

8 November 2012

ULDA Ref. No: DEV2012/259

Stockland Developments Pty Ltd
C/- RPS Group
PO Box 149
WURTULLA QLD 4575

Attention Kate Evans

Dear Kate

RE: SECTION 59(1)(a) UDA DEVELOPMENT APPROVAL FOR AN UDA DEVELOPMENT APPLICATION FOR A UDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (NEIGHBOURHOOD CENTRE WITH A PLAN OF DEVELOPMENT) AT BELLVISTA BOULEVARD, CALOUNDRA WEST DESCRIBED AS LOT 8001 ON SP245185

On 6 November 2012 the ULDA approved the UDA development application pursuant to s. 55(4)(b) of the *Urban Land Development Authority Act 2007*. The Urban Land Development Authority (ULDA) has decided to grant all of the UDA development approval applied for subject to UDA development conditions set out in the attached UDA Development Approval Package.

The UDA development application and the decision notice can also be viewed in the ULDA Development Approvals Register via the ULDA website www.ulda.qld.gov.au.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Anna Havill on 07 3024 4150.

Yours sincerely



Beatriz Gomez
MANAGER – DEVELOPMENT ASSESSMENT

UDA Decision Notice – Approval

Site information		
Name of urban development area (UDA)	Caloundra South	
Site address	Bellvista Boulevard, Caloundra West	
Lot on plan description	Lot number	Lot description
	Lot 8001	SP245185
UDA development application details		
ULDA reference number	DEV2012/295	
Lodgement date	18 April 2012	
Type of application	☐ New development involving:- ☐ Material change of use ☐ Development permit	
Description of proposal applied for	Material Change of Use (Neighbourhood Centre with Plan of Development)	

UDA development approval details

Decision of the ULDA	The ULDA has decided to grant all of the UDA development approval applied for, subject to UDA development conditions forming part of this decision notice
Decision date	6 November 2012
Currency period	4 years from decision date

Plans and specification

The plans and specifications approved by the ULDA and referred to in the UDA development conditions concerning the UDA development approval are detailed below.

Approved plans, reports and specifications	Number (if applicable)	Date (if applicable)
1. Bells Reach Neighbourhood Centre Design Guidelines, with Plan of Development (for Stage 1 and 2)	Revision 2	2 October 2012
2. Bell's Reach Neighbourhood Centre – Traffic Report Design Note prepared by Cardno (Qld).		04 April 2012

UDA Development Conditions

1	Carry out the approved development Carry out the development generally in accordance with the approved plan/s. drawing/s and document/s.	Prior to the commencement of use
2	Complete all Operational Works Complete all operational and building work associated with this development approval, including work required by any of the following conditions. Such work is to be carried out generally in accordance with the approved plans.	Prior to the commencement of use
3	Maintain the Approved Development Maintain the approved development (including landscaping, parking areas, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant ULDA or other approval required by the conditions.	To be maintained
4	Plans of Development (POD) Non Residential – Compliance Assessment Non-residential development within the approved POD is subject to Compliance Assessment. Compliance Assessment means the process of having plans, works, documents, reports, strategies or the like, as required by a Plan of Development of condition of approval, endorsed by the nominated assessing authority. Nominated assessing authority, pursuant to section 58 of the Urban Land Development Authority Act 2007 (the Act), for the conditions of approval means:- (i) For engineering works – a) The Chief Executive Officer of the Urban Land	Prior to the lodgement of a Building Works application.



- Development Authority or their delegate;
- b) A Certifier as agreed to by the ULDA; or
- c) If the site is no longer within a declared Urban Development Area under the Act, the local government or entity responsible for assessing and deciding planning and/or development applications in the area.

(ii) For other matters –

- a) The Chief Executive Officer of the Urban Land Development Authority or their delegate; or
- b) If the site is no longer within a declared Urban Development Area under the Act, the local government or entity responsible for assessing and deciding planning and/or development applications in the area.

The process and timeframes that apply to compliance assessment are:

- i. The applicant submits plans and supporting information in compliance with the approved Design Guidelines/Plan of Development as required for compliance assessment
- ii. Within 15 business days the nominated assessing authority assesses the plans and supporting information and:-
 - a) If satisfied with the information as submitted – endorses the information or
 - b) If not satisfied with the information as submitted – notifies the applicant accordingly
- iii. If the applicant is notified under ii b) above, within the next 10 business days – the information and plans addressing the concerns are to be resubmitted to the nominated assessing authority.
- iv. Within 10 business days the nominated assessing authority assesses the re-submitted plans and supporting information and –
 - a) if satisfied with the re-submitted information lodged – endorses the plans and supporting information or
 - b) if not satisfied with the information as submitted – notifies the applicant accordingly
- v. If the nominated assessing authority is not satisfied that compliance has been achieved, within 10 business days – the nominated assessing authority and applicant will repeat steps (iii) and (iv).

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.

When the nominated assessing authority and applicant are both satisfied with the re-submitted information lodged – the nominated assessing authority endorses the plans and supporting information.

The following generally outlines the information required to be submitted for compliance assessment –

- i. Plans for each building (site plan, floor plans, elevations, sections, roof plans, private and visitor car parking, private and semi-private open space etc)
- ii. Details of proposed building materials
- iii. Access and car parking arrangements. The design shall be

	certified by a Registered Professional Engineer Queensland (RPEQ) and be in accordance with AS2890.1:2004 Parking Facilities – Off-street Parking and AS2890.6:2009 Off-street parking for persons with disabilities. The construction shall be undertaken in accordance with the Sunshine Coast Regional Council standards. iv. Engineering drawings and documents v. Specialist assessment reports as required that may include traffic, civil engineering, geotechnical, flooding, acoustics and air quality vi. Landscape plans to demonstrate • Location and screening of common refuse collection points, if any; • Treatment of adjoining development interfaces/edges; • Driveway and landscape treatment for significant sections of hardstand; • Selected species and fencing designed to allow visual surveillance to adjacent footpaths; • Trees and shrubs shall have a mature height of between 2m and 6m; • Selected species are drought tolerant and low maintenance; • Existing contours and proposed finished levels for earthworks; • Location of existing and proposed services; • The minimisation of hard and the maximisation of soft landscape treatments; • Location, species' botanical name, pot size, numbers and mature height of all proposed plantings.	
5	Min. net residential density Where residential dwelling units are to be provided in-centre, they are to achieve a net residential density of 20 dwellings per hectare, calculated over the site on which they are located (not the whole neighbourhood centre lot).	As indicated
6	Acoustic treatment of residential units (a) The developer shall disclose to all purchasers that the lot is subject to aircraft noise impact from the operation of the Caloundra Aerodrome. (b) All dwellings to be constructed shall be constructed in accordance with the previously approved Acoustic Covenant. The Acoustic Covenant shall form part of the conditions of sale and the Stockland Covenant and be implemented in accordance with the approved Dwelling Acoustic Treatment Certification Process.	At the time of contract of sale. As indicated.
7	End of Trip Bicycle Facilities Install end of trip bicycle facilities in accordance with ULDA Guideline No. 6 (Street & Movement Network) and the Queensland Development Code 4.1 – Sustainable Buildings generally as shown on Ground Floor – Stage 1 Plan Dwg No 0 A1-200 Rev 1 dated 02/04/12 prepared by Ellivo Architects	Prior to commencement of use
8	Vehicle Access Design and construct the vehicle crossover to Bells Reach Drive to	Prior to commencement of use



	commercial standards generally in accordance with the <i>Sunshine Coast Regional Council</i> adopted <i>IPWEAQ standard drawing R-0051 Commercial Driveway Slab Type A</i> .	
9	No vehicular access from Aqua Circuit All vehicular access to the site must be via Bells Reach Drive. No vehicular access is permitted from Aqua Circuit as indicated on the Plan of Development.	At all times
10	Hours of Operation – Food Premises The hours of operation for the Food Premises/Cafe are limited to 7am to 10pm, Monday to Sunday.	At all times.
11	Water Connection Connect the development to the existing water reticulation network in accordance with the requirements of UnityWater at no cost to Council.	Prior to commencement of use
12	Sewer Connection Connect the development to the existing sewer reticulation network in accordance with the requirements of UnityWater at no cost to Council.	Prior to commencement of use
13	Stormwater Quantity a) Submit to the ULDA detailed stormwater reticulation plans certified by a Registered Professional Engineer Queensland (RPEQ) or a suitably qualified hydraulic consultant connecting stormwater to a lawful point of discharge. b) Construct the works in accordance with the part a) certified plans.	a) Prior to commencement of work b) Prior to commencement of use
14	Stormwater Quality a) Submit to the ULDA for compliance assessment detailed stormwater quality plans certified by a Registered Professional Engineer Queensland (RPEQ) in accordance with current <i>Healthy Waterways</i> water quality objectives. b) Construct the works in accordance with the part a) certified plans.	a) Prior to commencement of work b) Prior to commencement of use
15	Repair damage to Kerb, Footpath or Road – Sunshine Coast Regional Council Nominated Assessing Authority Repair to the satisfaction of the <i>Sunshine Coast Regional Council</i> any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and pipes) that may occur during any works carried out in association with the approved development.	Prior to the commencement of use
16	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in conjunction with the approved development.	Prior to the commencement of use
17	Erosion and Sediment Control a) Submit to the ULDA an Erosion and Sediment Control (ESC) Plan in accordance with <i>Sunshine Coast Regional Council Guidelines</i> . The plan must be certified by a Registered Professional Engineer Qld (RPEQ-Civil) or Certified Professional in Erosion and Sediment	a) Prior to commencement of work

	Control (CPESC). b) A suitably qualified RPEQ or CPESC must monitor the implementation of the Erosion and Sediment Control Plan on site.	b) At all times during construction works
18	Finished Floor Levels Construct the dwellings to provide a minimum finished floor level of 300mm above the top of kerb in Bells Reach Drive.	Prior to the commencement of use
19	Outdoor Lighting Design and install outdoor lighting to minimise light spill in the adjacent residential properties in accordance with <i>AS: 4282;1997 Control of the Obtrusive Effects of Outdoor Lighting</i>	Prior to commencement of use
20	Electricity Submit to the ULDA either; a) written evidence from Energex demonstrating that existing underground low-voltage electricity supply is available to the development or b) written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services.	Prior to commencement of use
21	Telecommunications Submit to the ULDA documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to the development.	Prior to commencement of site works
22	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to commencement of use
23	Infrastructure Contributions Infrastructure charges are payable in accordance with the following Planning Scheme Policies (PSP) for infrastructure contributions under – • PSP 11.19 Bike Lane, Pathway and Footpath Infrastructure • PSP 11.20 Biting Insects Control Infrastructure • PSP 11.22 Road network Infrastructure • PSP 11.24 Open Space Infrastructure • PSP 11.25 Public Transport Infrastructure • PSP 11.26 Stormwater & Flooding Infrastructure • PSP 11.27 Water Supply and Sewerage Infrastructure Payment of infrastructure contributions will be at the rate applying at the time of payment (prior to commencement of use). Infrastructure Credits for parks, water, stormwater and road works will apply in accordance with the Reconfiguring a Lot approval (DEV2010/100).	Prior to commencement of use

The ULDA acknowledges that it is the intention of the ULDA and applicant to enter into an infrastructure agreement, or alternative infrastructure funding arrangements, covering the whole of the Caloundra South UDA encompassing road network, pathways, open space, community facilities, public transport, stormwater and sewerage infrastructure to be delivered or upgraded for Caloundra South for which the approved development forms part. Once this infrastructure agreement, or alternative funding arrangement, has been entered into, no further infrastructure contributions will be payable for development on this site that is in accordance with this approval.

Note – infrastructure works can be bonded, with the bond only being released when the works are completed or the Infrastructure Agreement is in place.

