



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2013/426

5 May 2015

Stockland Development Pty Ltd
C/- Mr Mark Farrell
RPS
PO Box 6149
MERIDAN PLAINS QLD 4551

Dear Mark

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT (1 LOT INTO 344 RESIDENTIAL LOTS, PARK, ROADS AND DRAINAGE) AT BELLVISTA BOULEVARD, CALOUNDRA WEST DESCRIBED AS LOT 4000 ON SP266176 (PREVIOUSLY DESCRIBED AS PART OF LOT 2000 ON SP255765)

On 5 May 2015 the Minister for Economic Development Queensland (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant part of the change to the PDA development approval applied for subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://dilgp.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Jeanine Stone on 3452 7421.

Yours sincerely

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Executive Director- Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Caloundra South	
Site address	Bellvista Boulevard, Caloundra West	
Lot on plan description	Lot number	Plan description
	Lot 4000	SP266176
PDA development application details		
DEV reference number	DEV2013/426	
'Properly made' date	6 March 2015	
Type of application	☐ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Reconfiguring a Lot (1 lot into 344 residential lots, roads and drainage) with Plan of Development (PoD)	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant part of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. The extent of the approval does not include the requested change to condition 32 for 'Compliance Assessment – Streetscape Works'.
Original Decision date	30 July 2014
Change to approval date	5 May 2015
Currency period	4 years from original decision date

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Reconfiguring a Lot Plan over Lot 2000 on SP255765	21662-7633-110 Rev R	17 March 2015
2.	Plan of Development Caloundra South Precinct 1 prepared by RPS	21662-7633-111 Rev R	17 March 2015
3.	Plan of Development Caloundra South Precinct 1 Connectivity prepared by RPS	21662-7633-114 Rev R	17 March 2015
4.	Plan of Development Caloundra South Precinct 1 Signage Plan	21662-7633-115 Rev R	17 March 2015
5.	Precinct 1, Caloundra South Development: Stormwater Quality Management Plan	R.B18176.008.02 Area 1SQ.doc	February 2015
Plans and documents previously approved on 30 July 2014		Number (if applicable)	Date (if applicable)
1.	Standard Detached Allotment Diagrams Caloundra South – Precinct 1 Sheet 1 of 5 prepared by RPS	DWG#167633-116B	20/03/14
2.	Detached Corner Allotments Diagrams Caloundra South – Precinct 1 Sheet 2 of 5 prepared by RPS	DWG#167633-116B	20/03/14
3.	Terrace Allotment Controls Caloundra South – Precinct 1 Sheet 3 of 5 prepared by RPS	DWG#167633-116B	20/03/14

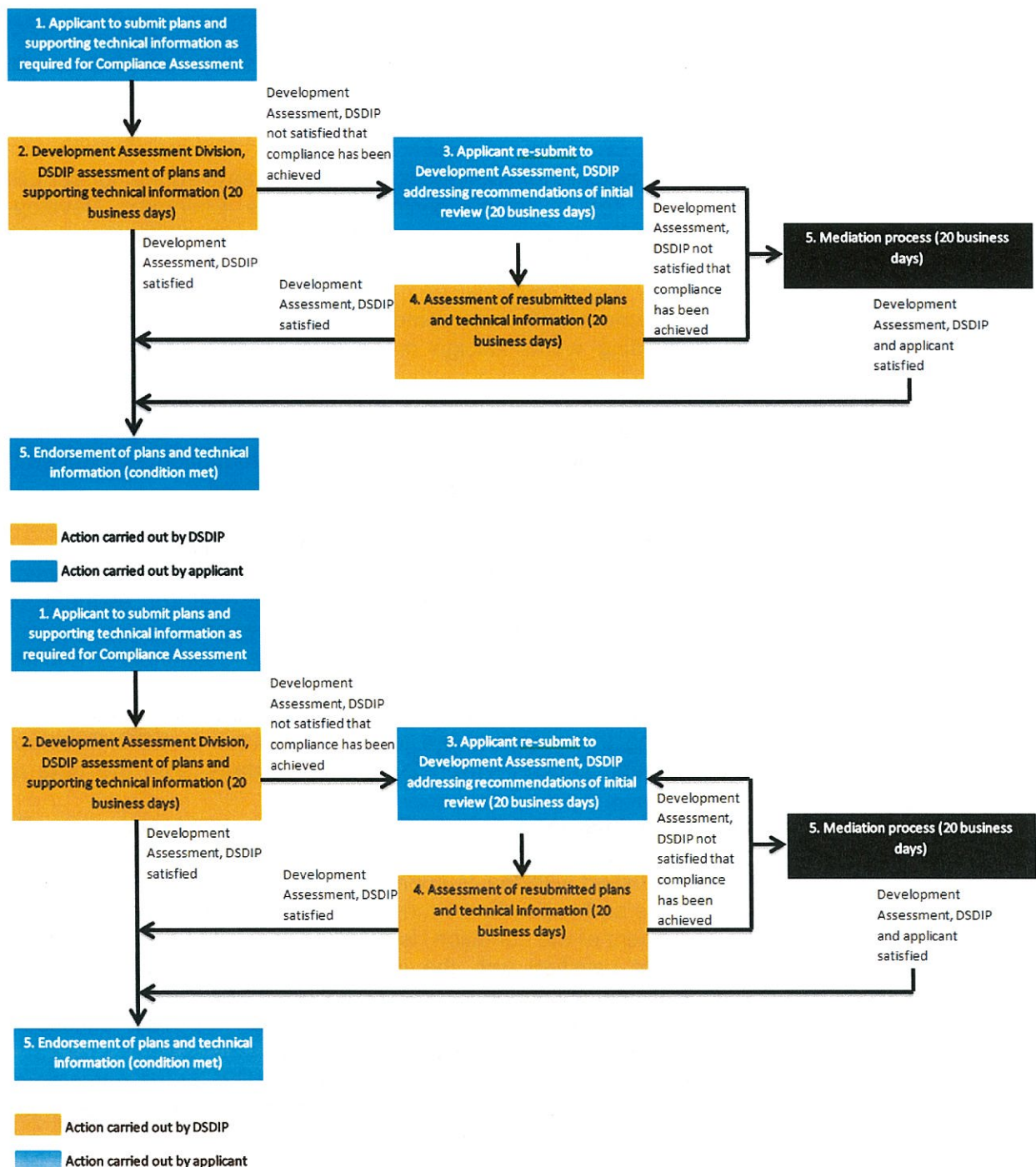
4.	Urban Allotment Controls Caloundra South – Precinct 1 Sheet 4 of 5 prepared by RPS	DWG#167633-116B	20/03/14
5.	Detached & Multiple Residential (Duplex) Allotments Notes and Tables Caloundra South – Precinct 1 Sheet 5 of 5 prepared by RPS	DWG#167633-116B	20/03/14
6.	Bellvista Boulevard Stage 1 Proposed Upgrades prepared by Brown Consulting	N12056-SK1209	14/07/14
7.	Stage 1 Intersection 1 Detail Plan Sheet 1 of 2 prepared by Brown Consulting	N12056-SK1210	14/07/14
8.	Stage 1 Intersection 1 Detail Plan Sheet 2 of 2 prepared by Brown Consulting	N12056-SK1211	14/07/14
9.	Stage 1 Intersection 2 Detail Plan prepared by Brown Consulting	N12056-SK1212	14/07/14
10.	Stage 1 Intersection 3 Detail Plan prepared by Brown Consulting	N12056-SK1213	14/07/14
11.	Stage 1 Intersection 4 Detail Plan prepared by Brown Consulting	N12056-SK1214	14/07/14
12.	Conceptual Bulk Earthworks Sheet 1 of 3 prepared by Brown Consulting	B14030-SK03 Rev A	27/05/14
13.	Conceptual Bulk Earthworks Sheet 2 of 3 prepared by Brown Consulting	B14030-SK04 Rev A	27/05/14
14.	Conceptual Bulk Earthworks Sheet 3 of 3 prepared by Brown Consulting;	B14030-SK05 Rev A	27/05/14
15.	Borrow Area for Precinct 1 with Frog Management Overlay	B14030-SK01 Rev A	27/05/14
16.	Precinct 3 Borrow Area Dewatering Trench Strategy and Sediment and Erosion Control	B14030-SK02 Rev A	27/05/14

17.	Acoustic Covenant for Precinct 1 Caloundra South Pages 1-8		
18.	Caloundra South Water Supply Infrastructure up to 15,000EP– Figure W4 prepared by Unitywater		Provided by Unitywater on 18/07/14
19.	Figure 2 Interim sewer strategy to service Precinct 1, Interim Water and Sewer Strategy – Infrastructure required to service Precinct 1 prepared by Parsons Brinckerhoff	2114554D-WAT-MEM-002 Rev A	07/07/14
Supporting plans, reports and specifications		Number (if applicable)	Date (if applicable)
20.	Correspondence from John Knaggs CEO Sunshine Coast Council to Mr Kingsley Andrew, Stockland titled “ Community Facilities – Bell Vista Sales Office” and response from Stockland to Sunshine Coast Council dated 7 March 2014		25/02/14 07/03/14

PREAMBLE

- a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the timings set out in the relevant condition.
- b) The applicant must pay the relevant fee to accompany any request for compliance assessment. The fee is to be confirmed by the Economic Development Queensland (EDQ) Development Assessment, Department of Infrastructure, Local Government and Planning (DILGP).
- c) Compliance assessment and endorsement may be repeated where a different operational or building works design or solution to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - (i) the applicant submits plans and supporting information as required under the relevant condition for compliance assessment.
 - (ii) **within 20 business days** – EDQ Development Assessment, DILGP assesses the plans and supporting information and:
 - a. if satisfied with the information as submitted - endorses the information and the conditions of approval (or element of the condition) is determined to have been met or
 - b. if not satisfied with the information as submitted – notifies the applicant accordingly.
 - (iii) if the applicant is notified under (ii)b. above, the information and plans addressing the concerns are to be resubmitted to EDQ Development Assessment, DILGP **within 20 business days** from the date of the notice.
 - (iv) **within 20 business days** – EDQ Development Assessment, DILGP assesses the re-submitted plans and supporting information and:
 - a. if satisfied with the re-submitted information lodged - endorses the plans and supporting information and the conditions of approval (or element of the condition) is determined to have been met or
 - b. if not satisfied with the information as submitted – notifies the applicant accordingly.
 - (v) if EDQ Development Assessment, DILGP is not satisfied that compliance has been achieved, within **20 business days** - repeat steps (iii) and (iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

When EDQ Development Assessment, DILGP and the applicant are both satisfied with the re-submitted information lodged, EDQ Development Assessment, DILGP endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met.



e) The following generally outlines the information required to be submitted for compliance assessment which may be more specifically identified in a particular condition of approval:-

- (i) plans for each building (dimensioned architectural floor plans, elevations and sections)
- (ii) landscape plans and

- (iii) specialist assessment reports as required that may include stormwater management and drainage and acoustics.
- f) Compliance assessment may be undertaken using the DILGP Certification Procedures Manual, when identified within this approval.

ABBREVIATIONS

For the purposes of interpreting the EDQ Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of Infrastructure, Local Government and Planning September 2013 (as amended from time to time).
3. **Council** means Sunshine Coast Council.
4. **DILGP** means The Department of Infrastructure, Local Government and Planning.
5. **DTMR** means the Department of Transport and Main Roads
6. **EDQ** means Economic Development Queensland.
7. **ET** means Equivalent Tenement
8. **MEDQ** means The Minister of Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **Related approval** means related development approvals DEV2010/100 and DEV2010/101 granted under the *Economic Development Act 2012*
11. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawings and/or documents.	Prior to survey plan endorsement for the relevant stage
2.	Certification of Operational Works All operational works undertaken generally in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As indicated
3.	Street Naming Submit to EDQ Development Assessment, DILGP a schedule of street names approved by Council.	Prior to survey plan endorsement for each stage
4.	Staging for Reconfiguration a) The stages of the reconfiguration must be generally in accordance with the following approved plan: Reconfiguring a Lot Plan over Lot 2000 on SP 255765 prepared by RPS, Dwg No: 21662-7633-110 Rev R dated 17/03/15. It is understood however the stages do not need to be delivered sequentially unless required for infrastructure delivery purposes. b) Unless otherwise approved in writing by EDQ Development Assessment, DILGP each stage must be independently serviced by roads, water, sewer, stormwater, and any other relevant utilities.	Prior to survey plan endorsement for each stage
5.	Advertising Devices Design and install advertising devices generally in accordance with the following approved plan: Plan of Development Precinct 1 Signage plan Dwg No. 21662-7633-115 Rev R dated 17/03/15	Prior to survey plan endorsement for the relevant stage

Surveying, land dedication and easements

6.	Land Transfer Demonstrate to EDQ Development Assessment, DILGP that all land to be transferred in fee simple is not registered on either the Environmental Management Register or the Contaminated Land Register.	Prior to survey plan endorsement for the relevant stage
7.	Land Transfer - Drainage Purposes Transfer, in fee simple, to Council as trustee Lots 2001 and 2002 for drainage purposes.	At the time works in these lots are accepted as off - maintenance
8.	Land Transfer – Park and Open Space Transfer, in fee simple, to Council as trustee Lot 2004 for park and open space purposes.	At the time works are accepted as off - maintenance
9.	Land Transfer – Environmental Protection Transfer, in fee simple, to Council as trustee Lot 2003 for environmental purposes.	At the time works are accepted as off - maintenance
10.	Land Dedication – Road Transfer, in fee simple, to the State of Queensland (represented by DTMR) Lot 5000 for road purposes.	At survey plan endorsement or as otherwise agreed by EDQ Assessment DILGP
11.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement for the relevant stage

Engineering

12.	Construction Management Plan a) Submit to the Principal Engineer, EDQ Development Assessment DILGP a Site Based Construction Management Plan (CMP) prepared by the principal site contractor that includes the following: - management of noise and dust generated from the site during and outside construction work hours; - management of stormwater around or through the site without increasing the concentration of suspended solids or Prescribed Water Contaminants (as defined in the Environmental Protection Act 1994), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties. - management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. The following plans in <i>Appendix A, Construction Environmental Management Plan Draft 3 dated 26/05/14 prepared by Brown Consulting</i> are approved for inclusion within the site-based CMP: • Borrow Area for Precinct 1 with Frog Management Plan Overlay, Dwg No: B14030-SK01 Rev A dated 27/05/14; and • Precinct 3 Borrow Area Dewatering Trench Strategy and Sediment and Erosion Control, Dwg No: B14030-SK02 Rev A dated 27/05/14. b) All work shall be undertaken in accordance with the CMP which must be current and available on site at all times during the construction period.	a) Prior to commencement of works for each stage b) As indicated
13.	Traffic Management Plan a) Submit to the Principal Engineer, EDQ Development Assessment DILGP a Traffic Management Plan (TMP) prepared and certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must ensure adverse traffic impacts are minimised during construction. The TMP must include: • 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; • planning including risk identification and assessment, staging, etc. • implementation	a) Prior to commencement of site works for each stage

	• monitoring and measurement • management review • traffic control plans or traffic control diagrams in accordance with <i>Manual of Uniform Traffic Control Devices</i> for any temporary part or full road closures of any Council or State road(s). b) All work shall be undertaken in accordance with the TMP which must be current and available on site at all times during the construction period.	b) As indicated
14.	Filling and Excavation a) Submit to the Principal Engineer, EDQ Development Assessment DILGP detailed bulk earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 “<i>Guidelines on Earthworks for Commercial and Residential Developments</i>” and the following approved concept plans: • Conceptual Bulk Earthworks Sheets 1 to 3 B14030-SK03, SK04 & SK05 Rev A dated 27/05/14 located in Appendix A, Construction Environmental Management Plan Draft 3 dated 26/05/14 prepared by Brown Consulting The plans shall: • include a geotechnical soils assessment of the site; • be consistent with the Erosion and Sediment Control plans; • where appropriate, provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and • provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the filling and excavation in accordance with the certified plans as required under part a) of this condition. c) Submit to the Principal Engineer – EDQ Development Assessment DILGP certification by a RPEQ that all filling and excavation works have been carried out in generally accordance with the certified plans and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
15.	Retaining Walls a) Submit to the Principal Engineer, EDQ Development Assessment DILGP detailed engineering plans, certified by a RPEQ of all retaining walls 1.0m or greater in height. Retaining walls shall be limited in height to a maximum of 2.5m in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by the Principal	a) Prior to commencement of site works for the relevant stage

	Engineer EDQ Development Assessment DILGP. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to the Principal Engineer, EDQ Development Assessment DILGP certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
16.	Roads - Internal a) Submit to the Principal Engineer, EDQ Development Assessment DILGP engineering design/construction drawings certified by a RPEQ for internal roads, including parking bays, traffic devices and pedestrian footpaths generally in accordance with <i>PDA Guideline No.13 Engineering Standards-Minor roads</i> and the following approved plans: - Plan of Development Caloundra South Precinct 1 Dwg No. 21662-7633-111 Rev R dated 17/03/15 (excluding Stage 36) - Plan of Development Caloundra South Precinct 1 Connectivity Dwg No. 21662-7633-114 Rev R dated 17/03/15 (excluding Stage 36). b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to the Principal Engineer, EDQ Development Assessment DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council. d) Provide certification by a RPEQ that all works have been completed generally in accordance with the certified plans.	a) Prior to commencement of work for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage
17.	Roads – Caloundra Road / Bellvista Boulevard Intersection Signalisation Comply with a) to e) below: a) Submit to the Principal Engineer, EDQ Development Assessment DILGP engineering design/construction drawings endorsed by the Department of Transport & Main Roads (DTMR) for the signalisation of the Caloundra Road / Bellvista Boulevard intersection.	a) Prior to commencement of works relevant to this condition

b) Construct the works generally in accordance with the endorsed plans as required under part a) of this condition. c) Submit to the Principal Engineer – EDQ Development Assessment DILGP ‘as-constructed’ drawings, asset register and test results certified by a RPEQ, in a format acceptable to DTMR. d) Provide certification by a RPEQ that all works required under part a) of this condition have been completed generally in accordance with the certified plans. e) Lodge with the MEDQ an uncompleted works bond for the intersection signalisation works required under this condition. OR	b) Prior to 9 December 2016 c) Prior to acceptance at ‘on-maintenance’ d) Prior to acceptance at ‘on-maintenance’ e) Prior to plan sealing of the 200th lot or as otherwise agreed by the Principal Engineer EDQ Development Assessment, DILGP
Comply with f) to i) below: f) Submit to the Principal Engineer, EDQ Development Assessment DILGP for compliance assessment engineering design/construction plans certified by an RPEQ for a trafficable road linking the Bells Creek Arterial (formerly Kawana Arterial) Phase 1 /Caloundra Road intersection with the southern end of Bellvista Boulevard generally in accordance with <i>PDA Guideline No. 6 Engineering standards – Major roads</i>. g) Construct the works generally in accordance with the endorsed plans as required under part f) of this condition. h) Submit to the Principal Engineer – EDQ Development Assessment DILGP ‘as-constructed’ drawings, asset register and test results certified by a RPEQ, in a format acceptable to DTMR. i) Provide certification by a RPEQ that all works required under part e) of this condition have been completed generally in accordance with the certified plans. <i>Advisory Note: The MEDQ is prepared to accept the lodgement of insurance bonds to cover the infrastructure in accordance with the above. This insurance bond would be returned upon either of the following:</i> i. <i>The execution of an Infrastructure Agreement covering the</i>	f) Prior to commencement of works relevant to this condition g) Prior to 9 December 2016 h) Prior to acceptance at ‘on-maintenance’ i) Prior to acceptance at ‘on-maintenance’

	works; or ii. On completion of the works referred to b) or g) above.	
18.	Compliance Assessment: Roads – Bellvista Boulevard Upgrade a) Submit for compliance assessment to the Principal Engineer, EDQ Development Assessment DILGP engineering design/construction drawings certified by a RPEQ for upgrade works in Bellvista Boulevard generally in accordance with <i>PDA Guideline No.13 Engineering Standards-Major roads</i> and the following approved plans: • Bellvista Boulevard Stage 1 Proposed Upgrades Dwg No: N12056-SK1209 dated 14/07/14; • Stage 1 Intersection 1 Detail Plan Sheet 1 of 2 Dwg No: N12056-SK1210 dated 14/07/14; • Stage 1 Intersection 1 Detail Plan Sheet 2 of 2 Dwg No: N12056-SK1211 dated 14/07/14; • Stage 1 Intersection 2 Detail Plan Dwg No: N12056-SK1212 dated 14/07/14; • Stage 1 Intersection 3 Detail Plan Dwg No: N12056-SK1213 dated 14/07/14; and • Stage 1 Intersection 4 Detail Plan DWG No: N12056-SK1214 dated 14/07/14. b) Construct the upgrade works generally in accordance with the endorsed plans as required under part a) of this condition. c) Submit to the Principal Engineer, EDQ Development Assessment DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to the Council / Department of Transport and Main Roads as appropriate of all road works constructed in accordance with this condition. d) Provide certification by a RPEQ that all works have been completed generally in accordance with the certified plans.	a) Prior to commencement of works b) Prior to survey plan endorsement for the first stage of this approval c) Prior to survey plan endorsement for the first stage of this approval d) Prior to survey plan endorsement for the first stage of this approval
19.	Off Road Cycleways a) Submit to the Principal Engineer, EDQ Development Assessment DILGP engineering design/construction drawings certified by a RPEQ for off road cycleways generally in accordance with the following approved plan: • Plan of Development Caloundra South Precinct 1 Connectivity Dwg No. 21662-7633-114 Rev R dated	a) Prior to commencement of work for the relevant stage

	17/03/15. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to the Principal Engineer, EDQ Development Assessment DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council. d) Provide verification by a RPEQ that all works have been completed generally in accordance with the certified plans.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
20.	Water – Internal a) Submit to the Principal Engineer, EDQ Development Assessment DSDIP detailed water reticulation design plans certified by a RPEQ generally in accordance with the current <i>SEQ Water Supply and Sewerage Design and Construction Code</i>. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to the Principal Engineer, EDQ Development Assessment DILGP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Unitywater's current adopted standards. d) Provide certification by a RPEQ that all works have been constructed generally in accordance with the certified plans.	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage
21.	Water –Trunk a) Submit to the Principal Engineer, EDQ Development Assessment DILGP detailed engineering design plans certified by a RPEQ in accordance with the <i>SEQ Water Supply and Sewerage Design and Construction Code</i> for the following sections of trunk main as shown on "Caloundra South Water Supply Infrastructure up to 15,000EP– Figure W4" prepared and approved by Unitywater: W04 to W37 – 200mm dia water main; and	a) Prior to commencement of works

	W40 to W42 – 500mm dia water main, including isolation valves and flow meter b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to the Principal Engineer, EDQ Development Assessment DSDIP 'as-constructed' plans, asset register, pressure and CCTV test results in accordance with Unitywater's current adopted standards. d) Provide certification by a RPEQ that all works have been constructed generally in accordance with the certified plans.	b) Prior to connection of 770th ET from related approvals and this approval c) Prior to connection of 770th ET from related approvals and this approval d) Prior to connection of 770th ET from related approvals and this approval
22.	Sewer – Internal a) Submit to the Principal Engineer, EDQ Development Assessment DILGP detailed sewer reticulation design plans certified by a RPEQ generally in accordance with the current <i>SEQ Water Supply and Sewerage Design and Construction Code</i>. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to the Principal Engineer, EDQ Development Assessment DILGP 'as-constructed' plans, asset register, pressure and CCTV test results in accordance with Unitywater's current adopted standards. d) Provide certification by a RPEQ that all works have been constructed generally in accordance with the certified plans.	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage
23.	Sewer –Trunk a) Submit to the Principal Engineer, EDQ Development Assessment DILGP detailed engineering design plans certified by a RPEQ in accordance with the <i>SEQ Water Supply and Sewerage Design and Construction Code</i> for the following trunk infrastructure as shown on "Figure 2 Interim sewer strategy to service Precinct 1, Interim Water and Sewer Strategy –	a) Prior to commencement of works

	Infrastructure required to service Precinct 1" 2114554D-WAT-MEM-002 Rev A dated 07/07/14 prepared by Parsons Brinckerhoff: • Upgrade existing pump station LMT114 • DN630 PN16 (1900m) gravity main from intermediate high point to existing Unitywater pump station LMT001; and • DN355 PN16 (1737m) rising main from pump station LMT114 to intermediate high point. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to the Principal Engineer– EDQ Development Assessment DILGP 'as-constructed' plans, asset register, pressure and CCTV test results in accordance with Unitywater's current adopted standards. d) Provide certification by a RPEQ that all works have been constructed generally in accordance with the certified plans.	b) Prior to connection of 770th ET from related approvals and this approval c) Prior to connection of 770th ET from related approvals and this approval d) Prior to connection of 770th ET from related approvals and this approval
24.	Compliance Assessment: Stormwater Management (Quality) a) Submit for compliance assessment to the Principal Engineer – EDQ Development Assessment DILGP concept plans certified by a RPEQ for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 - Engineering Standards-Stormwater quality</i>. b) Submit to the Principal Engineer– EDQ Development Assessment DILGP detailed engineering design and construction drawings certified by a RPEQ for the proposed stormwater quality devices generally in accordance with the endorsed concept plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to the Principal Engineer - EDQ Development Assessment DILGP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.	a) Prior to commencement of works for the first stage of this approval b) Prior to commencement of works for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage

	e) Provide certification from a RPEQ that the works have been completed generally in accordance with part c) of this condition.	e) Prior to survey plan endorsement for each stage
25.	Stormwater Management (Quantity) a) Submit to the Principal Engineer – EDQ Development Assessment DILGP detailed design plans and hydraulic calculations certified by a RPEQ for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 - Engineering standards – Stormwater quantity</i> . b) Construct the works in accordance with the certified plans as required by part a) of this condition c) Submit to the Principal Engineer – EDQ Development Assessment DILGP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council. d) Provide certification from a RPEQ that the works have been completed generally in accordance with part b) of this condition.	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage
26.	Street Lighting Design and install a street lighting system (including connections and energising) certified by a RPEQ to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i. meet the relevant standards of the electricity supplier ii. be acceptable to the electricity supplier as 'Rate 2 Public Lighting' iii. be endorsed by the Council as the Energex 'billable customer'.	Prior to survey plan endorsement for each stage
27.	Electricity Submit to the Principal Engineer - EDQ Development Assessment DILGP 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 Energex to provide underground electricity services.	Prior to survey plan endorsement for each stage

28.	Telecommunications Submit to the Principal Engineer - EDQ Development Assessment DILGP 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.	Prior to survey plan endorsement for each stage
29.	Broadband Submit to the Principal Engineer - EDQ Development Assessment DILGP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement for each stage
30.	Damage and Repairs Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement for each stage
31.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alteration to public utility mains, existing mains, services or installations required in connection with the approved development.	Prior to survey plan endorsement for each stage
Landscape and Environment		
32.	Compliance Assessment: Parks and Open Space Landscape Works a) Submit for compliance assessment to the Principal Engineer-EDQ Development Assessment, DILGP detailed landscape plans certified by an Australian Institute of Landscape Architects (AILA) registered Landscape Architect for works within the proposed parks and open space areas generally in accordance with <i>PDA Guideline No. 12 – Park planning and design</i> . The detailed landscape plans shall document the following: - existing contours or site levels, services and features; - 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);	a) Prior to the commencement of works for the relevant stage

	- location of proposed drainage and stormwater works within the park, including cross-sections and descriptions; - location of electricity and water connections to the park; - location and details of vehicle barriers/ bollards/ landscaping along park frontages where required to prevent unauthorised vehicular access; - details and locations of any proposed building works, including: bridges, park furniture, picnic facilities and play equipment; - trees and plants, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines; and - public lighting in accordance with AS1158 –<i>“Lighting for Roads and Public Spaces”</i> and AS4282 – <i>“Control of the Obtrusive Effects of Outdoor Lighting”</i>. b) Construct the works generally in accordance with the endorsed plans/documents required under part a) of this condition. c) Submit to the Principal Engineer, EDQ Development Assessment DILGP, ‘as constructed’ plans and an asset register in a format acceptable to Council. d) Provide certification from an AILA accredited landscape architect, that the works have been inspected and completed generally in accordance with parts a) and b) of this condition.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
33.	Compliance Assessment: Streetscape Works a) Submit for compliance assessment to the Principal Engineer - EDQ Development Assessment DILGP detailed public realm streetscape works drawings certified by an AILA registered Landscape Architect. The streetscape works are to include: - location and type of street lighting in accordance with Australian Standards AS1158 –<i>“Lighting for Roads and Public Spaces”</i> and AS4282 – <i>“Control of the Obtrusive Effects of Outdoor Lighting”</i>; - footpath treatments; - driveway locations; - location and types of streetscape furniture; - location and size of stormwater treatment devices; and - street trees, including species, size and location	a) Prior to commencement of works for each stage

	generally in accordance with the Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition. c) Submit to the Principal Engineer - EDQ Development Assessment DILGP 'As Constructed' plans and asset register in a format acceptable to the Council. d) Provide certification by an AILA registered landscape architect that the works have been inspected and completed generally in accordance with parts a) and b) of this condition.	b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage
34.	Water Quality Monitoring – Lamerough Creek Submit to the Principal Engineer, EDQ Development Assessment DILGP pre-, during and post-construction water quality monitoring data for surface stormwater and groundwater in the Lamerough Creek catchment generally in accordance with the endorsed <i>Caloundra South Water Quality Management Plan prepared by BMT WBM dated 18/03/14</i>.	As indicated
35.	Erosion and Sediment Management a) Submit to the Principal Engineer, EDQ Development Assessment DILGP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control, generally in accordance with <i>Urban Stormwater Quality Planning Guidelines 2010 (DEHP)</i> and <i>Best Practice Erosion and Sediment Control (International Erosion Control Association)</i>. b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works for each stage b) At all times during construction
36.	Acid Sulfate Soils a) If acid sulfate soils are found on the site, submit to the Principal Engineer - EDQ Development Assessment, DILGP an Acid Sulfate Soils Management Plan (ASSMP) certified by a suitably qualified and experienced professional, in accordance with the State Planning Policy, December 2013 and relevant guidelines. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant

		stage
37.	Compliance Assessment: Environment Protection Zone Rehabilitation a) Submit for compliance assessment to the Principal Engineer - EDQ Development Assessment DILGP a detailed Environmental Rehabilitation Plan certified by a suitably qualified environmental scientist/engineer for rehabilitation works within Lot 2003. b) Construct the works generally in accordance with the endorsed Environmental Rehabilitation Plan required by part a) of this condition. c) Submit to the Principal Engineer – EDQ Development Assessment DILGP certification by a suitably qualified environmental scientist/engineer that the works have inspected and completed generally in accordance with parts a) and b) of this condition.	a) Prior to commencement of rehabilitation works b) No later than 3 years after the date of this approval c) No later than 3 years after the date of this approval
38.	Acoustic Attenuation – Aircraft Noise a) The developer shall disclose to all purchasers of lots within proposed Stages 21A to 34 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 built on allotments within Stages 21A to 34 shall be certified and constructed in accordance with the <i>Acoustic Covenant for Precinct 1 Caloundra South</i>, which shall form part of the Conditions of Sale, the Stockland Covenant (Design Essentials) and be implemented in accordance with the approved Dwelling Acoustic Treatment Certification Process. c) Amendments, certified by a suitably qualified Acoustic Consultant can be made to the Acoustic Covenant from time to time with the approval of the Principal Engineer - EDQ Development Assessment DILGP to allow for two storey construction, or other material changes in construction methods as and when they become viable. d) Submit to the Principal Engineer - EDQ Development Assessment, DILGP certification by a suitably qualified professional that the constructed dwelling achieves compliance with the approved Acoustic Covenant or certified design drawings, as required by part b) or c) above. e) Provide evidence to the Principal Engineer - EDQ Development Assessment DILGP that Council has been requested to include on each rates notice for Stages 21A to 34 a property notation	a) Prior to entering into a contract of sale b) As indicated c) As indicated d) Prior to certificate of classification or commencement of use, whichever is the earlier e) Prior to survey plan endorsement for each stage.

	that: - the allotments therein are aircraft noise affected - the construction of any dwellings shall be generally in accordance with the acoustic and certification requirements of this condition of approval.	
39.	Acoustic Attenuation – Road Noise a) Submit to the Principal Engineer - EDQ Development Assessment DILGP engineering plans certified by a RPEQ for continuous acoustic barriers, designed in accordance with the <i>TMR Transport Noise Management Code of Practice (November 2013)</i>, <i>Technical Standard MRTS15</i> and <i>Specification MRS15-Noise Fences and Standard Drawings Road Manual -Part 13 Noise Barriers</i>. The acoustic barriers are to have a minimum surface density of 12.5kg/m² as generally located below: 2.0m high barrier - Future East West Link - Lots 1027-1046 - Bellvista Blvd - Lots 1018-1026 & 1079-1080 2.2m high barrier - Western boundary Lot 1008 (adjacent to Lot 2001) - Bellvista Blvd – Lots 1014-1017 2.4m high barrier - Future East West Link - Lots 1008-1012 - Bellvista Blvd - Lot 1013 - Pedestrian access provided onto Bellvista Boulevard between Lots 1021 and 1079 b) Construct the works generally in accordance with the certified plans as required by part a) of this condition. c) Submit to the Principal Engineer - EDQ Development Assessment DILGP 'as-constructed' plans of the noise barriers certified by a RPEQ. d) Provide verification by a RPEQ that all noise barriers have been constructed generally in accordance with the certified plans. e) Any two storey dwellings proposed to be built on Lots 1013-1025 and 1079-1080 shall be constructed generally in accordance with <i>Sunshine Coast Council Acoustic Covenant (Type C Covenant)</i>. f) Any two storey dwellings proposed to be built on Lots 1008-1012 and 1026-1046 shall be constructed with a criterion of 35	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage e) As indicated f) As indicated

	dB(A) Leq (1 hr) at all times for all habitable rooms generally in accordance with <i>Transport & Main Roads Environmental Emissions Policy</i>. g) Demonstrate to the Principal Engineer - EDQ Development Assessment DILGP that Council has been requested to include on individual rates notices/property notes for Lots 1008 to 1012 and 1026 to 1046 a notation that they border a proposed future sub arterial road and the construction of dwellings thereon shall be generally in accordance with the acoustic and certification requirements of this condition of approval.	g) Prior to survey plan endorsement for the relevant stage
Community Infrastructure		
40.	Community Infrastructure – Sales Office on land described as Lot 801 on SP153457 a) Provide evidence that all requirements detailed in Council correspondence titled 'Community Facilities – Bell Vista Sales Office', dated 25 February 2014, and response from Stockland dated 7 March 2014, have been fulfilled for the Sales Office on land described as Lot 801 on SP153457. b) Transfer Lot 801 on SP153457 at no cost to Council.	Prior to survey plan endorsement for the first stage
Infrastructure charges – Reconfiguration of a Lot and Multiple Residential		
41.	For municipal and state charge In lieu of paying the municipal and state infrastructure charges, the applicant will provide the infrastructure in accordance with the following conditions of approval : ▪ Condition 39 - Community Facilities; ▪ Conditions 15 and 18 - Movement Network; ▪ Conditions 7-9, 31 and 36 – Open Space; and ▪ Conditions 19 and 21- Water and Sewage.	As required by the relevant conditions
42.	Sub-regional Charge a) The applicant must pay to the MEDQ the Sub-regional Charge calculated in accordance with the IFF and indexed to the date of payment being: i. \$4698 per detached dwelling / lot (2014/2015 rates) for the treatment and disposal of sewage ii. \$3132 per attached dwelling / lot (2014/15) rates for the treatment and disposal of sewage iii. \$324 per detached dwelling / lot (2014 / 2015 rates) for accessing capacity of the existing water supply network 43. \$216 per attached / lot (2014 / 2015 rates) for accessing capacity of the existing water supply network	a) As required by the IFF

	b) The charges in a) may be varied upon agreement by the PDA Development Assessment DSDIP. c) In lieu of paying the balance of the sub regional charge, carry out the works in accordance with conditions 16, 17, 20 and 22.	b) As required by the IFF c) As required by the relevant conditions
44.	Implementation Charge The applicant must pay to the MEDQ the Implementation Charge calculated in accordance with the IFF and indexed to the date of payment. <i>Advisory Note: The MEDQ is prepared to accept the lodgement of bonds to cover the infrastructure charges calculated in accordance with the above. This bond would be returned upon the entering of an infrastructure agreement.</i>	As required by the IFF

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Economic Development Act 2012* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002*, *Nature Conservation Act 1992* and the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

**** End of Package ****

