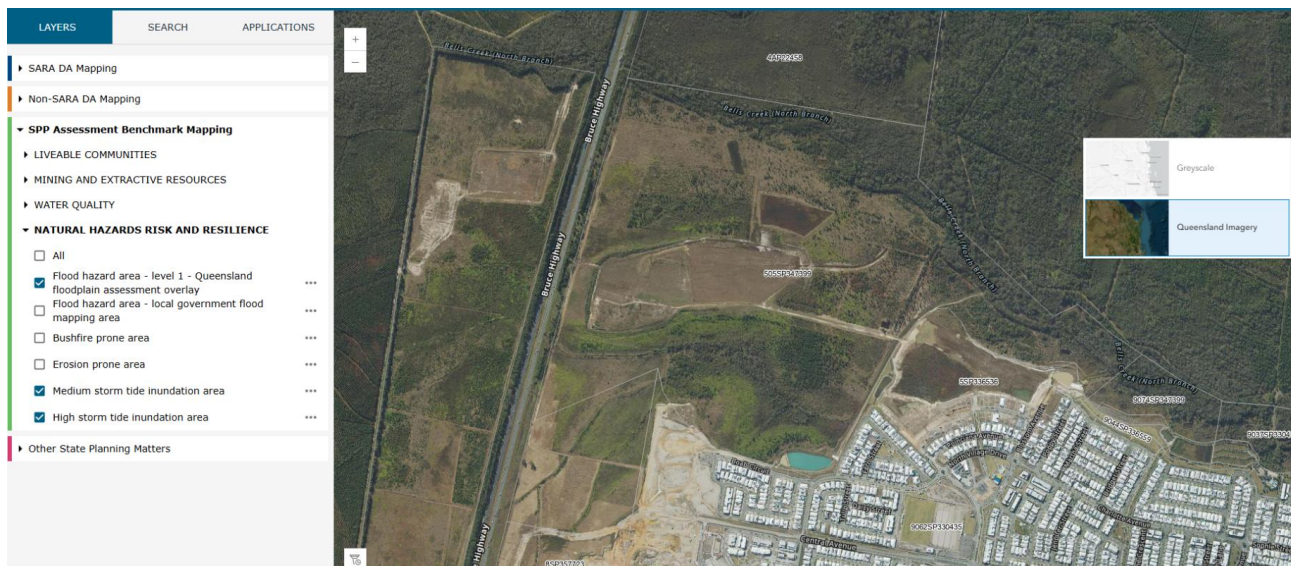
Excerpt 7 - Mapped regulated Vegetation Under the Vegetation Management Act



Excerpt 8 - Easements



Excerpt 9 – SPP Mapping – Bushfire Prone Areas



Excerpt 10 – SPP Mapping – Flood Hazard Area

Appendix B Waterway Barrier Works – Decision Notice



SARA reference: 2404-39802 SPD

1 May 2024

Stockland Development Pty Ltd
c/- Fishology Consulting
16 Hodgens Street
Caloundra QLD 4551
fishologyconsulting@gmail.com

Attention: Nicole McKirdy

Dear Nicole

SARA change application decision—Amber Drive, Caloundra West

(Given under section 83 of the Planning Act 2016)

I refer to your application made on 2 April 2024 to the State Assessment and Referral Agency (SARA) requesting a change to an existing development approval issued on 10 August 2021 for the following:

- Development permit for operational work for waterway barrier work

SARA has assessed your application to make a change to the existing development approval.

Decision for change application

Date of decision:	1 May 2024
SARA reference:	2404-39802 SPD
Decision details:	Make the change and amend existing conditions
Changes agreed to:	1. Amend condition 9 to refer to revised plans which no longer show mapped waterway features 26a, 27a and 28a 2. Minor update to condition 12 and the timing of condition 18 to refer to revised plans 3. Minor update to condition 14 to refer to the new decision reference
Reasons	The reasons for the responsible entity decision are in Attachment 1

The following copy of the development approval including the above changes replaces the previous negotiated decision notice issued on 10 August 2021 under SARA reference 2103-21603 SDA.

Changed development approval

Outcome:	Approved, subject to conditions
Properly made date:	20 May 2021
Date of original decision:	10 August 2021
Original SARA reference:	2103-21603 SDA
Conditions:	The approval is subject to the changed conditions in Attachment 2
Advice:	Changed advice to the applicant is in Attachment 3
Currency period:	This development approval will lapse if development is not started within the currency periods stated in section 85 of the <i>Planning Act 2016</i>

Development details

Description:	Development permit for operational work for waterway barrier works
SARA role:	Assessment manager as prescribed under Schedule 8, Table 4, Item 3(m) (Planning Regulation 2017)
SARA trigger:	Schedule 10, Part 6, Division 4, Subdivision 2, Table 1 (Planning Regulation 2017) Operational work that is constructing or raising waterway barrier works
Street address:	Amber Drive, Caloundra West and 235 Racecourse Road, Corbould Park
Real property description:	Lot 2002 on SP283680 and Lot 2003 on SP283680 and Land formerly described as Lot 345 on SP287462, Lot 3 on RP910849, Lot 4000 on SP295704, Lot 504 on RP884348, Lot 500 on SP287462 and Lot 9992 on SP272038
Local government area:	Sunshine Coast Regional Council
Applicant name:	Stockland Development Pty Ltd
Applicant contact details:	c/- Fishology Consulting 16 Hodgens Street Caloundra QLD 4551 fishologyconsulting@gmail.com
Category of assessment:	Code assessable

Additional details

Native title considerations:	A Native title assessment has been undertaken for this application and it has been determined that no further action is required.
<i>Human Rights Act 2019</i> considerations:	Consideration of the <i>Human Rights Act 2019</i> sections 15 to 35 has been undertaken as part of this response. It has been determined that this response does not limit human rights.

Dispute resolution

Appeal:	The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a change application are set out in Chapter 6, Part 1 of the <i>Planning Act 2016</i> . Copies of the
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relevant provisions are in **Attachment 4**.

For further information please contact Matthew Holznagel, Principal Planning Officer, on 3452 7546 or via email SEQNorthSARA@dsdilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Danika', with a stylized flourish extending to the right.

Danika Cowie
Principal Planning Officer

enc Attachment 1 – Reasons for responsible entity decision
 Attachment 2 – Changed assessment manager conditions
 Attachment 3 – Changed advice to the applicant
 Attachment 4 – Appeal provisions
 Attachment 5 – Documents referenced in conditions

cc Sunshine Coast Regional Council, mail@sunshinecoast.qld.gov.au

Attachment 1—Reasons for responsible entity decision

(Given under section 83(9) of the *Planning Act 2016*)

The reasons for SARA's decision are:

- On 10 August 2021, SARA issued a negotiated decision notice for a development approval for operational works for waterway barrier works over land described as Lot 2002 on SP283680 and Lot 2003 on SP283680 and land formerly described as Lot 345 on SP287462, Lot 3 on RP910849, Lot 4000 on SP295704, Lot 504 on RP884348, Lot 500 on SP287462 and Lot 9992 on SP272038.
- The works relate to changes to waterways, including filling, as part of the development of the Aura residential estate.
- The current change application seeks to amend mapping referenced in a condition of SARA's approval that requires the provision of retained/enhanced fish habitat within certain mapped waterways on the subject site.
- The current change is consistent with the original approval and will not introduce any new impacts that were not assessed as part of the original application assessment.
- The change was assessed as being minor in accordance with the *Planning Act 2016* and the Development Assessment Rules. The change application was assessed having regard to State code 18: Constructing or raising waterway barrier works in fish habitats. The proposed change is supported, subject to conditions.

Material used in the assessment of the change application:

- the change application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- the SDAP (version 2.6)
- the Development Assessment Rules
- SARA DA Mapping system
- section 58 of the *Human Rights Act 2019*

Attachment 2—Changed assessment manager conditions

(Copies of the documents referenced in the conditions below are found at **Attachment 5**)

No.	Conditions of development approval	Condition timing
Operational work for waterway barrier works (development permit)		
Operational works to construct or raise a waterway barrier—The chief executive administering the Planning Act 2016 nominates the Director-General of the Department of Agriculture and Fisheries (DAF) to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	No waterway barrier works, that is the filling of a waterway, is permitted within the following waterways identified on DAF waterway barrier risk of impact mapping, prepared by ARUP, dated 27/02/2018, Job No. 238678-00, Drawing No. 005a: i. Lamerough Creek ii. Bells Creek North iii. Bells Creek South iv. Waterway No 9 v. Waterway No 10a vi. Waterway No 11a vii. Waterway No 12a viii. Waterway No 35, with the exception of waterway barrier works as described in condition 3(b).	At all times
2.	For development works within 100m of a retained waterway identified through Condition 1, the retained waterway must be clearly marked with corner pegs, at 50m intervals, at the location of the high banks and protected with temporary fencing to prevent development works and associated activities (storage, parking, runoff, access) from entering the retained waterways.	For the duration of construction within areas adjacent each respective waterway.
3.	Development authorised under this approval is limited as follows: (a) With the exception of those waterways as specified within Condition 1, operational works to raise or construct a waterway barrier that is the filling of waterways; and (b) Operational works to raise or construct a waterway barrier that is a permanent 3 cell reinforced concrete box culvert within waterway 35 and shown in: – Bells Creek Arterial Phase 4 Waterway barrier work tributary culvert: waterway no. 35, prepared by KBR, dated 12/02/2019, drawing number BEC851-SK-CV-SKT1005 and Revision E; and – Bells Creek Arterial Phase 4 Waterway barrier work tributary culvert: waterway no. 35,	At all times

No.	Conditions of development approval	Condition timing
	prepared by KBR, dated 13/02/2019, drawing number BEC851-SK-CV-SKT1007, Revision A.	
4.	The existing earthen access track that is located approximately 30m downstream of the structure authorised under condition 3 (b), must be removed to half its height, immediately after the culvert structure inclusive of the approved fish passage has been completed, or the earthen access track is no longer required, whichever is sooner.	Immediately after the culvert structure authorised under condition 3 (b) has been completed, or the earthen access track is no longer required, whichever is sooner.
5.	Land profiles that are temporarily disturbed by the development works within Waterway 35 as authorised under conditions 1 and 4 (other than those within the permanent development footprint, as shown on Bells Creek Arterial Phase 4 Waterway barrier work tributary culvert: waterway no. 35, KBR, 12/02/2019, BEC851-SK-CV-SKT1005 and Revision E), must be restored to pre-works profiles.	Upon completion of the works the subject of this approval.
6.	Up and downstream fish passage must be provided across the waterway barrier authorised under condition 3 (b).	At all times
7.	The waterway barrier and any associated infrastructure authorised under condition 3 (b) is to be constructed and maintained to avoid fish injury, mortality and/or entrapment.	At all times
8.	For the waterway barrier authorised under condition 3 (b): (a) Maintain the fish passage aspect of the barrier in accordance with the plans referenced in condition 3 (b), and the requirements of any conditions included in this development approval. (b) Maintenance of the fish way passage must include as a minimum: i. Inspections and removal of blockages for events with an Average Recurrence Interval of 5 or greater.	At all times
9.	(a) Provide compensatory fish habitat and retained/enhanced fish habitat generally in accordance with the following plans: i. Fish Habitat Areas P2, prepared by Calibre, dated 12/04/2021, drawing no 17-000934.3012-SK02, issue B; ii. Fish Habitat Areas P6-16, prepared by Calibre egis , dated 12/04/2021 06/02/2024 , drawing no 17-000934.3012-SK04, issue C D ; iii. Fish Habitat Areas P17, P18 & P19, prepared by Calibre egis , dated 12/04/2021 06/02/2024 , drawing no 17000934.3012-SK05, issue C D ;	(a) Construction of all required compensatory habitat channels within a precinct must be completed prior to survey plan sealing of the last lot of that precinct. (b) Prior to construction of each respective compensatory channel.

No.	Conditions of development approval	Condition timing
	iv. Fish habitat sections Sheet 1, prepared by Calibre, dated 13/02/2018, drawing no 17000934.3012-SK06. (b) The compensatory fish habitat and retained/enhanced fish habitat must be designed to incorporate the following criteria: i. have a defined bed and banks; and ii. incorporate a low flow channel that is continuous throughout the length of the channel; and iii. have a bed level that will tie in with the bed level of existing waterways and 'retained waterways and drainage features'; and iv. be vegetated with native species; and v. have no sudden drops and no sections of compensatory fish habitat will exceed a 5% gradient. (c) Provide the following documentation confirming that the compensatory fish habitat channels and retained/enhanced habitat channels have been constructed in accordance with parts (a) and (b) of this condition: i. RPEQ certified as constructed drawings; and ii. Endorsement from a suitably qualified person in fish passage biology.	(c) Within one month of construction completion of each compensatory channel.
10.	(a) Culverts within the compensatory fish habitat identified on Fish Habitat Areas P6-16, prepared by Calibre, dated 12/04/2021, drawing no 17-000934.3012-SK04, issue C, must be carried out generally in accordance with the requirements set out in Attachment 1a – Attachment to Condition 10. (b) Provide RPEQ certified as-constructed drawings to the Department of Agriculture and Fisheries (notifications@daf.qld.gov.au) confirming the design life and that the culverts have been constructed in accordance with part (a).	(a) For the duration of the culvert design life. (b) Within 2 weeks of construction of each culvert.
11.	The constructed culvert comprising of a 9-cell 2400x1200 Reinforced Concrete Box Culvert located on Aura Boulevard, adjacent to Lot 930/SP170966 must be undertaken generally in accordance with Culvert detail plan sheet 1 of 2, prepared by Brown Smart Consulting, dated 29/09/11, N11034-134, revision A.	At all times.
12.	The bed level of Compensatory Fish Habitat Channel No. 11 as shown in Fish Habitat Areas P6 – P16, prepared by Calibre <u>egis</u> , dated 12/04/2021 <u>06/02/2024</u> , drawing no 17-000934.3012-SK04, issue C <u>D</u> , must connect at the bed level of the mapped waterway contained within Lot	At all times.

No.	Conditions of development approval	Condition timing
	504/RP884348.	
13.	Instream works are to be completed as quickly as possible, but must be avoided during times of elevated flow.	During construction of instream works.
14.	Provide written notice to notifications@daf.qld.gov.au, when the development authorised under this approval: (a) Will start; and (b) When it has been completed. These notices must state this permit number 2403-21603 SDA <u>2404-39802 SPD</u>.	(a) At least 5 business days but no greater than 20 business days prior to the commencement of the works. (b) Within 15 business days of the completion of the fisheries development works.
15.	Spoil is not to be disposed of within waterways, with the exception of those waterways permitted to be filled under Condition 3 (a). Spoil is to be managed to prevent acid soil development.	At all times.
16.	The fisheries development (as defined by the <i>Fisheries Act 1994</i>) constitutes a place that is required to be open for inspection by an inspector at all times, pursuant to section 145 of the <i>Fisheries Act 1994</i> .	At all times.
17.	Where it is found that fish are present within waterways that are proposed to be impacted, fish salvage is to occur in accordance with the Guidelines for fish salvage, prepared by the Department of Agriculture and Fisheries, Queensland, 2018.	Prior to filling of each respective waterway.
18.	(a) Implement an inspection and monitoring program for the purposes of confirming the performance of the compensatory fish habitat and retained/enhanced fish habitat during low flow events and events Q1 or greater. The inspection and monitoring program must: i. Have been prepared by a person or entity that is suitably qualified and experienced in fish passage biology; ii. Involve the provision of inspection and monitoring reports to notifications@daf.qld.gov.au at intervals of 12 months; iii. Include an alert and action component, which will enable changes to be made to any deficiencies in the compensatory fish habitat and retained/enhanced fish habitat promptly and no later than prior to the commencement of the following wet season.	(a) Once within or adjacent to the relevant catchment for each respective compensatory fish habitat and retained/enhanced fish habitat as identified on Compensatory Areas P1 & P2, prepared by Calibre, dated 12/04/2021, drawing no. 17-000934.3012-SK09, issue A. And For a minimum of two years, or for the duration of works, whichever is greater within or adjacent to the relevant catchment for each respective compensatory fish habitat and

No.	Conditions of development approval	Condition timing
	(b) The emails attaching the inspection and monitoring reports must state this permit number, the location and name of work and this condition number under which the report is being given.	retained/enhanced fish habitat as identified on: • Compensatory Areas P6 – P16, prepared by Calibre, dated 12/04/2021, drawing no. 17000934.3012SK10, issue CA; and • Compensatory Areas P17, P18 & P19, prepared by Calibre, dated 12/04/2021, drawing no. 17000934.3012SK11, issue A. (b) Upon submission of each inspection and monitoring report required by part (a).
19.	Any temporary waterway barrier works required within compensatory habitat channels and retained/enhanced waterways/drainage features are to be constructed in accordance with Fisheries Queensland's Accepted development requirements for temporary waterway barrier works.	At all times.
20.	Enter into an agreed delivery agreement to deliver an environmental offset in accordance with the <i>Environmental Offsets Act 2014</i> to counter balance the significant residual impacts on the matter of state environmental significance being 6,250m ² of waterways providing for fish passage.	Prior to commencing any works that impact on waterways providing for fish passage.
21.	Enter into an agreed delivery arrangement to deliver an environmental offset in accordance with the <i>Environmental Offsets Act 2014</i> to counterbalance the significant residual impacts on the matter of state environmental significance being 1500m ² of waterways providing for fish passage.	Prior to commencing any works that impact on waterways providing for fish passage within Precinct 18.

Attachment 3—Changed advice to the applicant

	General advice
1.	Operational work that is constructing or raising waterway barrier works: Development of the Caloundra South Priority Development Area involves the approved filling of waterways. There are predictable impacts because proposed Indicative end-of-line Water Sensitive Urban Design (WSUD) structures prevent the exit of fish from those structures to adjoining 'compensatory fish habitats' and downstream waterways in certain conditions, particularly during drying or drought conditions. There are times fish entrapment and stranding is expected to occur within the deeper pools of the WSUD structures. To adequately mitigate the identified impacts of the development, the applicant is advised to conduct fish salvage operations in accordance with the Department of Agriculture and Fisheries' Guidelines for fish salvage within the wetland section of any WSUD structure constructed within the Caloundra South Priority Development Area when the water level of that wetland is below 0.5 metres deep. Appropriate fish salvage operations may require a General Fisheries Permit, and in some cases may require the translocation of native fish species to suitable locations outside the Bells Creek and Lamerough Creek catchments. If necessary, the applicant is advised to contact Fisheries Queensland prior to each of these events on 13 25 23 or email planningassessment@daf.qld.gov.au to negotiate alternative fish salvage operations.
2.	<u>Attachment 1a – Attachment to condition 10</u> – <u>Culverts are not for the purposes of partially or completely storing or confining water, or regulating water flow; and</u> – <u>All instream works (including the removal of instream sediment control measures) commence and finish within 180 calendar days; and</u> – <u>The width of the culvert array must span a minimum of 100% of the low flow channel width; and</u> – <u>The culvert must be installed at no steeper gradient than the waterway bed gradient; and</u> – <u>Culvert cells must be aligned parallel (within 10°) to the direction of water flow to minimise turbulence; and</u> – <u>All culvert crossings are to be regularly inspected and kept clear of blockages in order to retain fish passage; and</u> – <u>For the design life of the culvert crossing, relative levels of the culvert invert, apron and scour protection and the stream bed must be kept so that there are no drops in elevation at their respective joins; and</u> – <u>The outermost culvert cells must incorporate baffles on their bankside sidewalls to a minimum of 95% of the full height of the vertical extent of the culvert sidewalls, with a gap of no greater than 30mm at the bottom; and</u> – <u>Baffles must be installed on the upstream wingwalls on both banks to the height of the upstream obvert or the full height of the wingwall; and</u> – <u>Baffle design is as follows:</u> • <u>Constructed from a rigid structure (e.g. steel); and</u> • <u>Maximum 150mm horizontal protrusion (width) into the flow; and</u> • <u>Maximum 10mm thick (leading edge); and</u> • <u>Within 1.2m upstream and downstream of the upstream culvert inlet, baffles must be spaced at twice the horizontal protrusion (width) of the baffle (i.e. maximum 300mm centres); and</u> • <u>Throughout the rest of the structure, baffles must be spaced at 4 x horizontal protrusion (width) of the baffle (i.e. maximum 600mm centres);</u> <u>AND</u>

	- <u>Culvert crossing configuration must also meet one of the following options:</u> - <u>(1)</u> - <u>The width of the culvert cell aperture or culvert array must span a minimum of 75% of the main channel width; and</u> - <u>The obvert (internal roof) of the culvert cell(s) must be a minimum of 600 mm above the commence to flow water level (or bed level, for ephemeral waterways); and</u> - <u>If the culvert crossing is designed with a flood immunity of an Average Recurrence Interval (ARI) of less than 50 years, the depth of cover is no greater than 750 mm; and</u> - <u>All culverts in the crossing are set at a minimum of 300 mm below bed level unless installed on bedrock, where the natural bed surface is maintained through the culvert.</u> - <u>OR</u> - <u>(2)</u> - <u>The width of the culvert cell aperture or culvert array must span a minimum of 75% of the main channel width; and</u> - <u>The obvert (internal roof) of the culvert cell(s) must be a minimum of 600mm above the commence to flow water level (or bed level, for ephemeral waterways); and</u> - <u>If the culvert crossing is designed with a flood immunity ARI less than 50 years, the depth of cover over the culvert(s) (including the pavement) is no greater than 750 mm; and</u> - <u>Roughening elements aim to achieve a contiguous lower velocity zone (no greater than 0.3m/sec) for at least 100 mm width from the wall through the length of the culvert; and</u> - <u>At least one culvert in the crossing is set a minimum of 300 mm below bed level, unless installed on bedrock where the natural bed surface is maintained, and has minimum dimensions of:</u> • <u>1200mm width for a box culvert; and</u> • <u>the obvert of the cell set below bed level must be no lower than the obvert of the highest culvert cell in the array, except where slab links are incorporated and the obvert of the slab link barrel is no higher than the top of the adjacent box culvert; and</u> • <u>the cell must be aligned with the low flow channel of the waterway.</u> - <u>All other culverts in the crossing are:</u> • <u>at or below bed level; and</u> • <u>roughened throughout the culvert floor to approximately simulate natural bed conditions.</u> - <u>OR</u> - <u>(3)</u> - <u>The maximum deck height (pavement) of the crossing is 1.2 m at the lowest point of the natural stream bed; and</u> - <u>All culverts are installed a minimum of 300 mm below bed level unless installed on bedrock where the natural bed surface is maintained; and</u> - <u>The obvert of the culvert cell(s) must be a minimum of 300mm above the commence to flow water level (or bed level, for ephemeral waterways); and</u> - <u>The depth of cover is no greater than 300 mm; and</u> - <u>The crossing incorporates a minimum combined culvert aperture width of 3.6 m or 100% of the main channel width; and</u> - <u>The crossing incorporates at least one culvert with a minimum width of 1200 mm for a box culvert; and</u> - <u>Adjacent to each bank (or bankside culverts if the culverts are located adjacent to the bank) on the downstream side, construct a rock chute at a slope no greater than</u>
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	<u>1 in 20 (5% grade); and</u> – <u>The width of each rock chute is a minimum of 3 m, or the combined culvert cell aperture and rock chute width spans 100% of the main channel width; and</u> – <u>As a minimum the toe of the rock chute is to extend down to a level that is half-way between bed level and the level of the obvert of the culverts.</u> AND – <u>Where aprons are incorporated, they must:</u> • <u>Not be steeper than the waterway bed gradient; and</u> • <u>Abut culvert inverts (including buried culverts) at the same level to ensure that there is no drop in elevation at the join; and</u> • <u>Where aprons are at bed level, they are roughened throughout to approximately simulate natural bed conditions.</u> AND – <u>Where stream bed scour protection is incorporated, it must:</u> • <u>Not be steeper than a 1 in 20 gradient (for downstream scour protection) or the natural channel gradient, whichever is steeper; and</u> • <u>incorporate a low flow channel; and</u> • <u>use clean rocks (minimal fine material), at least 100 mm diameter; and</u> • <u>ensure the rock armouring is not over compacted but left proud and uneven (track-rolled finish or rougher); and</u> • <u>Abut the apron (including buried aprons) at the same level to ensure that there is no drop in elevation at the join.</u> • <u>The stream bed must about the scour protection or the apron at the same level to ensure that there is no drop in elevation at the join.</u>
3.	<u>Material provided with the change application and visual site inspection by DAF indicates that where the proposed BCA4 road alignment will impact on the waterway on Lot 2 RP910848, it should be mapped as green for the purposes of the <i>Fisheries Act 1994</i>. It is recommended that works at this location proceed in accordance with Fisheries Queensland's <i>Accepted development requirements</i> if possible.</u>
4.	<u>Fish salvage may be required prior to maintenance of Water Sensitive Urban Design structures and should be undertaken in accordance with the Department of Agriculture and Fisheries' <i>Guidelines for fish salvage</i>.</u>

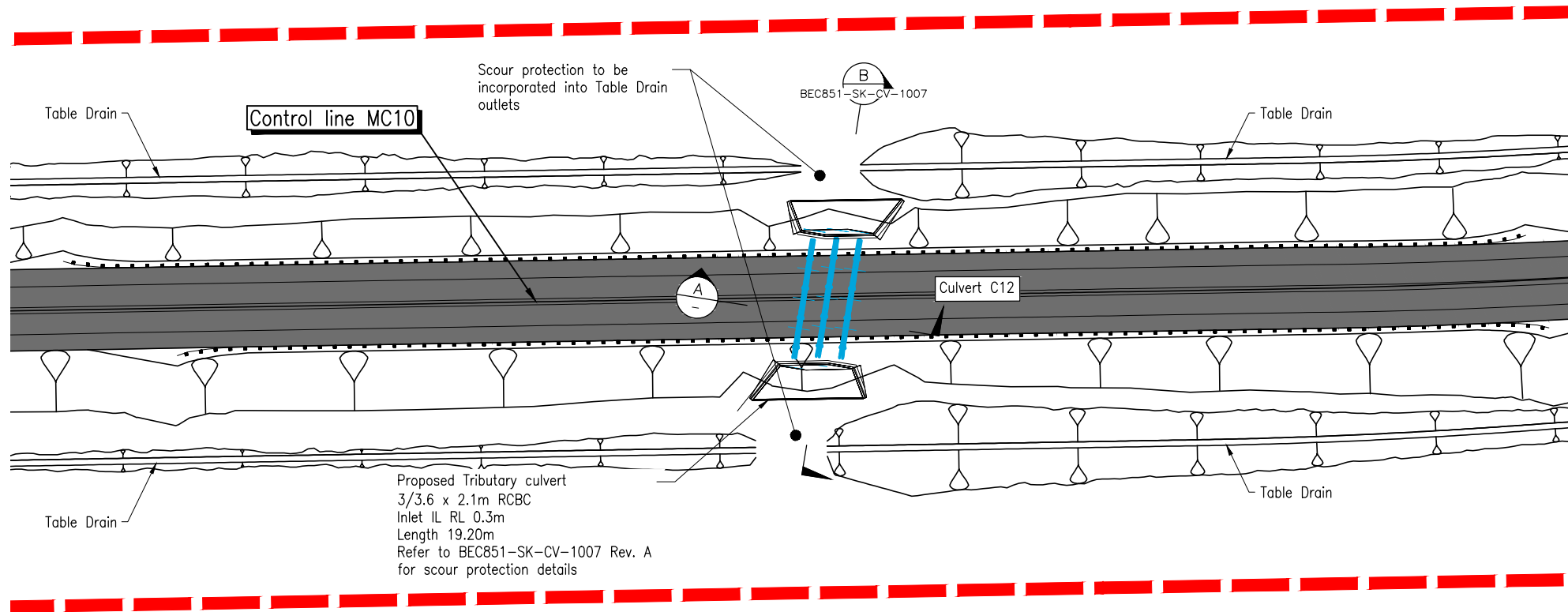
Attachment 4—Appeal provisions

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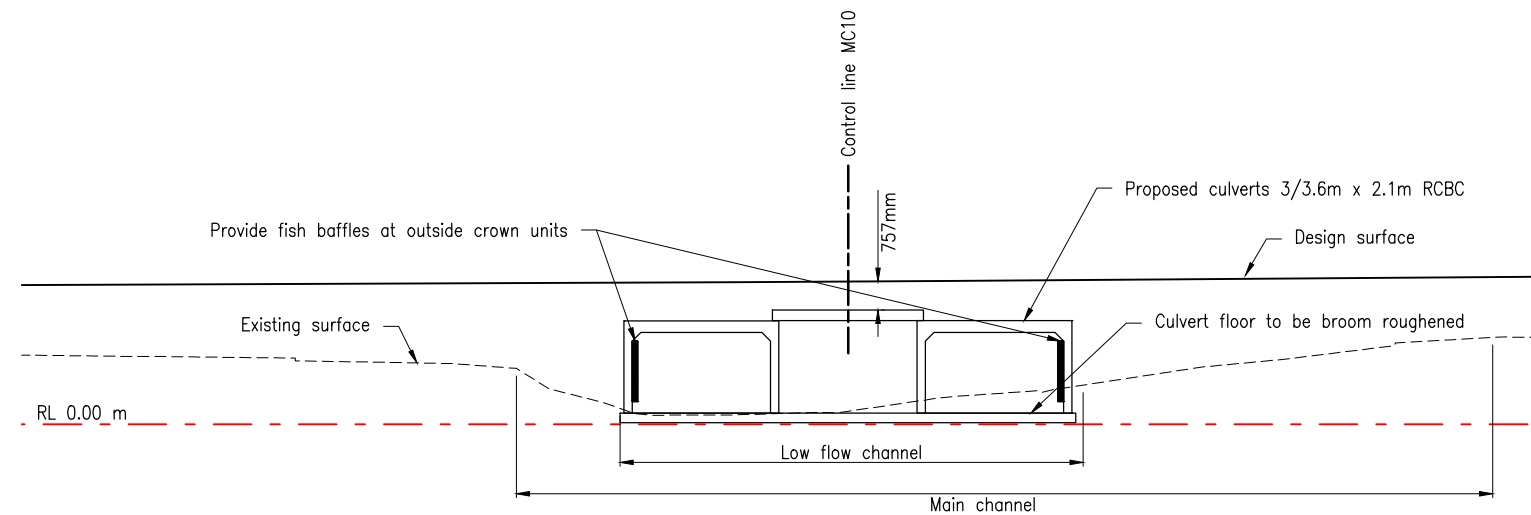
Attachment 5— Documents referenced in conditions

(given under section 43 (b) of the Planning Act 2016)

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PLAN
Scale 1:500

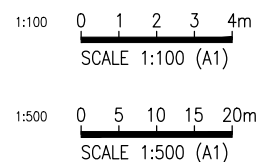


SECTION A-A
SCALE 1:100 (Right angle to stream bed)

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2404-39802 SPD

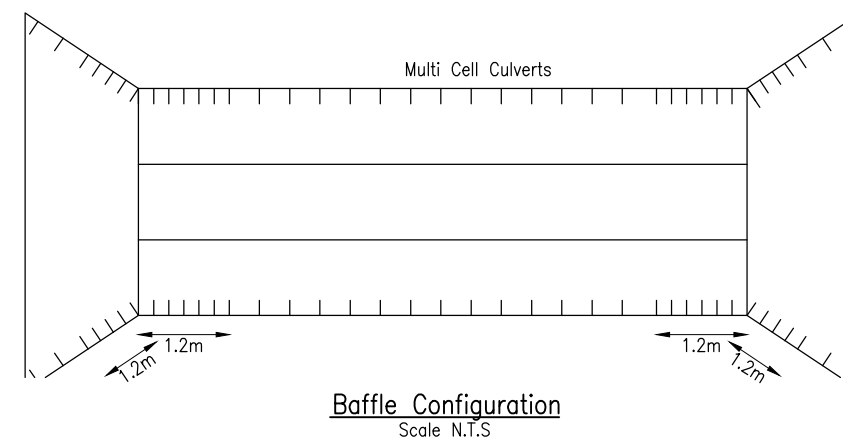
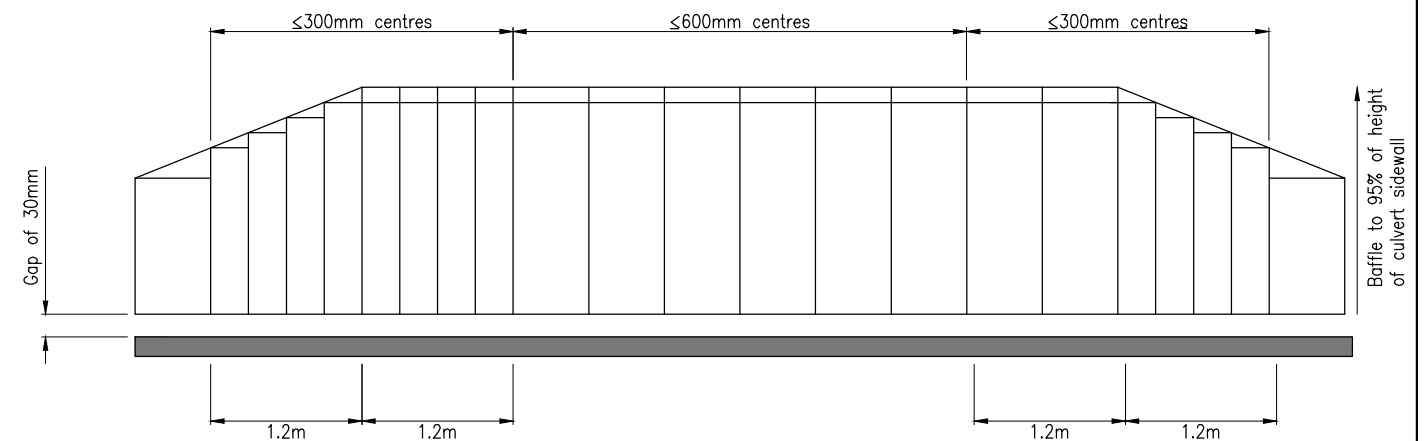
Date: 1 May 2024



KBR

- Constructability Notes:**
1. Tributary is a 'Amber' waterway but is not tidal.
 2. Clear vegetation within essential construction area and fence off adjacent 'No Go' areas.
 3. Construct the culvert complete with roughening / baffles.
 4. Area to be rehabilitated upon completion of construction.

- Compliance Notes (Waterway No. 35):**
- 3x3.6m width x 2.1m height.
 - Culvert base at bed level of RL 0.3m.
 - Obvert 2.1m above bed (ephemeral stream).
 - Culvert will be at natural grade and parallel (within 10°) to the direction of water flow.
 - Scour protection will be compliant with item 1.4 Table 1, of the Accepted development requirements. Refer to BEC851-SK-CV-1007.
 - Temporary Waterway Barriers (Construction vehicle access and sediment erosion control measures) will be compliant with item 7.2 of Table 7 of the Queensland Department of Agriculture and fisheries, "Accepted development requirements for operational work that is constructing or raising waterway barrier works" dated 1 October 2018.
 - Baffles dimensions will be in accordance with Figure 3 of Appendix 1 of Accepted development requirements.

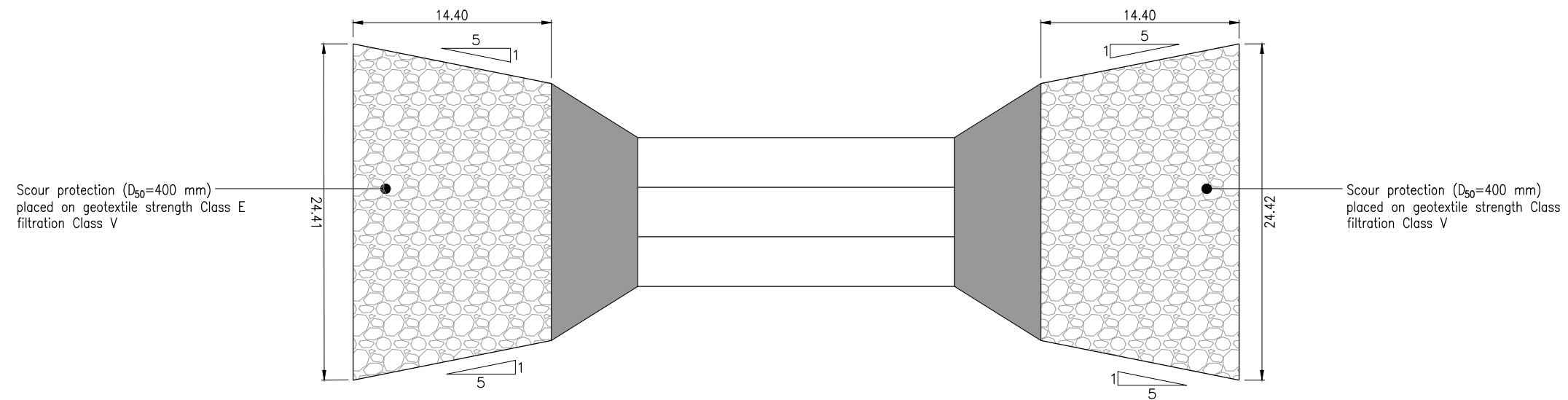


Baffle Configuration
Scale N.T.S

PRELIMINARY
NOT FOR CONSTRUCTION

- Legend**
- Stockland Works
 - Interim Works (dual carriageway with roundabout)
 - Ultimate Works (Grade separated Interchange)
 - Proposed Road Corridor

BELLS CREEK ARTERIAL PHASE 4
WATERWAY BARRIER WORK
TRIBUTARY CULVERT: WATERWAY No. 35



SECTION B
SCALE 1:200

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



SARA ref: 2404-39802 SPD

Date: 1 May 2024

PRELIMINARY

NOT FOR CONSTRUCTION

1:200 0 2 4 6 8m
SCALE 1:200 (A1)

KBR

Legend

- Stockland Works
- Interim Works (dual carriageway with roundabout)
- Ultimate Works (Grade separated Interchange)
- Proposed Road Corridor

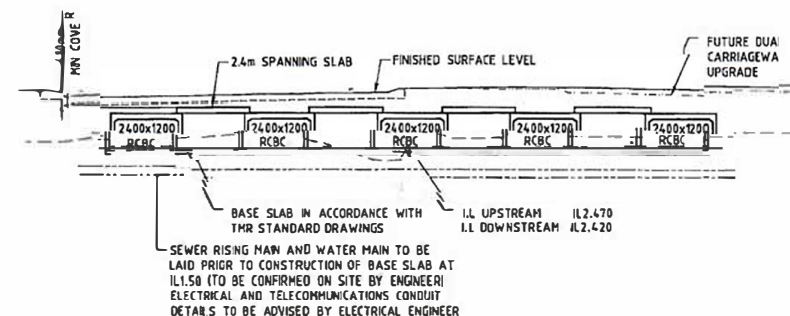
**BELLS CREEK ARTERIAL PHASE 4
WATERWAY BARRIER WORK
TRIBUTARY CULVERT: WATERWAY No. 35**

SARA ref: 2404-39802 SPD

Date: 1 May 2024

LEGEND

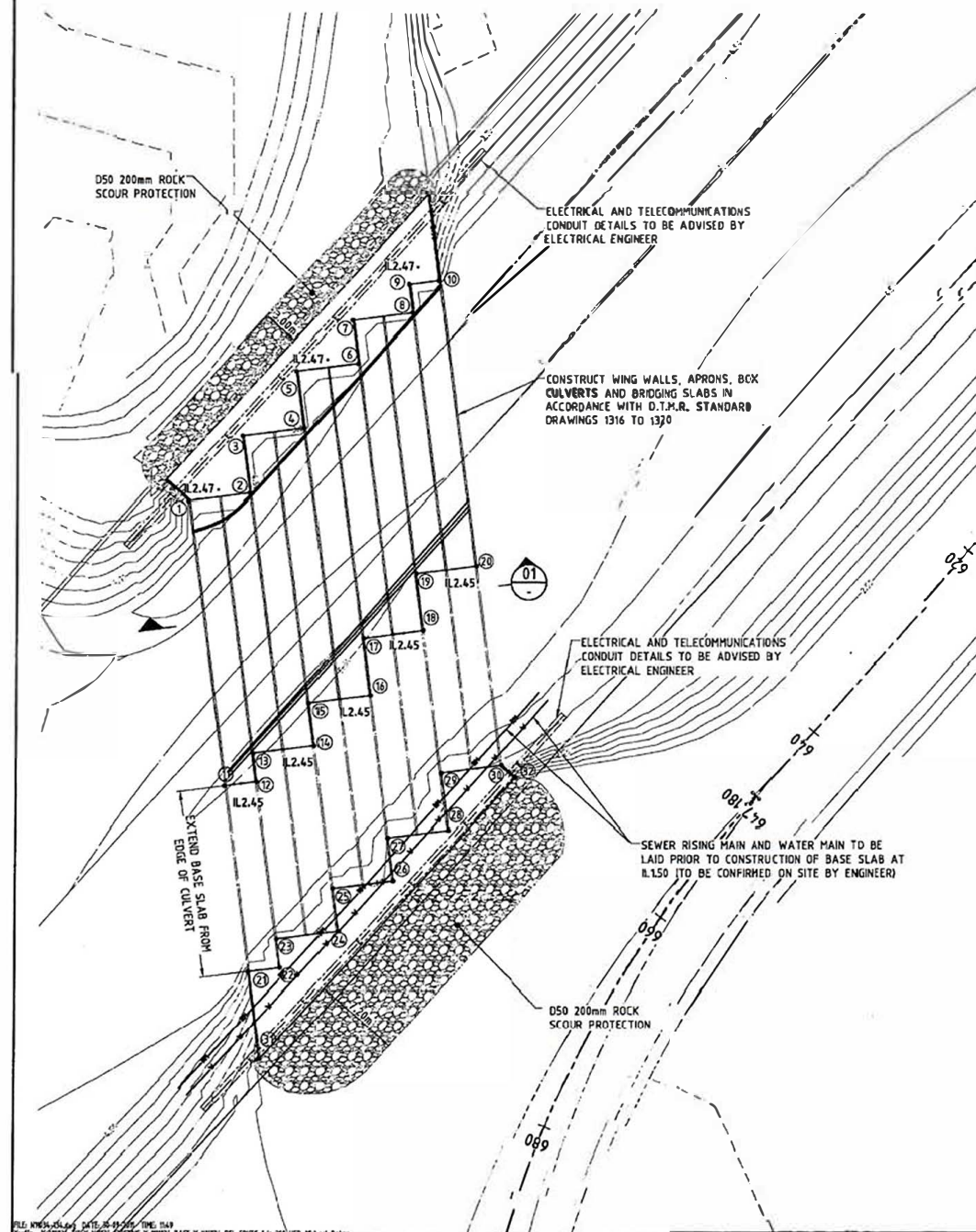
- DESIGN SURFACE CONTOURS
- EXISTING SURFACE CONTOURS
- STAGE BOUNDARY
- EXISTING STORMWATER DRAINAGE



SECTION 01

CULVERT SETOUT TABLE

COORD No.	EASTING	NORTHING
1	9007.019	35144.232
2	9012.048	35144.881
3	9011.434	35149.641
4	9016.462	35150.289
5	9015.849	35155.050
6	9020.877	35155.698
7	9020.417	35159.269
8	9025.445	35159.917
9	9025.138	35162.297
10	9027.637	35162.620
11	9010.088	35120.429
12	9012.736	35120.771
13	9012.429	35123.151
14	9017.458	35123.799
15	9016.997	35127.370
16	9022.008	35128.004
17	9021.412	35132.779
18	9026.440	35133.427
19	9025.827	35138.187
20	9030.855	35138.836
21	9012.083	35104.957
22	9016.731	35105.299
23	9016.424	35107.679
24	9018.457	35108.324
25	9018.992	35111.899
26	9024.021	35112.546
27	9023.560	35116.117
28	9028.589	35116.765
29	9027.975	35121.525
30	9033.003	35122.174
31	9013.161	35097.749
32	9036.021	35121.061



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DATE 20-05-2024	SCALE 1:200 1:400	PROJECT NO. N11034	PROJECT NO. N11034-13

Date: 1 May 2024



FIRST ISSUE		CALCS	DRAWN	DATE	AMENDMENT DETAILS
AMENDMENTS	A	50	JP	13.02.18	ORIGINAL ISSUE
	B	DC	DC	12.04.21	WETLAND, BIO-BASIN AND FISH HABITAT AMENDED
	C				
	D				
	E				
	F				

DESIGN CHECK
DRAWN CHECK

SCALE (METRES)

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1:5000 A3

MICROFILM No.

PROJECT No.

17-00934

SURVEYOR: RPS Group
1 Innovation Parkway, Birtinya, QLD
Ph (07) 5436 7888

APPROVED

FOR & ON BEHALF OF CALIBRE CONSULTING (QLD) PTY LTD

	CLIENT	STOCKLAND DEVELOPMENTS PTY LTD
	PROJECT	AURA

Calibre Consulting (QLD) Pty Ltd
Level 3, 16 Innovation Parkway, Birtinya QLD
Australia 4575
Telephone 07 5314 2520 Facsimile 07
5314 2522
Brisbane Canberra Melbourne Sydney Singapore
Sunshine Coast
ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO
CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY, DO NOT SCALE.
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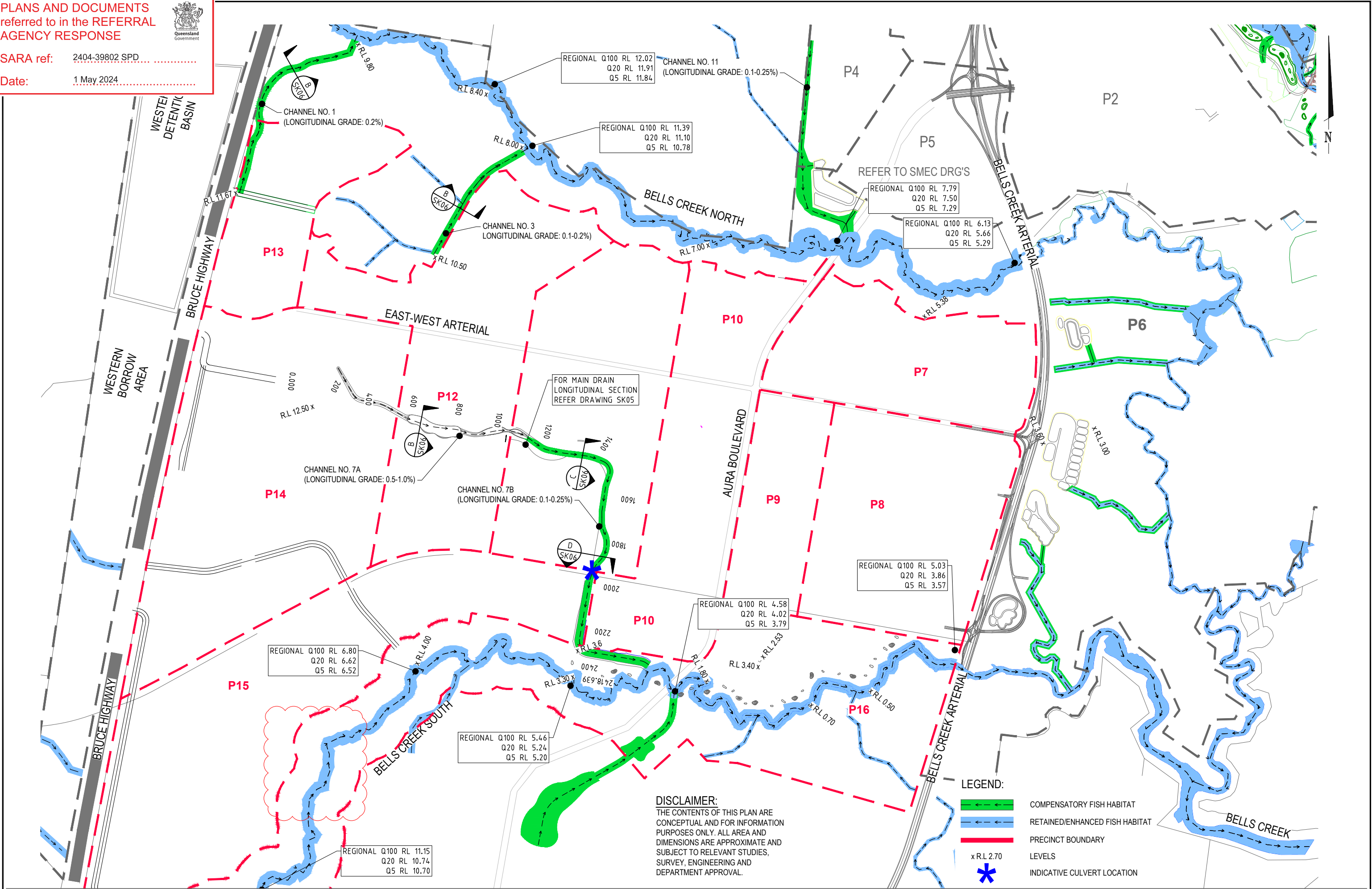
calibre
calibregroup.com

DRAWING TITLE	
FISH HABITAT AREAS P2	
DRAWING NUMBER	ISSUE
17-000934.3012-SK02	B

PLANS AND DOCUMENTS
referred to in the REFERRAL
AGENCY RESPONSE



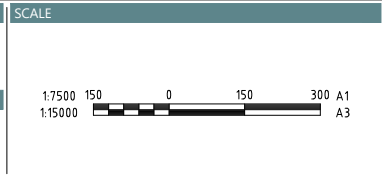
SARA ref: 2404-39802 SPD
Date: 1 May 2024



DISCLAIMER:
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PURPOSES ONLY. ALL AREA AND
DIMENSIONS ARE APPROXIMATE AND
SUBJECT TO RELEVANT STUDIES,
SURVEY, ENGINEERING AND
DEPARTMENT APPROVAL.

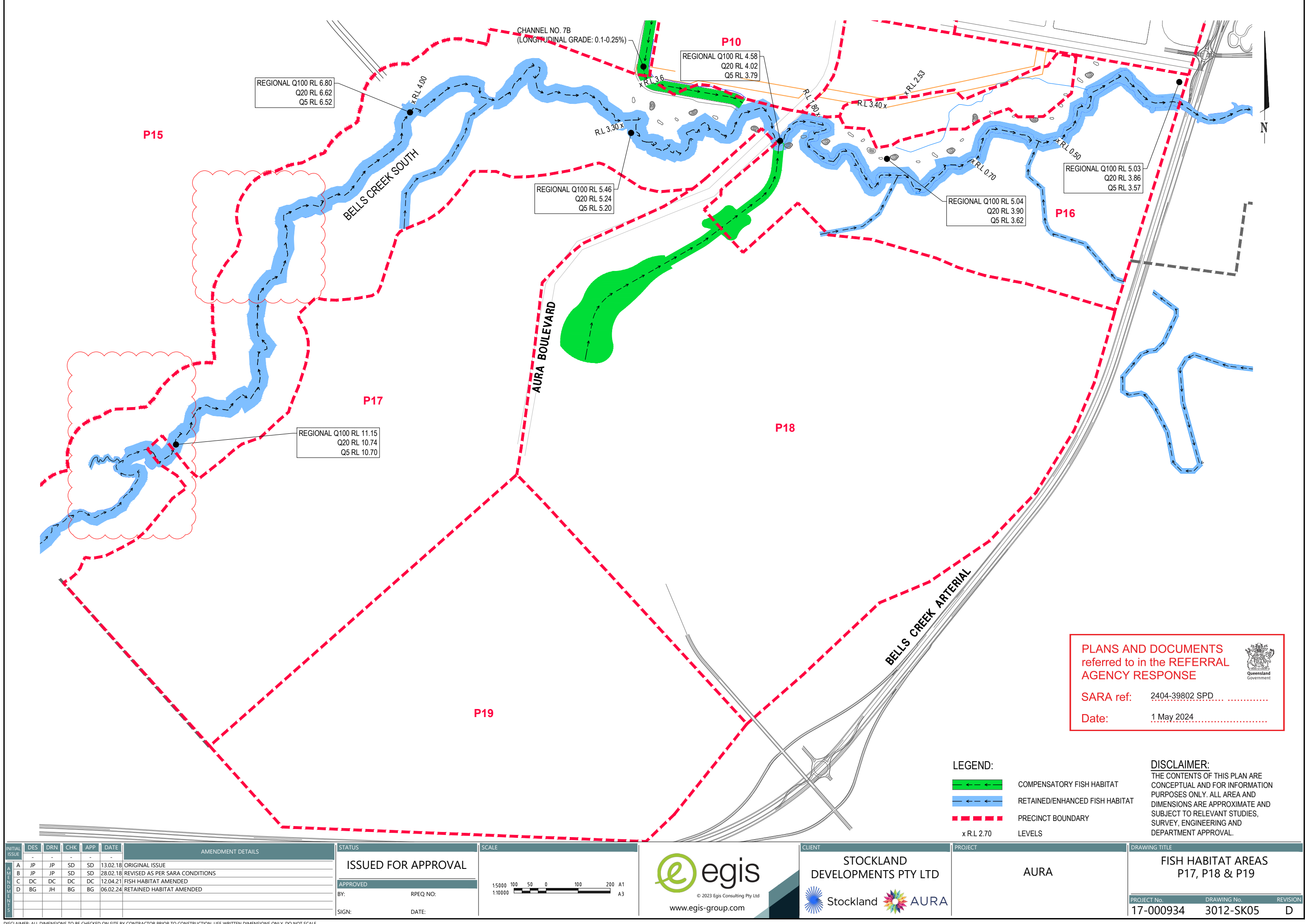
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C	DC	DC	DC	DC	12.04.21	FISH HABITAT AMENDED
D	BG	JH	BG	BG	06.02.24	RETAINED HABITAT AMENDED

STATUS
ISSUED FOR APPROVAL
APPROVED
BY: RPEQ NO:
SIGN: DATE:



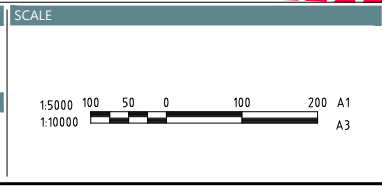
PROJECT
AURA

DRAWING TITLE		
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PROJECT No.	DRAWING No.	REVISION
17-000934	3012-SK04	D



INITIAL	DES	DRN	CHK	APP	DATE	AMENDMENT DETAILS
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C	DC	DC	DC	DC	12.04.21	FISH HABITAT AMENDED
D	BG	JH	BG	BG	06.02.24	RETAINED HABITAT AMENDED

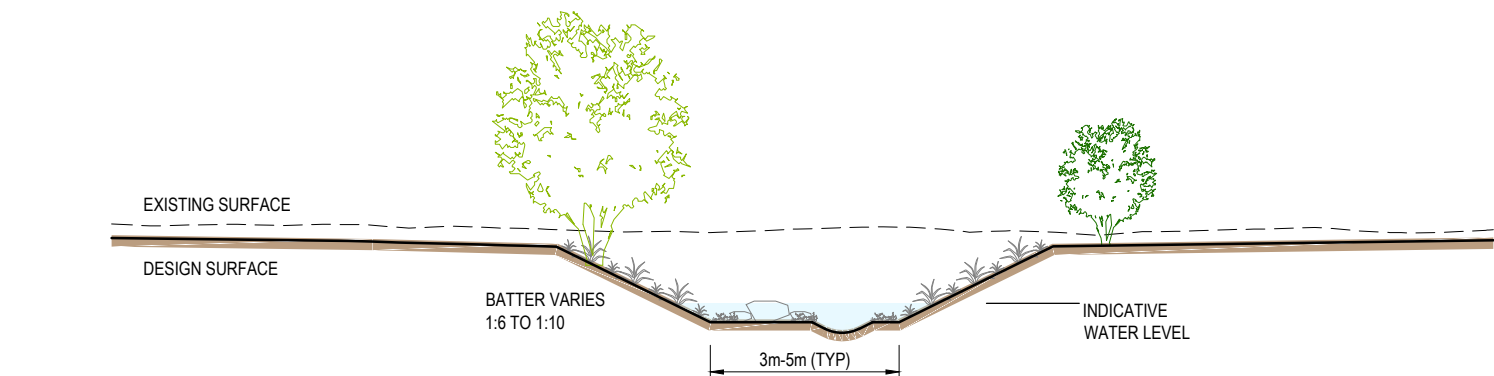
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ISSUED FOR APPROVAL
APPROVED
BY: RPEQ NO:
SIGN: DATE:



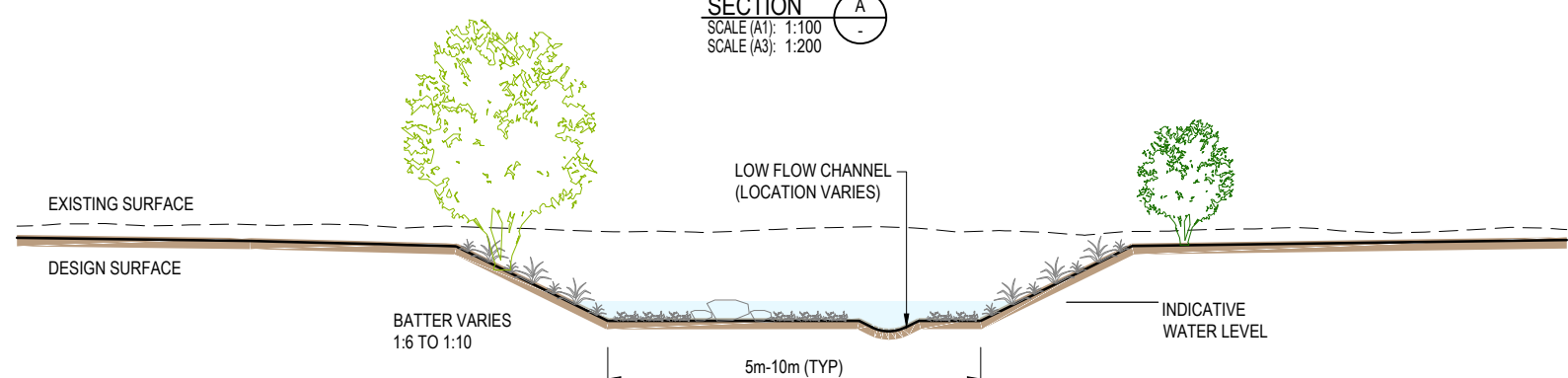
CLIENT	PROJECT
STOCKLAND DEVELOPMENTS PTY LTD	AURA

DRAWING TITLE		
FISH HABITAT AREAS P17, P18 & P19		
PROJECT No.	DRAWING No.	REVISION
17-000934	3012-SK05	D

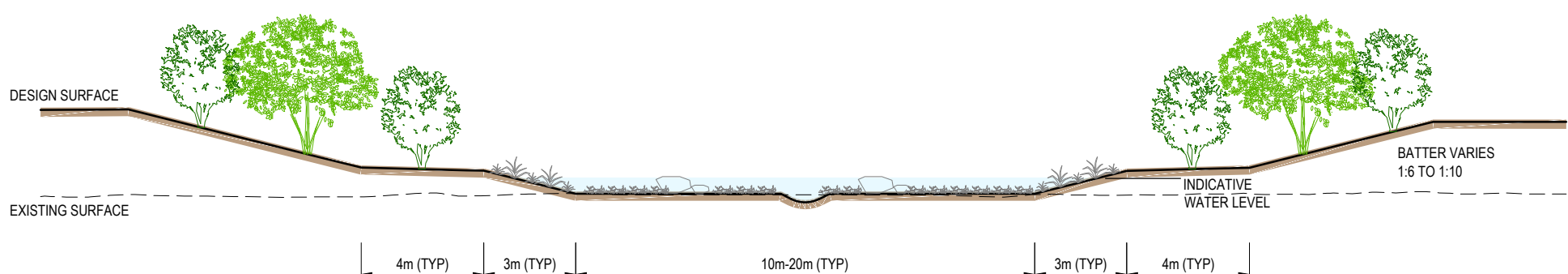
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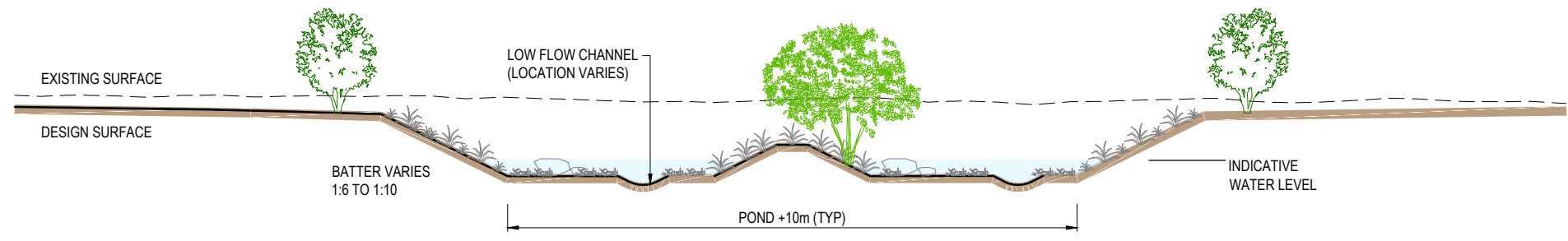
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SCALE (A3): 1:200



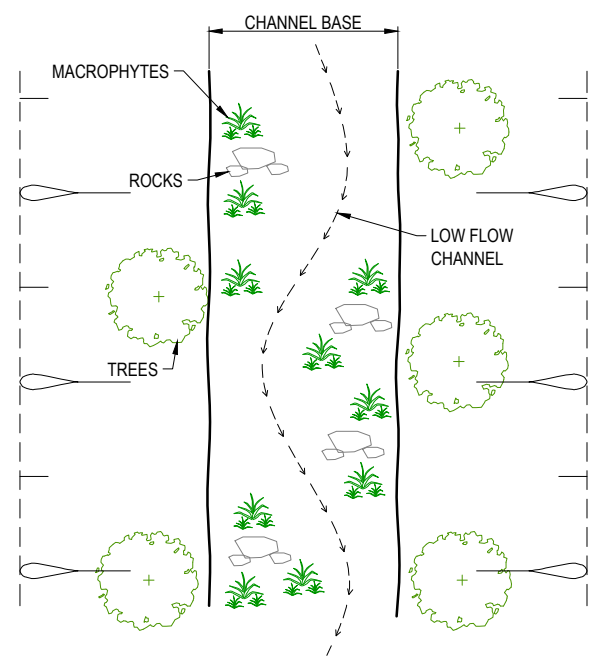
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SCALE (A3): 1:200



SECTION C
SCALE (A1): 1:100
SCALE (A3): 1:200



SECTION D
SCALE (A1): 1:100
SCALE (A3): 1:200



TYPICAL CHANNEL ARRANGEMENT
SCALE (A1): 1:100
SCALE (A3): 1:200

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2404-39802 SPD
Date: 1 May 2024



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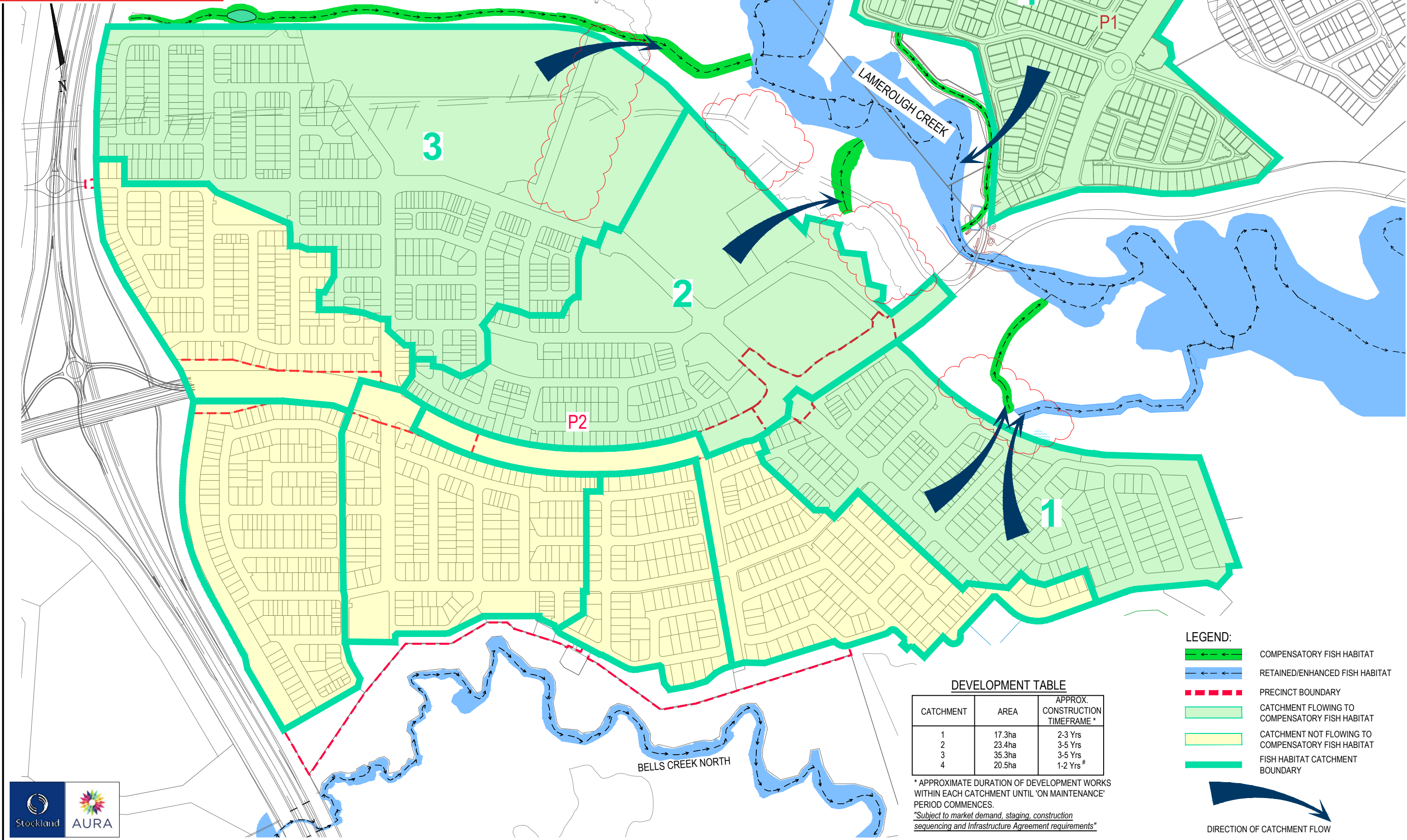
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C																		Telephone 07 5314 2520 Facsimile 07		DRAWING NUMBER	
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E																		Brisbane Canberra Melbourne Sydney Singapore		17-000934.3012-SK06	
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														FOR & ON BEHALF OF CALIBRE CONSULTING (QLD) PTY LTD		NOT FOR CONSTRUCTION UNLESS STAMPED BY CERTIFYING AUTHORITY		calibre		ISSUE	
																		calibregroup.com		-	

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE



SARA ref: 2404-39802 SPD

Date: 1 May 2024



- LEGEND:
- COMPENSATORY FISH HABITAT
 - RETAINED/ENHANCED FISH HABITAT
 - PRECINCT BOUNDARY
 - CATCHMENT FLOWING TO COMPENSATORY FISH HABITAT
 - CATCHMENT NOT FLOWING TO COMPENSATORY FISH HABITAT
 - FISH HABITAT CATCHMENT BOUNDARY

DEVELOPMENT TABLE		
CATCHMENT	AREA	APPROX. CONSTRUCTION TIMEFRAME *
1	17.3ha	2-3 Yrs
2	23.4ha	3-5 Yrs
3	35.3ha	3-5 Yrs
4	20.5ha	1-2 Yrs #

* APPROXIMATE DURATION OF DEVELOPMENT WORKS WITHIN EACH CATCHMENT UNTIL 'ON MAINTENANCE' PERIOD COMMENCES.

"Subject to market demand, staging, construction sequencing and Infrastructure Agreement requirements"

CURRENTLY ON MAINTENANCE



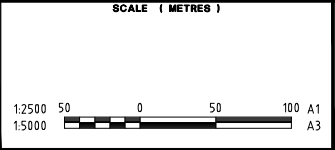
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	ISSUE	SD	SD		
A	DC	DC		12.04.21	WETLAND, BIO-BASIN AND FISH HABITAT AMENDED
B					
C					
D					
E					
F					

DESIGN CHECK
DRAWN CHECK



MICROFILM No.
PROJECT No.
17-00934

SURVEYOR: RPS Group 1 Innovation Parkway, Birtinya, QLD Ph (07) 5436 7888
APPROVED
FOR & ON BEHALF OF CALIBRE CONSULTING (QLD) PTY LTD

CLIENT
STOCKLAND DEVELOPMENTS PTY LTD
PROJECT
AURA

Calibre Consulting (QLD) Pty Ltd Level 3, 16 Innovation Parkway, Birtinya QLD Australia 4575 Telephone 07 5314 2520 Facsimile 07 5314 2522 Brisbane Canberra Melbourne Sydney Singapore Sunshine Coast ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE. NOT FOR CONSTRUCTION UNLESS STAMPED BY CERTIFYING AUTHORITY
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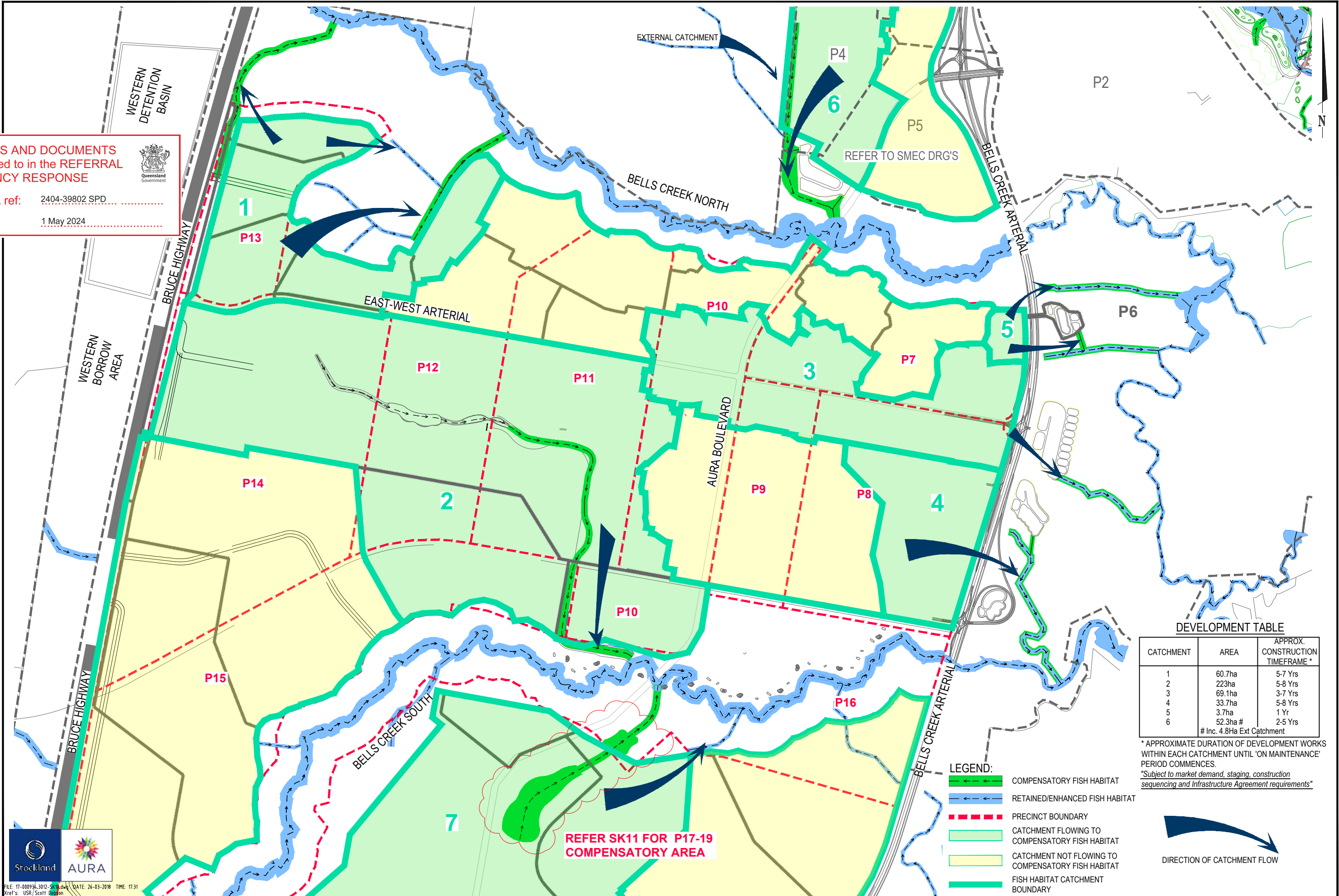


DRAWING TITLE	
COMPENSATORY AREAS P1 & P2	
DRAWING NUMBER	ISSUE
17-000934.3012-SK09	A

PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

SARA ref: 2404-39802 SPD

Date: 1 May 2024



DEVELOPMENT TABLE

CATCHMENT	AREA	APPROX. CONSTRUCTION TIMEFRAME *
1	60.7ha	5-7 Yrs
2	223ha	5-8 Yrs
3	69.1ha	3-7 Yrs
4	33.7ha	5-8 Yrs
5	3.7ha	1 Yr
6	52.3ha #	2-5 Yrs
# Inc. 4.8ha Ext Catchment		

* APPROXIMATE DURATION OF DEVELOPMENT WORKS WITHIN EACH CATCHMENT UNTIL 'ON MAINTENANCE' PERIOD COMMENCES.
*Subject to market demand, staging, construction sequencing and Infrastructure Agreement requirements"



FILE: 17-000934.3012-SK10.dwg DATE: 26-03-2018 TIME: 17:31
Xref's: USR/Scott Doolan

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