

23 October 2012

ULDA Ref No: DEV2010/100

Kate Evans
RPS
PO Box 149
WURTULLA QLD 4575

URBAN DEVELOPMENT AREA (UDA) DECISION NOTICE (CHANGE TO APPROVAL)

Dear Kate

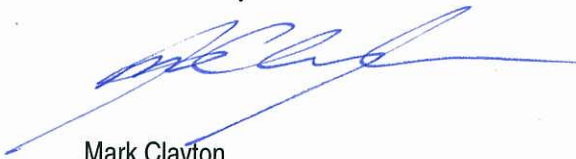
RE: CHANGE TO UDA DEVELOPMENT APPROVAL FOR RECONFIGURING A LOT (245 RESIDENTIAL LOTS, ONE NEIGHBOURHOOD CENTRE LOT, PARKS AND NEW ROAD) WITH PLAN OF DEVELOPMENT FOR HOUSES (245 DWELLINGS) AND SIGNAGE AT BELLVISTA BOULEVARD, CALOUNDRA WEST DESCRIBED AS PART OF LOT 22 ON SP190373 & PART OF LOT 202 ON SP190373 PARISH OF BRIBIE

I am pleased to inform you that your application under s75 of the *Urban Land Development Authority Act 2007* to change a development approval was approved on the 23 October 2012 in accordance with the attached UDA Development Approval Package.

This application and its decision can also be viewed in the ULDA Development Approvals Register via our website www.ulda.qld.gov.au.

If you have any further questions with regard to the matter, please contact me on 3024 4166.

Yours sincerely



Mark Clayton
ASSISTANT DEVELOPMENT MANAGER

DELEGATE DECISION

Site address	Bellvista Boulevard, Caloundra South
Real property descriptions	Part of Lot 22 on SP190373 & Part of Lot 202 on SP190373
Type of application	Change to Approval - Reconfiguring a Lot (245 residential lots, 1 neighbourhood centre lot, parks & new road) with Plan of Development for houses (245 dwellings) and Signage
ULDA reference number	DEV2010/100
Decision	Approved subject to conditions (Change to Approval)
Decision date	23 October 2012

After considering the proposal and recommendation for the above mentioned UDA development application (Change to Approval), as delegate for the Urban Land Development Authority I **approve** the application in accordance with the UDA Development Approval package.

I advise that the ULDA notify the following of this decision:

- (a) The applicant; and
- (b) Sunshine Coast Regional Council
- (c) Queensland Urban Utilities



Steve Connor
Director of Planning
ULDA

Dated

23/10/12

UDA Development Approval Package

Site address	Bellvista Boulevard, Caloundra South
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Approved Drawing or Document		
Plan/Document Title	Number	Date
Reconfiguring a Lot Plan – Allotment Layout	21662-7633-56 Rev O	17/09/2012
Reconfiguring a Lot Plan – Development Statistics	21662-7633-82 Rev O	17/09/2012
Plan of Development – Sheet 1 Overall Plan	21662-7633-69 Rev J	17/09/2012
Plan of Development – Sheet 2 Connectivity	21662-7633-70 Rev I	17/09/2012
Plan of Development – Sheet 3 On-Street Car Parking	21662-7633-71 Rev I	17/09/2012
Plan of Development – Sheet 4: Typical House Plans for lots 250-450m ² – 10m frontage	21662-7633 Sheet 1 of 4	March 2011
Plan of Development – Sheet 4: Typical House Plans for lots 250-450m ² – 12.5m frontage	21662-7633 Sheet 2 of 4	March 2011
Plan of Development – Sheet 4: Typical House Plans for lots 250-450m ² – 10m frontage two storey	21662-7633 Sheet 3 of 4	March 2011
Plan of Development – Sheet 4: Typical House Plans for lots 250-450m ² – 12.5m frontage	21662-7633 Sheet 4 of 4	March 2011
Plan of Development – Sheet 5: Detailed Concept Plan for lots less than 250m ²	21662-7633-77 Sheet 1 of 1	March 2011
Plan of Development – Sheet 6 Proposed Signage	7633-75 Rev I	17/09/2012
Plan of Development – Proposed Town Terrace plans	Sheets 1, 2, 4 & 5	1/5/2012
Public Open Space & Pathway Hierarchy	106728-CD-L1.02 Rev04	March 2011
Landscape Master Plan Application 1	1662-7633	July 2011
Detail Park Plan B1	106728-CD-L1.05_REV 02	November 2010
Detail Park Plan A2	106728-CD-L1.04_REV 03	March 2011
Detail Plan Park A1		14 July 2011
"Impact Assessment of Potable Water Supply and Sewerage Infrastructure for "Bellvista II" Development" prepared by MWH	FNMWS11207	May 2010
"Bellvista II Internal Roads – Typical Road	N08042-ROL13	

Urban Land Development Authority
Change to Approval DEV2010/100 Bellvista II, Caloundra South – Stages 1 to 8

Cross Sections" prepared by Brown Consulting		
"Traffic Impact Assessment for Bellvista II Development, Caloundra" prepared by Cardno(Qld) Pty Ltd	CE005958	November 2010
Department of Transport and Main Roads Conditions of Development (Revised)	NCR-8716 BRIS-2760 (Revised)	29 August 2011
Caloundra Road/Bellvista Boulevard Intersection Upgrades Concept Layout	N11033-SK06 Rev A	26 August 2011
Bells Reach Intersection Works	B11163-100 B11163-201 to 209 B11163-220 & 221	Approved 08/12/2011
Acoustic Covenant – Bellvista 2		Approved 2 September 2011
Dwelling Acoustic Treatment Certification Process – Bellvista 2		Approved 2 September 2011
"Bellvista II Development Reconfiguration of a Lot Application: Flood Impact Assessment" prepared by BMT WBM	R.B17507.006.01	March 2011
"Bellvista II Development: Water Quality and Water Cycle Management Plan" prepared by BMT WBM	R.B16848.002.12.WQMP	March 2011
"Concept Stormwater Management Plan for Bellvista II Subdivision at Little Mountain" prepared by Brown Consulting	B08067.W-01F	April 2011
"Bellvista 11 – Ecological Assessment Report" prepared by Arup	Job No 86632-03	November 2010
"Bellvista II Concept Stormwater Management Layout Plan" prepared by Brown Consulting	B08067.W-SK08 Rev G	20/7/2011
"Bellvista II Scour Protection & Channel Design Details" prepared by Brown Consulting	B08067.W-SK10 Rev A	5/4/2011
Geotechnical Investigation Bellvista 2 – Precinct 1 & 2 prepared by Coffey Geotechnics	GEOTKPAR01560AA/A Rev 3	29 November 2010
Erosion Sediment Hazard Investigation Report prepared by Coffey Geotechnics	GEOTKPAR01560AA/C Rev 4	30 November 2010
Acid Sulfate Soils Investigations prepared by Coffey Geotechnics	GEOTKPAR01560AA/B & E Rev3	30 November 2010
Review of Bushfire Risk & Proposed Mitigation letter prepared by Parson Brinkerhoff		30 November 2010
Biting Insect Investigation and Mitigation Report prepared by Darryl McGinn	Version 6	22 November 2010

PROJECT TEAM

Mark Clayton Assistant Development Manager Development Assessment Urban Land Development Authority	David Elliot Principal Engineer Development Assessment Urban Land Development Authority
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CONDITIONS – RECONFIGURATION OF A LOT		TIMING
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement for each stage.
2.	Complete all Operational Work Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	Prior to survey plan endorsement for each stage.
3.	Plans of Development (POD) Residential The design of dwellings on lots less than 250sqm in area are to be generally in accordance with the approved POD as required under ULDA Guideline No1. – Residential 30. <i>Note: In appropriate circumstances the ULDA may consider a variations to the approved individual house designs to be "Generally in Accordance" with the POD.</i>	Prior to lodging an application to carry out building work.
4.	Certification Agreement In relation to all operational works undertaken on the site comply with all requirements and fulfil all responsibilities outlined in the ULDA Self Certification Procedure Manual. <i>Note: Under the ULDA Self Certification Procedure Manual, no work is to commence until the applicable certification documents submitted by the Project Coordinator are acknowledged in writing by the ULDA.</i>	Prior to commencement of site works
5.	Demolition Works All buildings or other structures on the land must be demolished and/or removed, to the satisfaction of the ULDA in stages. Approval of an application for building works (if required) for the demolition and/or removal, must be obtained prior to the commencement of such works.	Prior to survey plan endorsement for each stage.
6.	Stages for Reconfiguration (a) The stages of the reconfiguration must be generally in accordance with the approved reconfiguration plan. It is understood however the stages do not need to be delivered sequentially unless required for infrastructure delivery purposes. (b) Drainage reserves are required to be dedicated as part of the relevant stormwater catchment. Where necessary, the staging must be modified to be consistent with the stormwater management plan for the dedication of drainage reserves. (c) Unless otherwise approved in writing by the assessing authority, each stage must be independently serviced by roads, water, sewer,	Prior to survey plan endorsement for each stage.

CONDITIONS – RECONFIGURATION OF A LOT		TIMING
	stormwater, and any other relevant utilities.	
7.	Road Naming The developer must submit to Sunshine Coast Regional Council for approval, a list of proposed street names and the corresponding name meanings for each new road to be opened. The Sunshine Coast Regional Council reserves the right to accept any or none of the proposed names.	Prior to survey plan endorsement for each stage.
8.	Land Dedications Any land dedicated for public use to Sunshine Coast Regional Council must be free of contaminants and not registered on either the Environmental Management Register or Contaminated Land Register. The developer must demonstrate to the ULDA that the past uses of the land did not include a notifiable activity.	Prior to dedication of land.
9.	Drainage Reserve Lots 9994 and 9995 are to be dedicated for drainage purposes to Sunshine Coast Regional Council in fee simple as nominated trustee. Lot 9996 is to be dedicated for drainage purposes to Sunshine Coast Regional Council in fee simple as nominated trustee, unless technical documentation demonstrating that it is not required for that purpose is submitted to and approved by the ULDA.	At the time of off-maintenance handover of contributed assets
10.	Parkland Dedication Lots 9998 and 9999 are to be dedicated as public use land (park) to Sunshine Coast Regional Council in fee simple as nominated trustee.	At the time of off-maintenance handover of contributed assets
11.	Entry Walls or Features The provision of entry walls or features is prohibited on road reserves or in drainage reserve or on proposed parkland and should be located within private land unless otherwise approved by the ULDA.	At all times
12.	Acoustic Attenuation – Stages 1 & 2 (a) The developer shall disclose to all purchasers of lots within Stages 1 & 2 that the allotment/s they have selected to purchase is subject to aircraft noise impact from operation of the Caloundra Aerodrome. (b) All dwellings to be constructed on allotments within Stages 1 & 2 shall be constructed in accordance with the approved Acoustic Covenant. The Acoustic Covenant shall form part of the Conditions of Sale and the Stockland Covenant (Design Essentials) and be implemented in accordance with the approved Dwelling Acoustic Treatment Certification Process. (c) The Acoustic Covenant (in its current form) applies to low set residential construction only and allows for the most common types of construction systems being brick veneer and light weight cladding with metal roof sheeting or tiled roof construction. If the design of a dwelling within Stages 1 & 2 does not comply with the design guidelines detailed within the Acoustic Covenant (i.e. design is not	Prior to entering into a contract of sale At all times Prior to issue of building permit

CONDITIONS – RECONFIGURATION OF A LOT	TIMING
within the scope, such as two storey dwellings or dwelling facade elements that exceed the nominated ratio of window to wall area, or proposed dwelling construction materials are not within the scope), the design is to be certified by a suitably qualified acoustic consultant to ensure that the acoustic requirements stated in the Acoustic Covenant will be achieved by other approved and certified construction methods. The alternate certification must reference the actual design drawings and lot details over which building approval is sought. (d) The Acoustic Covenant can be amended from time to time with the approval of the ULDA to allow for 2 storey construction, or other material changes in construction methods as and when they become viable and is to be certified by Parsons Brinckerhoff. (e) Certification that the constructed dwelling achieves compliance with the approved Acoustic Covenant or certified design drawings can be undertaken by a qualified Building Certifier at the completion of construction. (f) A request in writing shall be submitted to the Sunshine Coast Regional Council that written advice be included on rates notices/property notes that advise the allotments within Stages 1 & 2 are aircraft noise affected and the construction of dwellings is to be in accordance with the acoustic and certification requirements of this condition of approval.	Prior to endorsement of survey plan for Stages 1 & 2.
13. Open Space Maintenance (a) Submit to the ULDA certification from a suitably qualified professional that open space areas which are disturbed as a result of civil works and which are not already detailed on the approved plans must be rehabilitated consistent with the adjacent landscaping. (b) Landscaping works are to be completed in accordance with the approved landscape plans and conditions of approval and maintained by the developer for at least twelve (12) months from the date that works are accepted 'on-maintenance. (c) At completion of "off maintenance" and with agreement from Sunshine Coast Regional Council, the entity developing the site or its contractors may continue maintenance of all landscaping works (post off maintenance) for an agreed period of time.	Prior to endorsement of survey plan for each stage.
14. Construction Management Plan a) Submit to the ULDA a Site Based Construction Management Plan that includes but is not limited to: • provision for the management of traffic around and through the site during and outside of construction work hours. • provision for parking and materials delivery during and outside of construction hours of work • management of dust generated from the site during and outside construction work hours; • management of sedimentation and erosion which complies with	Prior to commencement of site works

CONDITIONS – RECONFIGURATION OF A LOT	TIMING
management of groundwater and surface water collection, treatment and disposal in accordance with Sunshine Coast Regional Council's standards.; - management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. - management of acid sulfate contaminated soils (if required) in accordance with the Queensland Acid Sulfate Soil Technical Manual, Soil Management Guidelines V3.8 or later. - Unless otherwise approved - Hours of construction must be Monday to Saturday 6.30am to 6.30pm. Construction work in relation to the development must not be conducted outside the above hours or on Sunday or Public Holidays The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	During site works and prior to survey plan endorsement
15. Water and Wastewater Services Unity Water – Nominated Assessing Authority a) Detailed design drawings and calculations are to be provided to Unitywater for review and acceptance for all water and wastewater works (including augmentations) where the infrastructure assets are to be donated to Unitywater. Unitywater shall provide feedback/comments within 4 weeks of receiving completed documentation from the Project Coordinator. b) Provide written authority prior to construction commencement to allow Unitywater officers to enter the land at all reasonable times in order to carry out inspections in relation to this approval. c) The applicant is responsible for the full cost of any alteration necessary to water and/or wastewater mains or easements resulting from the development d) Written approval to enter and construct must be provided to Unity Water from property owners through which external water and sewers will traverse. e) The applicant must demonstrate that corridors have been retained to allow for the construction of potable water and sewerage infrastructure identified in the servicing strategies for the Caloundra South development site.	Prior to the commencement of site works Prior to the commencement of site works Prior to survey plan endorsement Prior to commencement of site works Prior to commencement of site works
16. Potable Water Supply Unity Water – Nominated Assessing Authority	

CONDITIONS – RECONFIGURATION OF A LOT	TIMING
a) Provide reticulated potable water supply to each lot within the development at no cost to Unitywater. Provide water supply in accordance with Unitywater adopted Desired Standards of Service, or as otherwise approved by Unitywater. b) Submit to Unitywater for acceptance a water reticulation schematic plan and detailed network analysis for the proposed development. Unitywater shall provide feedback/comment within 4 weeks of receipt of completed documentation. Liaise with Unitywater to ensure appropriate allowance is made for connectivity with external mains and external demands c) Design potable water infrastructure in accordance with Water Supply Code of Australia (WSA 03-2002), except where specified by Unitywater guidelines (as currently outlined in the Caloundra City Council planning scheme policies), unless otherwise agreed with Unitywater. d) A 375mm diameter water main must be extended from the development site to the connection point (node CS00026, identified in the “MWH Impact Assessment of Potable Water Supply and Sewerage Infrastructure for Bellvista 2” report dated May 2010) of the existing 375mm diameter water main in Bellvista Boulevard. All live connections to the Unitywater water supply system must be made by Unitywater at the developer's cost, only after approval of all works, and receipt and acceptance of as-constructed data and by Unitywater. e) Prior to the water supply demand from the development site reaching 250ET the applicant must construct a 375mm diameter water main from the Sugar Bag Road reservoir to the existing 375mm diameter water main located at the intersection of Quarry and Mark Roads. Submit to the ULDA Principal Engineer for approval detailed engineering drawings certified by a Registered Professional Engineer Queensland (RPEQ) for the provision of the above-mentioned 375mmdiameter water main together with written advice from Unitywater that the plans generally meet their requirements. f) Construct all works in accordance with the approved plan(s) of development and in accordance with Unitywater's adopted standards. g) Submit as-constructed drawings and information in accordance with the ULDA and Unitywater requirements, including an asset register checked and certified by a Registered Professional Engineer of Queensland (RPEQ - Civil), certifying that the works have been completed in accordance with the approved drawings and Unitywater's adopted standards, for approval by Unitywater prior to On Maintenance. Witnessed and certified pressure tests and disinfection test results are required by Unitywater to NATA standard for audit.	Prior to survey plan endorsement Prior to commencement of site works Prior to commencement of site works Prior to survey plan endorsement Prior to survey plan endorsement Prior to commencement of works Prior to survey plan endorsement Prior to survey plan endorsement
17. Wastewater Unity Water – Nominated Assessing Authority a) Each lot in the development area is required to be serviced by a reticulated wastewater collection system. Provide a service connection to all proposed lots within the development to the reticulated wastewater system at no cost to Unitywater. b) The applicant must connect the development site to the Unitywater sewerage infrastructure generally in accordance with the findings of the “MWH Impact Assessment of Potable Water Supply and Sewerage	Prior to survey plan endorsement Prior to survey plan endorsement

CONDITIONS – RECONFIGURATION OF A LOT	TIMING
Infrastructure for “The Bellvista 2” Development” report dated May 2010. 1) A phase 1 connection point at manhole ‘7206’ and 2) Prior to the sewerage demand from the development site exceeding 191 ET a connection point immediately before SPS L1 Submit to the ULDA Principal Engineer for approval detailed engineering drawings certified by a RPEQ for the above-mentioned external sewerage works together with written advice from Unitywater that the plans generally meet with their requirements. c) Design wastewater infrastructure in accordance with Sewerage Code of Australia (WSA 02-2002) except where specified by Unitywater guidelines (as currently outlined in the Caloundra City Council planning scheme policies), unless otherwise agreed with Unitywater. d) Wastewater mains in private property will require an easement of minimum 3.0 m width, in favour of Unitywater to allow access and maintenance. Unless otherwise agreed by Unitywater, the easements should be in the form of the standard form easement registered with the Queensland Land Registry under dealing number 713536391. Easement plans and associated documents must be provided at no cost to Unitywater and executed prior to the earlier of endorsement of survey plans or commencement of the use. e) Construct all works in accordance with the approved plan(s) of development and in accordance with Unitywater's adopted standards. Connect the development to the existing wastewater system. All live connections to the Unitywater wastewater network must be made by Unitywater at the applicant's cost. f) Submit as-constructed drawings and information in accordance with the ULDA and Unitywater requirements, including an asset register checked and certified by a Registered Professional Engineer of Queensland (RPEQ - Civil), certifying that the works have been completed in accordance with the approved drawings and Unitywater's adopted standards, for approval by Unitywater prior to ‘On Maintenance’. g) Protect existing wastewater pipes during construction by installing appropriate measures. Such measures may include construction of a bridging slab and/or physical barriers to restrict access over the existing pipe and protect it from excessive crushing loads. Alternatively, in accordance with suitably approved design, relocate the wastewater pipe so that it is clear of any proposed earthworks and roadworks. h) Upon completion of all construction works, and prior to on maintenance, submit to Unitywater a closed circuit television (CCTV) survey of all new and existing wastewater mains within the development site, carried out in accordance with the WSA 05-2008 Conduit Inspection Reporting Code of Australia, including a defect report of the survey. Submit for review and approval, an engineering restoration plan and schedule for any defect found. The applicant must repair all damaged sewer mains in accordance with the approved engineering restoration plan and schedule at no cost to Unitywater.	Prior to commencement of site works Prior to survey plan endorsement Prior to survey plan endorsement Prior to survey plan endorsement Prior to survey plan endorsement During site works Prior to ‘on maintenance’
18. Stormwater Management a) Submit to the ULDA Principal Engineer for approval detailed designs and hydraulic calculations for stormwater quantity and quality, checked and	Prior to commencement

CONDITIONS – RECONFIGURATION OF A LOT	TIMING
certified by a Registered Professional Engineer Queensland (RPEQ- Civil) generally in accordance with the following: • BMT WBM (2011) "Bellvista II Development: Flood Impact Assessment, March"; • BMT WBM (2011) "Bellvista II Development: Water Quality and Water Cycle Management Plan, March; and • Brown Consulting "Concept Stormwater Management Plan for Bellvista II Subdivision at Little Mountain, Issue F April, 2011" • ARUP (2010) "Bellvista II – Ecological Assessment Report, November" • Brown Consulting: Concept Stormwater Management Layout Plan B08087.W.SK08 Rev G (20 July 2011) • Brown Consulting: Scour Protection & Channel Design Details Plan B08087.W.SK10 Rev A (05 Apr 2011) The calculations must demonstrate capacity of the underground stormwater pipe system to take the minor storm flow for a minimum ARI 2 year rainfall event without surcharge and demonstrate that overland flow paths are provided for up to ARI 100 year runoff events clear of allotments and with suitable depth and velocity so as not to be a hazard to people or property. The design must take into account of proposed and constructed stormwater and flood management works downstream of the outlets and any hydraulic effects these may have on the stormwater system. Where excavation of open drains or underground pipes are required to achieve an outlet to the stormwater system and these require disturbance of controlled vegetation, obtain the appropriate permits to interfere with the controlled vegetation and carry out rehabilitation works required by those permits b) Provide measures to minimise impacts to the wetland downstream of the site, and in particular, show that there is minimal risk of scour in frequent events. c) Construct stormwater drainage in accordance with the certified plans as detailed in a), as amended to satisfy issues raised in b) above d) Submit to the ULDA certification from a RPEQ –Civil that the works have been inspected and constructed in accordance with part a) of this condition. e) Upon completion of the works provide to the ULDA in a format acceptable to the Sunshine Coast Regional Council "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with part e) of this condition.	of works Prior to commencement of works Prior to commencement of site works Prior to survey plan endorsement Prior to endorsement of survey plan for each stage
19. 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	Prior to endorsement of survey plan for each stage

CONDITIONS – RECONFIGURATION OF A LOT		TIMING
	contributed assets.	
20.	Filling and Excavation a) Submit to the ULDA Principal Engineer a detailed earthworks plan and cross sections, checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally as recommended in the Coffey Geotechnical Investigation Bellvista 2 – Precincts 1 & 2 Reports.. b) Submit to the ULDA Principal Engineer certification from an RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS 3798 and any unsuitable material encountered has been treated or replaced with suitable material.	Prior to commencement of works Prior to survey plan endorsement
21.	Road works - Internal a) For all stages of the subdivision, submit to the ULDA Principal Engineer detailed engineering design/construction drawings for road pavements, on-street parking areas, kerb and channel, bio-retention basins, traffic islands and signage, checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with <i>RPS: Allotment Layout Plans 21663-7633-56 Rev O</i> and <i>On-street Carparking Plan 21663-7633-71 Rev I</i>, <i>Brown Consulting: Typical Road Cross Sections Dwg No. N08042-ROL13</i> and the <i>Sunshine Coast Regional Council Standard Conditions & Specifications</i>. b) Construct road works in accordance with part a) of this condition, c) Submit to the ULDA Principal Engineer certification from a Registered Professional Engineer of Queensland (RPEQ) that all road and associated works have been inspected and constructed in accordance with part a) of this condition; d) Upon completion of the works provide to the ULDA in a format acceptable to the Sunshine Coast Regional Council "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with part b) of this condition.	Prior to commencement of site works Prior to endorsement of survey plan Prior to endorsement of survey plan Prior to endorsement of survey plan
22.	Roadworks – External – Bellvista Boulevard a) Submit to the ULDA written advice from the DTMR that the detailed engineering design/construction drawings for the upgrade works required at the intersection of Bellvista Boulevard and Caloundra Road meet with their requirements.. b) Submit to the ULDA Principal Engineer for approval detailed engineering design/construction drawings for proposed works within Bellvista Boulevard immediate south and adjacent to the intersection of the Bellvista Boulevard and Caloundra Road (which is subject to approval by the DTMR). Submitted engineering plans shall be certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with the DTMR Conditions of Development (Revised) dated 29 August 2011. c) Submit to the ULDA Principal Engineer for approval detailed engineering	Prior to commencement of external road works Prior to commencement of external road works Prior to

CONDITIONS – RECONFIGURATION OF A LOT	TIMING
design/construction drawings certified by a Registered Professional Engineer Queensland (RPEQ-Civil) for the upgrade of the Bellvista Boulevard / Bellcara Place intersection incorporating a roundabout generally in accordance with <i>Brown Consulting: Dwg Nos. B11163-100, B11163-201 to 209 & B11163-202 & 201 and Sunshine Coast Regional Council standards</i>. The design of the roundabout must accommodate the Council approved indented bus bay adjacent to the Bellcara Place/Bellvista Boulevard intersection d) Submit to the ULDA Principal Engineer for approval detailed engineering design/construction drawings certified by a Registered Professional Engineer Queensland (RPEQ-Civil) for the extension of Bellvista Boulevard south of Stornaway Avenue generally in accordance with the standard of the section of existing road north of Stornaway Avenue. e) Construct road works in accordance with part a), b), c) & d) of this condition, f) Submit to the ULDA Principal Engineer certification from a Registered Professional Engineer of Queensland (RPEQ) that all road and associated works have been inspected and constructed in accordance with parts a), b) & c) of this condition (within three months of endorsement of survey plan for the first stage) and part d) of this condition (prior to endorsement of survey plan for Stage 3, 4, 5 or 6 whichever occurs first) to the Department of Transport & Main Roads and Sunshine Coast Regional Council standards; g) Upon completion of the works provide to the ULDA in a format acceptable to the Department of Transport & Main Roads and Sunshine Coast Regional Council, "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with part b) of this condition. The ULDA will as necessary liaise with and seek input from the Sunshine Coast Regional Council regarding the external road works outlined in this condition.	commencement of external road works Prior to commencement of external road works Prior to endorsement of survey plan Prior to endorsement of survey plan
23. Pathway Network a) Submit to the ULDA Principal Engineer detailed engineering design/construction drawings certified by a Registered Professional Engineer Queensland (RPEQ-Civil) for the pathway network generally in accordance with the <i>RPS: Plan of Development Sheet 2 – Plan reference 21662-7633-70 Rev and Sunshine Coast Regional Council Standard Conditions & Specifications</i>; b) Construct pathway network in accordance with part a) of this condition, c) Submit to the ULDA Principal Engineer certification from a Registered Professional Engineer of Queensland (RPEQ) that all pathway and associated works have been inspected and constructed in accordance with part a) of this condition to Sunshine Coast Regional Council standards; d) Upon completion of the works provide to the ULDA in a format acceptable to the Sunshine Coast Regional Council "As Constructed" plans including an asset register, checked by a Registered Professional Engineer	Prior to commencement of site works Prior to survey plan endorsement Prior to survey plan endorsement Prior to survey plan endorsement

CONDITIONS – RECONFIGURATION OF A LOT	TIMING
Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with part b) of this condition.	
24. Soil Erosion and Sediment Control a) Submit to the ULDA Principal Engineer an Erosion and Sediment Control (E&SC) Program prepared, certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the <i>Sunshine Coast Regional Council's Engineering Design Guidelines</i> and the <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i>. b) The E&SC shall be closely monitored by a Registered Professional Engineer Queensland (RPEQ)	Prior to commencement of site works At all times
25. Landscape Works in Park and Dedication a) Submit to the ULDA for approval a detailed Landscape Plan certified by a qualified landscape architect for improvement works within the proposed parkland in accordance with the approved landscape plans and is to document the following: ▪ Existing contours or site levels. ▪ Location of existing under- and above-ground services within the proposed parkland (e.g. drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.). ▪ Removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk. ▪ Location and description of existing fencing and retaining walls within and abutting the park. Site Preparation ▪ Proposed finished levels, including sections across and through the parkland at critical points (e.g. Interface with roads or water bodies, retaining walls or batters). New Works ▪ Location of proposed drainage and stormwater works within the park, including cross-sections and descriptions. ▪ Provision of electricity and water connections to the park. ▪ Construction of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access. ▪ Provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to each road frontage to parkland that includes fencing and gates to limit unauthorised vehicular access. ▪ Details and locations of any proposed building works or planting, including: bridges, park furniture, picnic facilities and play equipment. ▪ Surface treatments, including the preparation of all open ground within the proposed parkland to ensure that it is topsoiled, grassed and suitable for mowing. Grassing is to achieve 80% coverage at the time of On Maintenance inspection. ▪ Provision of a sub-tropical plant schedule listing all proposed plants by botanical name, quantity and size at time of planting. b) Construct landscape works Submit to the ULDA certification from a qualified landscape architect that the works have been constructed in accordance with part a) of this condition;	Prior to commencement of site works Prior to survey endorsement for each stage

CONDITIONS – RECONFIGURATION OF A LOT		TIMING
	c) On Maintenance Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from the ULDA that works are satisfactory. d) Off Maintenance Inspection On completion of the 12 months maintenance period, contact the ULDA, Principal Engineer to arrange an Off Maintenance inspection.	
26.	Road Closures and Openings In situations where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with an approved traffic management plan, until the road works are accepted "On Maintenance", or unless otherwise directed by the assessing authority.	Prior to survey plan endorsement for each stage
27.	Street lighting Design and install a street lighting system (including connections and energising) to all roads within the subdivision and to all footpaths/bikeways within road reserves and parks associated with the subdivision at no cost to Council The design and construction of the street lighting system must: • meet the relevant requirements of the electricity supplier • be acceptable to the electricity supplier as 'Rate 2 Public Lighting' • be installed by the developer in accordance with the Australian Standard 1158.3.1 Series for Pedestrians and Vehicles. All street lighting associated with the development must be certified by an RPEQ. Street lighting must be installed on the same side as concrete footpaths (where applicable).	Prior to endorsement of survey plan for each stage.
28.	Electricity Submit to the ULDA either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots or b) written evidence from Energex confirming that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services. c) Confirmation that electricity and telecommunications have been constructed in the approved allocation as detailed in Sunshine Coast Regional Council Standard Drawings R-100. (Electricity and telecommunications drawings must be co-ordinated with civil engineering design documents, to ensure that service conflicts are avoided)	Prior to endorsement of survey plan for each stage.

CONDITIONS – RECONFIGURATION OF A LOT		TIMING
29.	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 each new lot within the proposed subdivision. (Telephone and cable services may be laid in a combined trench with electricity cables, subject to the approval of the relevant energy provider and the authorised telephone or cable service provider)	Prior to endorsement of survey plan for each stage.
30.	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 endorsement of survey plan for each stage.
31.	Permanent Survey Marks One Permanent Survey Mark for each stage of the development connected to Australian Height Datum must be provided.	Prior to endorsement of survey plan for each stage.
32.	Connection to Permanent Survey Marks All lots are to be connected to Permanent Survey Marks (PSMs). The connections of the lots to the PSMs and the coordinates of the PSMs must be shown on the face of the survey plan/s.	Prior to endorsement of survey plan for each stage.
33.	Contributions for infrastructure For all Survey Plans submitted for endorsement prior to the existence of the Caloundra South Infrastructure Agreement, a general infrastructure charge, less any applicable infrastructure credits, will be applied to each lot 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 and/or lodgement of survey plans for endorsement. At the date of this approval, the infrastructure contribution is estimated to be \$6,454,697 with a credit of \$4,316,924 . Note – credits have been calculated on the basis that creditable infrastructure for parks and stormwater will be delivered under the Caloundra South Infrastructure Agreement. 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	Prior to endorsement of survey plan for each stage

CONDITIONS – RECONFIGURATION OF A LOT	TIMING
road network, pathways, open space, community facilities, public transport, stormwater and sewerage infrastructure to be delivered or upgraded for Caloundra South for which the Bellvista II development forms part. The ULDA is prepared to accept the lodgement of insurance bonds to cover the infrastructure contribution calculated in accordance with the above. This insurance bond would be refundable upon the entering into alternative infrastructure funding arrangements However, in the event of the alternative infrastructure agreements not being entered into within two years of the date of this approval, unless otherwise extended with the agreement of the ULDA, the insurance bonds previously lodged will be called up.	
34. Pre-Construction Certification No work shall commence until the ULDA acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.	Prior to commencement of construction
35. Post-Construction Certification Submit Post-Construction (Practical Completion) Certification, approved forms and “as Constructed” plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works “as constructed” are in accordance with the approved plans.	Prior to endorsement of survey plan for each stage.
36. Streetscape Works a) Prepare and submit to the ULDA for approval Streetscape Works Plan detailing proposed works: • Appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades • Appropriate footpath location • Street tree location and species and ground preparation works • Road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc). • Identify all new and existing trees within the dedicated road, including those to be retained and those to be removed • Identify the location/ proximity of services within the road reserve • Provide details of proposed planting including common and botanical names and height and spread at maturity Such streetscaping must be completed in accordance with the approved streetscape plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect. b) Undertake the works in accordance with the approved streetscape works required under part (a) of this condition. Unless otherwise approved by the ULDA works are to be carried out in accordance with the following standards: • AS1428.1 Design of Access and Mobility • AS1428.4 Tactile Ground Surface Indicators	Prior to commencement of works on site Prior to endorsement of survey plan for each stage.

CONDITIONS – RECONFIGURATION OF A LOT	TIMING
• Best Trade Practice (Part B of the Compliance Certificate – Landscape Works) • AS/NZA 1158.3.1, 1999 pedestrian Area Lighting • Sunshine Coast Regional Council's Street Tree Strategy and Sunshine Coast Regional Council's Standard Drawings This work is to be certified by a suitably qualified urban design/landscape architect or registered Practicing Engineer – Queensland RPEQ professional in accordance with the ULDA Certification Procedures Manual and to the satisfaction of the ULDA. c) On completion of this work submit written certification and “as constructed” plans to the ULDA demonstrating compliance with this condition. The developer must maintain street trees for a period of twelve (12) months after an ‘On-Maintenance’ inspection.	Prior to endorsement of survey plan for each stage.

CONDITION – PLAN OF DEVELOPMENT (POD)	TIMING
37. Infrastructure Contributions - Residential Infrastructure contributions must be paid to the Planning Entity in respect of each building constructed on the site (the Infrastructure Contributions). The Infrastructure Contributions will be calculated at the time of payment in accordance with applicable planning scheme policies in force and administered by the Sunshine Coast Regional Council. A credit for one dwelling will be applied where infrastructure charge/s have been paid at the ROL stage. This condition will operate independent of any infrastructure agreement entered into with the ULDA.	Prior to endorsement of community management statement or commencement of use whichever occurs first.

STANDARD ADVICE

ADVICE

Sunshine Coast Regional Council

For any conditions in this package that require the consideration of Sunshine Coast Regional Council (SCRC), you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition has been met, SCRC will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation, an approval or a permit).

Noise and Dust Emissions

You are advised that all development involving the emission of noise and dust from building/construction activities requires that such emissions be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to Division 3 Section 440R of the Act, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work:

- (a) on a Sunday or public holiday, at any time or
- (b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

Any construction work out of these hours, including Sundays and public holidays must have the prior written consent of the Chief Executive Officer, Sunshine Coast Regional Council.

Published Standards

For any published standards referenced, they are those current as of the date of issue of this package unless otherwise specified.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

Certification

Post-Construction certification is required prior to 'On Maintenance'. The format and documents required shall in accordance with Sunshine Coast Regional Council standards, the ULDA will require a minimum 2 copy, bound in a A4 arch folder and 2 electronic copy on disk. Documents to be included but limited to, shall include:

1. A Post Construction Certification form
2. A Uncompleted Works Bond form
3. Report of Compliance with Development Approval Conditions from Project Coordinator
4. As Constructed Drawings
5. Compliance Test Records i.e. CCTV results etc
6. A list of non-compliance items
7. Material testing results

At the completion of the post-construction certification process the work assets will be transferred to Sunshine Coast Regional Council.

Development Scheme Fee

A Development Scheme Fee will apply at the time of plan sealing (in accordance with Section 128 of the Urban Land Development Authority Act 2007) to recover a proportion of costs incurred by the ULDA in preparing the Development Scheme for Caloundra South. The fee payable is at the rate prevailing at the time of payment. The current rate is \$750 per dwelling/lot.