



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2013/430

11 April 2016

Stockland Development Pty Ltd
C/- Ms Kate Evans
RPS Group
PO Box 6149
MERIDAN PLAINS QLD 4551

Dear Kate

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT (2 LOTS INTO 1,560 LOTS, 1 MIXED USE LOT, 2 DISTRICT CENTRE LOTS, EDUCATIONAL ESTABLISHMENT LOTS, COMMUNITY CENTRE LOTS, TOURIST ATTRACTION, PARKS AND NEW ROADS IN ACCORDANCE WITH THE PLAN OF DEVELOPMENT) AT BELLVISTA BOULEVARD, CALOUNDRA WEST AND BELLS CREEK ROAD, BELLS CREEK DESCRIBED AS LOT 4000 ON SP278596 AND LOT 505 ON RP 884348

On 8 April 2016 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application 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.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Jennifer Davison on 3452 7127.

Yours sincerely


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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Caloundra South	
Site address	Bellvista Boulevard, Caloundra West and Bells Creek Road, Bells Creek	
Lot on plan description	Lot number	Plan description
	Lot 4000	SP278596
	Lot 505	RP8840348
PDA development application details		
DEV reference number	DEV2013/430	
'Properly made' date	21 March 2016	
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 (2 Lots into 1,560 Lots, 1 Mixed Use Lot, 2 District Centre Lots, Educational Establishment Lots, Community Centre Lots, Tourist Attraction, Park and New Roads in Accordance with the Plan of Development)	

PDA development approval details			
Decision of the MEDQ		The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice.	
Original Decision date		12 February 2015	
Change to approval date		8 January 2016	
2 nd Change to approval date		8 April 2016	
Currency period		10 years from the 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.	Caloundra South Northern Locality – Precinct 2 & Part of Precinct 6 Plan of Development (as amended in red)	Version 16	17 March 2016
Plans and documents previously approved on 12 February 2015.		Number (if applicable)	Date (if applicable)
1.	Conceptual Bulk Earthworks Sheet 1	N12057-DA15 Rev A	29/08/14
2.	Conceptual Bulk Earthworks Sheet 2	N12057-DA16 Rev A	29/08/14
3.	Conceptual Bulk Earthworks Sheet 3	N12057-DA17 Rev A	29/08/14
4.	Conceptual Bulk Earthworks Sheet 4	N12057-DA18 Rev A	29/08/14
5.	Conceptual Bulk Earthworks Sheet 5	N12057-DA19 Rev A	29/08/14
6.	Conceptual Bulk Earthworks Sheet 6	N12057-DA20 Rev A	29/08/14
7.	Conceptual Bulk Earthworks Sheet 7	N12057-DA21 Rev A	29/08/14
8.	Conceptual Bulk Earthworks Sheet 8	N12057-DA22 Rev A	29/08/14
9.	Conceptual Bulk Earthworks Sheet 9	N12057-DA23 Rev A	29/08/14
Endorsed Context Plan		Number (if applicable)	Date (if applicable)
10.	Caloundra South Northern Locality Context Plan Area Strategy 2		December 2012

Supporting plans, reports and specifications		Number (if applicable)	Date (if applicable)
11.	Water and Wastewater Network Investigation Report		30/09/14
12.	Caloundra South Water Quality Management Plan		18/03/14
13.	Caloundra South Precinct 2 Arterial Roads Extents Plan	7100-211	23/01/15

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- (a) The applicant must pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
- (b) Compliance assessment and endorsement by EDQ Development Assessment, DSDIP is required prior to any work commencing.
- (c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- (d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DSDIP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days** – EDQ Development Assessment, DSDIP assesses the plans/supporting information and:
 1. if satisfied with the plans/supporting information as submitted - endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly

- iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSDIP **within 20 business days** from the date of the notice.
- v. **within 20 business days** – EDQ Development Assessment, DSDIP assesses the revised plans/supporting information and:
 - 1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
- vi. if EDQ Development Assessment, DSDIP is not satisfied that compliance has been achieved within **20 business days** - repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DSDIP endorses relevant plans/supporting information.

ABBREVIATIONS

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

- 1. **AILA** means Australian Institute of Landscape Architects.
- 2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
- 3. **Council** means the 'Sunshine Coast Regional Council'.
- 4. **DETE** means the Department of Education Training and Employment.
- 5. **DSDIP** means The Department of State Development, Infrastructure and Planning.
- 6. **DTMR** means the Department of Transport and Main Roads.
- 7. **MEDQ** means The Minister of Economic Development Queensland.
- 8. **PDA** means Priority Development Area.
- 9. **RPEQ** means Registered Professional Engineer of Queensland.
- 10. **DTMR** means the Department of Transport and Main Roads.

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement for each stage
2.	Certification of Operational Works All operational works undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
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.	Entry Walls or Features The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ Development Assessment DILGP.	As indicated
5.	Staging for Reconfiguration a) The stages of the reconfiguration must be generally in accordance with the following approved plan: Overall Staging Plan 167100-110 Rev S dated 14/03/2016 prepared by RPS 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
6.	Advertising Devices Design and install advertising devices generally in accordance with the approved Plan of Development	As required
Surveying, land dedication and easements		
7.	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

8.	Land Transfer - Drainage Purposes Transfer, in fee simple, to Council as trustee Lots 90002, 90006, 90013 and 90014 for drainage purposes.	At the time works in these lots are accepted as off-maintenance
9.	Land Transfer – Park and open space Transfer, in fee simple, to Council as trustee Lots 90000, 90001, 90003, 90004, 90005, 90007, 90008, 90009, 90010, 90011, 90012, 90015, 90016, 90017, 90018, 90019, 90020, 90021, 90025, 90026, 90031, 90034, 90035, 90038 and 90042 for park and open space purposes.	At the time works in these lots are accepted as off-maintenance
10.	Land Transfer – Environmental Protection Transfer, in fee simple, to Council as trustee Lots 90022, 90023 and 90024 for environmental purposes.	At the time works in these lots are accepted as off-maintenance
11.	Serviced Land Transfer – Community Transfer, in fee simple, serviced land to Council as trustee Lots 80004 and 80007 for community purposes.	At survey plan registration for the relevant stage
12.	Serviced Land Transfer – State School (primary) Transfer, in fee simple, serviced land to the State of Queensland (represented by DETE) as trustee Lot 80005 for school purposes.	At survey plan registration for the relevant stage
13.	Serviced Land Transfer – State School (secondary) a) Transfer, in fee simple, serviced land to the State of Queensland (represented by DETE) as trustee Lot 80006 for school purposes. b) If after the transfer in condition a) and within five years of the date of this Decision Notice, the State of Queensland (represented by DETE) gives notice to the owner of Lot 80008 that it requires the land for school purposes, transfer Lot 80008 to DETE for school purposes at agreed market value between both parties and to be transferred in fee simple as nominated trustee. c) If the State of Queensland (represented by DETE) does not give notice within five years of the date of this Decision Notice, nor purchase Lot 80008 within the required timeframe, condition b) ceases to apply.	a) At survey plan registration for the relevant stage b) At time of payment
14.	Road Dedication – Bells Creek Arterial a) Dedicate the Bells Creek Arterial corridor from the northern PDA boundary to the temporary roundabout as road.	a) At survey plan endorsement for the 100 th lot

	b) Dedicate the Bells Creek Arterial corridor from the temporary roundabout to the East West Link Road as road.	b) Prior to 9 December 2023
15.	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
16.	Separated Cycleway – Bunnings Road Link a) Submit to EDQ Development Assessment, DILGP engineering /construction plans certified by a RPEQ for a 3.0m two-way separated cycleway and a 1.5m wide footpath between the Bunnings Road Link/Bellvista Boulevard intersection and the Precinct 2 District Centre intersection generally in accordance with the PDA Guideline 13 – Engineering Standards – pedestrian & cycle. b) Construct the works generally in accordance with the certified plans required under part (a) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans, test results and asset register in accordance with the Council adopted standards.	a) Prior to commencement of works b) No later than six (6) months after the registration of the plan of subdivision which creates the first lot in Precinct 2. c) No later than six (6) months after the registration of the plan of subdivision which creates the first lot in Precinct 2.
17.	Right of Way (Access Easement) Provide a right of way (access) easement over part of Lot 80001 in favour of the adjoining SOHO Lots 1-4 generally as shown on the approved Plan of Development and at no cost to the grantee. The terms of the easement must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to take over and maintain the contributed asset.	At the earlier of the following: (a) Registration of Lots 1-4 (Stage H); or (b) Registration of Lot 80001 (Stage C)."
18.	Small lot development easements for lots $\leq 300\text{m}^2$ For standard format lot sub-divisions where a lot is 300m^2 or less and the lot adjoins another lot 300m^2 or less and the proposed construction of adjacent proposed walls will be a circumstance mentioned in	At or prior to survey plan endorsement

	section 94(2)(a) of the <i>Land Title Act 1994</i> (LTA) to permit the application and registration of high density development easements, provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights for 1 or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage *; or provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist). *High-density development easements created under Part 6 Division 4AA of the <i>Land Title Act 1994</i> are not required to be identified on a plan of survey.	
19.	Small lot development easements for lots >300m² If a lot is more than 300m² and adjoins another lot irrespective of the size of the adjoining lot and the construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i>, provide reciprocal easements in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist).	At or prior to survey plan endorsement
Engineering		
20.	Construction Management Plan a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan prepared by the principal site contractor that manages the following: • noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; • stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the Environmental Protection Act 1994), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties. • contaminated land (if required), including removal, treatment and replacement in accordance with compliance permit from an approved contaminated land auditor;	a) Prior to commencement of works for each stage

	b) Undertake all works generally in accordance with the construction management plan which must be current and available on site at all times during the construction period.	b) At all times during construction
21.	Traffic Management Plan a) Submit to 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 include the following: • 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.; • ongoing monitoring, management review and certified updates (as required); and • traffic control plans and/or traffic control diagrams in accordance with Manual of Uniform Traffic Control Devices (MUTCD) for any temporary part or full road closures of any Council or State road(s) 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 a certified traffic management plan. b) Undertake all works generally in accordance with the TMP which must be current and available on site at all times.	a) Prior to commencement of site works for each stage b) At all times during construction
22.	Filling and Excavation a) Submit to EDQ Development Assessment, DILGP detailed bulk earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>Guidelines on Earthworks for Commercial and Residential Developments</i> and the following concept plans: - Conceptual Bulk Earthworks Sheet 1 N12057-DA15 Rev A dated 29/08/14; - Conceptual Bulk Earthworks Sheet 2 N12057-DA16 Rev A dated 29/08/14; - Conceptual Bulk Earthworks Sheet 3 N12057-DA17 Rev A dated 29/08/14; - Conceptual Bulk Earthworks Sheet 4 N12057-DA18 Rev A dated 29/08/14;	a) Prior to commencement of site works for each stage

	v. Conceptual Bulk Earthworks Sheet 5 N12057-DA19 Rev A dated 29/08/14; vi. Conceptual Bulk Earthworks Sheet 6 N12057-DA20 Rev A dated 29/08/14; vii. Conceptual Bulk Earthworks Sheet 7 N12057-DA21 Rev A dated 29/08/14; viii. Conceptual Bulk Earthworks Sheet 8 N12057-DA22 Rev A dated 29/08/14; and ix. Conceptual Bulk Earthworks Sheet 9 N12057-DA23 Rev A dated 29/08/14. The certified earthworks plans shall: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP certification from a RPEQ that all earthworks have been carried out generally accordance with the certified plans required under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
23.	Retaining Walls a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by a RPEQ of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment DILGP. b) Construct the works generally in accordance with the certified plans required under part a) of this condition; c) Submit to EDQ Development Assessment, DILGP certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans required under part a) of this	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

	condition.	
24.	Roads - Internal a) Submit to 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 the approved Plan of Development and the following: - Proposed indented bus bays shall be designed generally in accordance with the <i>TMR: Public Transport Infrastructure Manual 2012</i>. - Public or school bus routes shall be designed generally in accordance with the <i>Transport Planning and Coordination Regulation 2005 (Schedule – Code for IDAS)</i>. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition.	a) Prior to commencement of work for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
25.	Roads - Bells Creek Arterial A. Caloundra Road to Northern Trunk Connector Link Road temporary roundabout a) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings certified by a RPEQ and endorsed by DTMR for the Bells Creek Arterial between Caloundra Road and the Northern Trunk Connector link road), including the proposed temporary roundabout as shown on: Caloundra South Precinct 2 Arterial Roads Extents Plan prepared by RPS Plan Ref 7100-211 dated 23.01.15 – Reference A. b) Construct the road works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to the DTMR of all road works constructed in accordance with part b) this condition.	a) Prior to commencement of site works b) At survey plan endorsement for the 100th lot c) At survey plan endorsement for the 100th lot

	B. Northern Trunk Connector link road to East-West Link Road d) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings certified by a RPEQ and endorsed by DTMR for the Bells Creek Arterial between the Northern Trunk Connector link road and the East-West link road as shown on: Caloundra South Precinct 2 Arterial Roads Extents Plan prepared by RPS Plan Ref 7100-211 date 23.01.15 – Reference B. The drawings shall include the removal of the temporary roundabout and reinstatement of the Bells Creek Arterial roadway. e) Construct the road works generally in accordance with the endorsed plans required under part d) of this condition. f) Submit to EDQ Development Assessment DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to DTMR of all road works constructed in accordance with part e) this condition.	d) Prior to commencement of site works e) Prior to 9 December 2023 f) Prior to 'on-maintenance' acceptance
26.	Northern Trunk Connector Link Road (Bells Creek Arterial Temporary Roundabout to East – West Link Road) a) Submit to EDQ Development Assessment DILGP engineering design/construction drawings certified by a RPEQ for the Northern Connector Link Road generally in accordance with the approved Plan of Development and the following; - Proposed indented bus bays shall be designed generally in accordance with the <i>TMR: Public Transport Infrastructure Manual 2012</i>. - Public or school bus routes shall be designed generally in accordance with the <i>Transport Planning and Coordination Regulation 2005 (Schedule – Code for IDAS)</i>. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of works constructed in accordance with this condition.	a) Prior to commencement of works b) Prior to 30th June 2017 c) Prior to 30th June 2017

27.	East-West Link Road – Temporary Right Turn into District Centre a) Submit to EDQ Development Assessment DILGP engineering design/construction drawings certified by a RPEQ for the temporary East West Link/District Centre intersection. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with part b) this condition. d) Remove the temporary right turn access into the District Centre. e) Erect signage indicating that the right turn access is temporary and it is intended to be removed.	a) Prior to commencement of works b) Prior to 30 June 2017 c) Prior to 30th June 2017 d) By 20 June 2021, or prior to registration of the final stage, whichever is the earliest. e) Prior to the opening of the access.
28.	Compliance Assessment: Roads – East-West Link Road A. Bellvista Boulevard (Access to Precinct 1) to Northern Trunk Connector link road (adjacent district centre) a) Submit to EDQ Development Assessment DILGP for compliance assessment conceptual plans certified by a RPEQ of the section of the East-West Link road between Bellvista Boulevard (Access to Precinct 1) and the Northern Trunk Connector link road as shown on: Caloundra South Precinct 2 Arterial Roads Extents Plan prepared by RPS Plan Ref 7100-211 dated 23.01.15 – Reference C. The plans shall detail the interim two lane layout in the context of the ultimate road profile, including the Lamerough Creek Bridge, traffic signals, cross-sections, indented bus bays, connections to the off-road cycle path at the bridge and measures to address fauna movement generally in accordance with the approved Plan of Development.	a) Prior to commencement of works

	b) Submit to EDQ Development Assessment DILGP engineering design/construction drawings certified by a RPEQ for the endorsed plans required under part a) of this condition. Proposed indented bus bays shall be designed generally in accordance with the <i>TMR: Public Transport Infrastructure Manual 2012</i> c) Construct the interim two lane road works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with part b) this condition. B. Northern Trunk Connector Link Road (adjacent to the District Centre) to Bells Creek Arterial e) Submit to EDQ Development Assessment DILGP for compliance assessment conceptual plans certified by a RPEQ of the section of the East-West Link Road between the Northern Trunk Connector link road (adjacent to District centre) and the Bells Creek Arterial as shown on: • Caloundra South Precinct 2 Arterial Roads Extents Plan prepared by RPS Plan Ref 7100-211 date 23.01.15 – Reference D. The plans shall detail the interim two lane layout in the context of ultimate road profile, including proposed traffic signals, staged pedestrian/cycle signals, indented bus bays and cross sections generally in accordance with the approved Plan of Development. f) Submit to EDQ Development Assessment DILGP engineering design/construction drawings certified by a RPEQ for the endorsed plans required under part e) of this condition. Proposed indented bus bays shall be designed generally in accordance with the <i>TMR: Public Transport Infrastructure Manual 2012</i>. g) Construct the road works generally in accordance with the certified plans required under part f) of this condition. h) Submit to EDQ Development Assessment DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable	b) Prior to commencement of works c) Prior to survey plan endorsement of the first stage d) Prior to survey plan endorsement of the first stage e) Prior to commencement of works f) Prior to commencement of works g) Prior to 9 December 2023. h) Prior to 'on-maintenance' acceptance
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	to the relevant authority of all road works constructed in accordance with part g) of this condition.	
29.	Roads - Bells Creek Arterial / Pierce Avenue Bridge a) Submit to EDQ Development Assessment DILGP engineering design/construction drawings, including construction schedule/methodology certified by a RPEQ endorsed by DTMR for the Bells Creek Arterial / Pierce Avenue Bridge and associated roadworks to accommodate the interim two lane road profile. b) Construct the road works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to DTMR of all bridge and associated road works constructed in accordance with part b) this condition.	a) Prior to commencement of works b) At survey plan endorsement for the 100th lot c) Prior to acceptance 'on-maintenance'
30.	Off Road Cycleways a) Submit to EDQ Development Assessment DILGP engineering design/construction drawings certified by a RPEQ for off road cycleways generally in accordance with the approved Plan of Development. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment DILGP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable to Council.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
31.	Water - Internal a) Submit to EDQ Development Assessment DILGP a water reticulation Precinct Network Plan endorsed by Unitywater. b) Submit to EDQ Development Assessment DILGP detailed water reticulation design plans certified by a RPEQ generally in accordance with the endorsed Precinct Network Plan 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.	a) Prior to the commencement of works for the first stage b) Prior to commencement of works for each stage c) Prior to survey plan endorsement for each stage

	d) Submit to EDQ Development Assessment DILGP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Unitywater current adopted standards.	d) Prior to survey plan endorsement for each stage
32.	Water –Trunk a) Submit to EDQ Development Assessment DILGP endorsement by Unitywater of the proposed water supply strategy including confirmation of connection to the existing water reticulation network described in the 'Water and Wastewater Network Investigation Report' dated 30/09/14 prepared by Brown Consulting. b) Submit to EDQ Development Assessment DILGP detailed engineering design plans certified by a RPEQ generally in accordance with the <i>SEQ Water Supply and Sewerage Design and Construction Code</i> and the endorsed water supply strategy required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment DILGP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Unitywater's current adopted standards.	a) Prior to commencement of works for the first 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
33.	Sewer - Internal a) Submit to EDQ Development Assessment, DILGP a sewer reticulation Precinct Network Plan endorsed by Unitywater. b) Submit to EDQ Development Assessment, DILGP detailed sewer reticulation design plans certified by a RPEQ generally in accordance with the endorsed Precinct Network Plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with Unitywater current adopted standards.	a) Prior to the commencement of works for the first stage b) Prior to commencement of works for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage
34.	Sewer –Trunk a) Submit to EDQ Development Assessment, DILGP endorsement by Unitywater of the proposed wastewater supply strategy including confirmation	a) Prior to commencement of works for the first

	of connection to the existing sewerage reticulation network described in the 'Water and Wastewater Network Investigation Report dated 30/09/14 prepared by Brown Consulting. b) Submit to EDQ Development Assessment, DILGP detailed engineering design plans certified by a RPEQ generally in accordance with the SEQ Water Supply and Sewerage Design and Construction Code and the endorsed wastewater supply strategy required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure and CCTV test results in accordance with Unitywater's current adopted standards.	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
35.	Compliance Assessment - Stormwater Management (Quality) a) Submit to EDQ Development Assessment DILGP for compliance assessment updated overall concept plans including cross sections 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 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 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
36.	Stormwater Management (Quantity) - Open Channels a) Submit to EDQ Development Assessment DILGP detailed engineering design/construction plans and hydraulic calculations certified by a RPEQ for the proposed stormwater open channel drainage system generally in accordance with <i>PDA</i>	a) Prior to commencement of works for the relevant stage

	<i>Guideline No. 13 Engineering standards – Stormwater quantity</i> and the approved plan of Development. b) Construct the works in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment DILGP "as constructed" plans including an asset register certified by a RPEQ, in a format acceptable to Council.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
37.	Stormwater Management (Quantity) – Pipe Network a) Submit to EDQ Development Assessment DILGP detailed engineering design/construction plans and hydraulic calculations certified by a RPEQ for the proposed piped 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 under part a) of this condition. c) Submit to EDQ Development Assessment DILGP "as constructed" plans including an asset register certified by a RPEQ, in a format acceptable to Council.	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
38.	Compliance Assessment: Early provision of public transport (bus) Unless a relevant infrastructure agreement provides to the contrary, subsidise an interim (for five years from the date of commencement of the service) public transport (bus) service in accordance with a strategy endorsed by DTMR that demonstrates: - public transport service to connect to an existing local network - timeframes for bus services including peak times and other times for - weekdays and times for services on weekends and public holidays - cost to deliver the bus services. - provision of services having regard to the staged development of the site and - sustainability of the service beyond the stated subsidy period.	Prior to occupation of the 100th residential lot.
39.	Street Lighting Design and install a street lighting system certified by a RPEQ to all roads, including footpaths/bikeways within road reserves.	Prior to survey plan endorsement for each stage

	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 Council as the Energex 'billable customer'; iv. be generally in accordance with Australian Standards AS1158 –<i>Lighting for Roads and Public Spaces</i>.	
40.	Electricity Submit to 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 it to provide underground electricity services.	Prior to survey plan endorsement for each stage
41.	Telecommunications Submit to 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
42.	Broadband Submit to EDQ Development Assessment DILGP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Act (<i>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
43.	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

Landscape and Environment

44.	Compliance Assessment: Landscape Works (Parks & Open Space) a) Submit to EDQ Development Assessment DILGP for compliance assessment detailed landscape plans certified by an AILA registered Landscape Architect for improvement works within the proposed parkland and open space areas generally in accordance with <i>PDA Guideline No. 12 – Park planning and design</i>. The plans shall generally document where applicable the following: 1. Existing contours or site levels, services and features; 2. Proposed finished levels, including sections across and through the open space at critical points (e.g. Interface with roads or water bodies, retaining walls or batters); 3. Location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; 4. Locations of electricity and water connections to parks; 5. Location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; 6. Details and locations of any proposed building works, including: bridges, park furniture, picnic facilities and play equipment; 7. Trees and plants, including species, size and location; 8. Public lighting in accordance with AS1158 – <i>‘Lighting for Roads and Public Spaces’</i>. 9. A schedule of proposed standard and non-standard Council assets; 10. Details of footpaths proposed within any adjoining Environmental Protection Zone or Conservation Buffer (as shown on the Connectivity Plan included in Appendix E of the approved Plan of Development) are to be submitted for approval under this condition. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment DILGP, ‘as constructed’ plans and asset register in a format acceptable to Council certified by an AILA registered Landscape Architect.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
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45.	Compliance Assessment - Streetscape Works a) Submit to EDQ Development Assessment DILGP for compliance assessment detailed streetscape works drawings certified by an AILA registered Landscape Architect. The detailed streetscape plans are to include where applicable: • location and type of street lighting in accordance with Australian Standards AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; • footpath treatments; • location and types of streetscape furniture; • location and size of stormwater treatment devices; and • street trees, including species, size and location. b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition. c) Submit to EDQ Development Assessment DILGP ‘as constructed’ plans and asset register in a format acceptable to Council.	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
46.	Water Quality Monitoring – Lamerough Creek and Bells Creek North Submit to EDQ Development Assessment DILGP pre-, during and post-construction water quality monitoring data for surface stormwater and groundwater in the Lamerough Creek and Bells Creek North catchments generally in accordance with the endorsed <i>Caloundra South Water Quality Management Plan prepared by BMT WBM dated 18/03/14</i>.	As indicated
47.	Erosion and Sediment Management a) Submit to 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
48.	Acid Sulfate Soils a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DILGP an Acid Sulfate Soils Management Plan (ASSMP). The	a) Prior to commencement of or during works for the

	ASSMP must be: i. prepared generally in accordance with the <i>State Planning Policy, July 2014</i> (as amended from time to time) and relevant guidelines; and ii. certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	relevant stage b) Prior to survey plan endorsement for the relevant stage
49.	Compliance Assessment - Environment Protection Rehabilitation a) Submit for compliance assessment to EDQ Development Assessment DILGP a detailed Environmental Rehabilitation Plan certified by a suitably qualified environmental scientist/engineer for rehabilitation works within Lots 90022, 90023 and 90024. This is to be generally in accordance with the endorsed Acid Frog Management Plan dated December 2013 and the Caloundra South Overarching Site Strategy Natural Environment dated April 2015. b) Commence construction of the works generally in accordance with the endorsed Environmental Rehabilitation Plan required by part a) of this condition. c) Submit to EDQ Development Assessment DILGP evidence from a suitably qualified environmental scientist/engineer that the works have been inspected and completed generally in accordance with parts a) and b) of this condition.	a) Prior to survey plan endorsement for the first stage b) Within one year of the registration of the first Plan of Subdivision c) Within two years after the registration of the final Plan of Subdivision
50.	Compliance Assessment - Noise Barriers a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed engineering plans, certified by a RPEQ, for proposed noise barriers along the Bells Creek Arterial, East-West Link Road and the internal Trunk Connector generally in accordance with the supporting draft Road Traffic Noise Impact Assessment dated 19/12/14 prepared by ASK Consulting Engineers. Noise barriers shall be generally located on or immediately adjacent to property boundaries. b) Construct the noise barriers generally in accordance with the endorsed plans required under part a) of this condition	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage

	c) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans and asset register certified by a RPEQ.	c) Prior to survey plan endorsement for the relevant stage
Infrastructure charges – Reconfiguration of a Lot		
51.	For sub regional, municipal and state charge In lieu of paying the sub regional, municipal and state infrastructure charges, the applicant will provide the infrastructure in accordance with the following conditions of approval: • Conditions 11-13 – Community; • Conditions 14, 23 – 28: Movement Network; • Conditions 8-10 – Park and Open Space; and • Conditions 29-32 – Water and Sewage.	As required by the relevant conditions
52.	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 endorsement of an Overarching Site Strategy or Infrastructure Agreement.</i>	As required by the IFF
Plan of Development (POD)		
53.	Carry out the approved development - POD Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to commencement of use and to be maintained
54.	Plans/supporting information - POD a) Submit to EDQ Development Assessment, DILGP for compliance assessment plans/supporting information for the approved uses listed in Section 3 of the approved Plan of Development. b) The plans and/supporting information must detail the following where applicable: - site location - lot size and configuration - plans for each building (site plan, floor plans, elevations, sections, roof plans, building materials, private and semi-private open space etc.) - building height, gross floor area and site cover - number of dwelling units and bedrooms - interface with adjoining dwellings - on-site parking and servicing arrangements - public realm and landscape plans - specialist assessment reports as required that may include traffic, civil engineering,	Prior to commencement of building works

	geotechnical, flooding, acoustics and air quality.	
	c) The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development.	

STANDARD ADVICE

Please note that in order to lawfully undertake development; it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****