

15 June 2012

ULDA Ref No: DEV2011/200

Stockland Caloundra Downs Pty Ltd
c/ - Brad Williams
RPS
PO Box 149
WURTULLA QLD 4575

Dear Mr Williams

RE: UDA DEVELOPMENT APPROVAL – UDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (PART OF 3 LOTS INTO 19 LOTS) AND UDA PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE FOR APPROVED USES DESCRIBED IN PARTS 6 AND 8 OF THE CALOUNDRA SOUTH MASTER PLAN (AS AMENDED IN RED 13 JUNE 2012) AND GENERALLY IN ACCORDANCE WITH PARTS 5 – 13 OF THE APPROVED CALOUNDRA SOUTH MASTER PLAN (AS AMENDED IN RED) DATED MAY 2012 AT BELLVISTA BOULEVARD, CALOUNDRA WEST AND BELLS CREEK ROAD, BELLS CREEK DESCRIBED AS PART OF LOT 22 ON SP190373, PART OF LOT 505 ON RP884348 AND PART OF LOT 3 ON RP910849 – DEV2011/200

I am pleased to inform you that your application was approved pursuant to s. 59 of the *Urban Land Development Authority Act 2007* on 15 June 2012. The conditions of the development are set out in the **enclosed** decision notice.

The application and the decision notice can also be viewed in the Urban Land Development (ULDA) Development Approvals Register via our website at www.ulda.qld.gov.au.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Stephen Conner, Director – Planning on (07) 3024 4153.

Yours sincerely



PA Eagles
CHIEF EXECUTIVE OFFICER

UDA Decision Notice

Site address	Bellvista Boulevard, Caloundra West and Bells Creek Road, Bells Creek
Real property description	Lot 22 on SP 190373 (part) Lot 505 on RP 884348 (part) Lot 3 on RP 910849 (part)
Urban Development Area (UDA)	Caloundra South Urban Development Area
Type of approval	Subject to the UDA development conditions forming part of this decision notice, the ULDA has decided to grant: 1. UDA development permit for Reconfiguring a lot (part of 3 lots into 19 lots) and generally in accordance with RPS Proposed Plan of Subdivision 7100-100G Rev G dated 21 May 2012 and 2. UDA preliminary approval (even though the applicant sought a UDA development permit) for Material change of use (MCU): a. for the Approved Uses; and b. generally in accordance with Parts 5-13 of the approved Caloundra South Master Plan (as amended in red) dated May 2012.
Aspects of development	Reconfiguring a Lot and Material Change of Use
Description of proposal	• Reconfiguring a lot - 3 into 19 lots (as varied by the agreed change to the RPS Plan of Subdivision 7100-100G under Section 68 of the <i>Urban Land Development Authority Act 2007</i>) and • Material change of use - generally in accordance with the Caloundra South Master Plan dated May 2012 (as amended in red 13 June 2012) (including the agreed change to the application under Section 68 of the <i>Urban Land Development Authority Act 2007</i>).
Currency period	40 years
ULDA reference number	DEV2011/200
Decision date	15 June 2012

Plans and specification			
The plans and specifications approved by the ULDA and referred to in the UDA development conditions concerning the UDA approval are detailed below.			
Approved documents		Number (if applicable)	Date (if applicable)
For material change of use			
1.	Caloundra South Master Plan (as amended in red 13 June 2012)		May 2012
2.	Caloundra South Context Plan Strategy Areas		1 June 2012
3.	Community Infrastructure Strategy prepared by The Hornery Institute		May 2012
4.	Integrated Transport Strategy prepared by Parsons Brinkerhoff (as amended in red 13 June 2012)		December 2011
5.	Integrated Water Management Plan prepared by BMT WBM		May 2012
6.	Preliminary Bulk Earthworks Strategy prepared by Brown Consulting (QLD) Pty Ltd (as amended in red 13 June 2012)		May 2012
7.	Caloundra South Open Space Strategy prepared by RPS (as amended in red 13 June 2012)	Revision 2	May 2012
8.	Conservation Strategy prepared by ARUP (as amended in red 13 June 2012)		May 2012
9.	Ecological Rehabilitation Strategy prepared by Greening Australia		December 2011
10.	Caloundra South Integrated Water Cycle Management Plan prepared by Parsons Brinckerhoff		December 2011
11.	Caloundra South Sub-Regional Road Infrastructure	790270/009 SK009-3	13 June 2012
12.	DTMR Drawings:		
	CAMCOS Caboolture to Maroochydore Corridor Study – Planning Layout to Caloundra Road Section D-E	PL02 Rev C	23 June 2003
	CAMCOS Caboolture to Maroochydore Corridor Study – Planning Layout to Caloundra Road Section E-H	PL03 Rev C	3 October 2002
	Kawana Arterial Extension Corridor	SK-037	1 June 2012
	Kawana Arterial Extension Corridor	SK-038	1 June 2012
	Kawana Arterial Extension Corridor	SK-039 (as amended in	7 June 2012

		red 13 June 2012)	
	Kawana Arterial Extension Corridor	SK-040	7 June 2012
	Kawana Arterial Extension Corridor	SK-041	7 June 2012
For reconfiguring a lot			
13.	RPS Proposed Plan of Subdivision, Cancelling Lot 505 on RP884348, Lot 3 on RP 910849 and Part of Lot 22 on SP190373	7100-100G Rev G	21 May 2012

Preamble

1. Relationship with development scheme and other approvals

In relation to this UDA preliminary approval:

- (a) nothing in this Approval makes any development UDA assessable development that, in accordance with the Caloundra South Urban Development Area Development Scheme, is UDA exempt development or UDA self-assessable development.
- (b) UDA exempt development or UDA self-assessable development on the site may be undertaken at any time in accordance with the development scheme and all applicable laws.
- (c) further approvals may be obtained in accordance with the development scheme

2. Definitions

For the purpose of interpreting this Approval, the following applies:-

- (a) terms defined in the ULDA Act, Caloundra South Development Scheme and Part 13 of the Caloundra South Master Plan (as amended in red 13 June 2012) which are not defined in this Approval are taken to have the same meaning as in the ULDA Act, Caloundra South Development Scheme or Part 13 of the Caloundra South Master Plan (as amended in red 13 June 2012). If there are any inconsistencies between the definitions in these documents the inconsistency is to be resolved by using the definition contained in the documents in the following order:-
 - (i) the ULDA Act; or if there is no definition of the ULDA Act
 - (ii) Caloundra South Development Scheme; or if there is no definition in the Caloundra South Development Scheme
 - (iii) Part 13 of the Caloundra South Master Plan (as amended in red 13 June 2012).
- (b) a reference to a law, document or instrument is a reference to that law, document or instrument as amended from time to time.
- (c) a reference to an Approval is a reference to this decision notice, including the conditions of approval.
- (d) a reference to an Approved Use is a reference to the approved uses described in Parts 6 and 8 of the Caloundra South Master Plan (as amended in red 13 June 2012).
- (e) a reference to the Caloundra South Master Plan is a reference to the revised Caloundra South Master Plan dated May 2012 (as amended in red 13 June 2012) but excluding Parts 1 – 4.
- (f) a reference to compliance assessment of a document or instrument is a reference to compliance assessment of that document or instrument by a nominated assessing authority under this Approval.
- (g) a reference to a context plan area is a reference to a context plan area shown on approved Caloundra South Context Plan Strategy Areas Map dated 1 June 2012 which due to an existing or proposed major feature, such as ridgelines, waterways, an identified environmental area, arterial road, significant changes in proposed land use or cadastral property boundaries, is a logical area for this intermediate level of special planning between master planning and a UDA development permit.
- (h) a reference to the development scheme is a reference to the Caloundra South Urban Development Area Development Scheme.
- (i) a reference to DTMR is a reference to the State of Queensland acting through the government department administering the *Transport Infrastructure Act 1994* (Qld) from time to time (at the date of this Approval, the Department of Transport and Main Roads).

- (j) a reference to an infrastructure agreement is a reference to an infrastructure agreement to which Part 6A of the *Urban Land Development Authority Act 2007* applies.
- (k) a reference to an infrastructure master plan is a reference to the following approved documents:
 - (i) Community Infrastructure Strategy prepared by The Hornery Institute dated May 2012 (the infrastructure master plan for community facilities);
 - (ii) Integrated Transport Strategy prepared by Parsons Brinkerhoff dated December 2011 (as amended in red 13 June 2012) (the infrastructure master plan for the movement network);
 - (iii) Caloundra South Integrated Water Cycle Management Plan prepared by Parsons Brinkerhoff dated December 2011 (the infrastructure master plan for sewer infrastructure and the infrastructure master plan for water supply);
 - (iv) Integrated Water Management Plan prepared by BMT WBM dated May 2012 (the infrastructure master plan for stormwater infrastructure);
 - (v) Preliminary Bulk Earthworks Strategy prepared by Brown Consulting (QLD) Pty Ltd dated May 2012 (as amended in red 13 June 2012) (the infrastructure master plan for earthworks);
 - (vi) Caloundra South Open Space Strategy prepared by RPS dated May 2012 (as amended in red 13 June 2012) (the infrastructure master plan for community greenspace);or a document that replaces any of the above which is endorsed as an infrastructure master plan under this Approval.
- (l) a reference to an overarching site strategy is a reference to the following approved documents:
 - (i) Integrated Water Management Plan prepared by BMT WBM (the overarching site strategy for integrated water management);
 - (ii) Conservation Strategy as prepared by ARUP dated May 2012 (amended in red 13 June 2012) and the Ecological Rehabilitation Strategy prepared by Greening Australia dated December 2011 (the overarching site strategy for management of the natural environment);
 - (iii) Community Infrastructure Strategy prepared by The Hornery Institute dated May 2012 (the overarching site strategy for community development);or a document that replaces any of the above which is endorsed as an overarching site strategy under this Approval.
- (m) a reference to the site is a reference to the land the subject of this Approval.
- (n) a reference to a subsequent application is a reference to a later UDA development application in respect to the site or part thereof; a reference to TWCM is a reference to total water cycle management.
- (o) a reference to the ULDA is a reference to the Urban Land Development Authority.
- (p) a reference to the ULDA Act is a reference to the *Urban Land Development Authority Act 2007*.
- (q) a reference to a ULDA guideline is a reference to the ULDA guidelines as amended from time to time except for the following ULDA guidelines:
 - (i) ULDA Guideline 5 – Neighbourhood Planning and Design (November 2011);
 - (ii) ULDA Guideline 6 – Street and Movement Network (April 2012);

- (iii) ULDA Guideline 8 – Medium and High Rise Buildings (January 2012);
 - (iv) ULDA Guideline 10 – Industry and Business Areas (April 2011);
 - (v) ULDA Guideline 12 – Park Planning and Design (November 2011).
- (r) if the ULDA is the nominated assessing authority for the Approval, this means:-
- (i) the ULDA or its delegate; or
 - (ii) if the site is no longer within a declared urban development area under the ULDA Act, the local government or entity responsible for assessing and deciding planning and/or development applications in respect of the site.

3. Subsequent applications

- (a) As set out in condition 1(a), development under this approval may not commence on any part of the site until a UDA development permit has been given.
- (b) It is anticipated the first application in a context plan area (excluding applications for Interim Uses and applications for operational works or infrastructure delivery) will be an application for a reconfiguration of a lot or a material change of use with a plan of development.
- (c) It is anticipated that an application for a UDA development permit that is either for a reconfiguration of a lot (with or without a plan of development) or a material change of use (with or without a plan of development) will detail the following matters to the extent they are applicable to the application:
- (i) location;
 - (ii) lot size and configuration;
 - (iii) building height;
 - (iv) plot ratio / gross floor area / gross leasable area;
 - (v) site cover;
 - (vi) building design including elevations and materials;
 - (vii) site access arrangements;
 - (viii) on-site parking and servicing arrangements;
 - (ix) how the development will progress or generally achieve the provisions of the Caloundra South Master Plan (as amended in red 13 June 2012).
- (d) If the subsequent application for a UDA development permit is the first application in a context plan area (excluding applications for Interim Uses and applications for operational works for infrastructure delivery), the application must be accompanied by a context plan area strategy (as referred to in condition 6). It is intended public notification of this first application in a context plan area (excluding applications for Interim Uses and applications for operational works for infrastructure delivery) will be required in accordance with section 54(1)(b) of the *Urban Land Development Authority Act 2007*.
- (e) If the subsequent application for a UDA development permit relates to a lake, then in addition to the matters set out in paragraph (a), it is anticipated that the application will also address, the following matters at a minimum:
- (i) site soil and groundwater assessment;
 - (ii) lake inflows and outflows;
 - (iii) lake layout including design of inlets, outlets and other hydraulic structures, edges and batters;
 - (iv) lake bathymetry;
 - (v) water balance modelling;

- (vi) algal management;
 - (vii) vegetated lake edge treatments;
 - (viii) maintenance of flood capacity;
 - (ix) lake maintenance access;
 - (x) maintenance plan and schedule
 - (xi) vector control;
 - (xii) public safety;
 - (xiii) life cycle costing;
 - (xiv) water quality objectives and monitoring;
 - (xv) governance and off maintenance acceptance requirements.
- (f) If the subsequent application for a UDA development permit relates to a golf course, then in addition to the matters set out in paragraph (a), it is anticipated that the application will also address, the following matters to a minimum:
- (i) how public safety for the delivery of active transport connections can be provided and protected with regard to the integration of the golf course with the network of public pathways associated with the Bells Creek South linear open space network;
 - (ii) no component of the golf course or its associated infrastructure (excluding pathway connections) shall intrude or impose on the Open Space Buffer Land Use Area established along Bells Creek South, which is to be maintained for the exclusive purpose of providing a buffer to urban development, expanding riparian vegetation, providing for ecological habitat and connections throughout the UDA;
 - (iii) its operation achieves the water quality objectives outlined in section 3.3.8 of the Caloundra South Development Scheme prior to the water leaving the golf course site;
 - (iv) no impact on the flood carrying capacity of the catchment consistent with the endorsed Integrated Water Cycle Management Plan;
 - (v) governance.
- (g) It is the intention of this Preliminary Approval that to the greatest extent permitted by law, subsequent applications for a UDA development permit that are generally in accordance with the Caloundra South Master Plan (as amended in red 13 June 2012) may be approved.
- (h) It is also intended that to the greatest extent permitted by law, decisions in relation to subsequent applications for a UDA development permit will have regard to the overarching site strategies.

UDA development conditions

The UDA development conditions for this UDA preliminary approval for **material change of use** are as follows:

No.	Condition	Timing	Nominated assessing authority
Procedural			
1.	Restrictions on commencing development Development under this Approval may not commence on any part of the site until a UDA development permit has been given.	Prior to commencing development	NA
2.	Carrying out the development Carry out the development generally in accordance with: (a) the Caloundra South Master Plan (as amended in red 13 June 2012) (b) the conditions contained in this approval (c) all UDA development permits given for the uses under this preliminary approval (d) all approved infrastructure master plans	Ongoing	NA
3.	Infrastructure master plans (a) An approved infrastructure master plan may be replaced by preparation and compliance assessment of an infrastructure master plan submitted to the nominated assessing authority for endorsement. (b) Each infrastructure master plan must: (i) be for the whole of the site (ii) demonstrate innovation by providing opportunities to incorporate changes in technology anticipated to occur during the long term development of the site (iii) detail applicable infrastructure networks both within and external to the site and identify where works are required to connect to existing or future networks on the site and existing and/or future sub-regional networks (iv) respond to the requirements and standards outlined in the development scheme in force at the date of this Approval and a. the applicable ULDA guideline(s) b. if no standards are outlined, articulate the standards to be applied and address any non-compliance (v) articulate the overall planning and delivery principles for the infrastructure works required to support the ultimate development of the site (vi) identify the internal and external infrastructure required for the ultimate development of the site (vii) indicate how and when that component of internal and external infrastructure will be provided (including the dedication / transfer), or if not known, how and when provision of that infrastructure is to be determined (viii) include any additional details or requirements set out in a condition of this Approval about that infrastructure master plan. (c) A number of infrastructure master plans may be combined into one infrastructure	NA	ULDA

No.	Condition	Timing	Nominated assessing authority
	master plan. (d) Each infrastructure master plan will be assessed against : (i) the provisions of the development scheme in force at the date of this Approval (ii) the applicable ULDA guideline(s) (iii) any further requirements set out in a condition of this Approval.		
4.	Overarching site strategies (a) An approved overarching site strategy may be replaced by preparation and compliance assessment of an overarching site strategy to be submitted to the nominated assessing authority for endorsement. (b) Each overarching site strategy must: (i) be for the whole of the site (ii) offer demonstration projects and other initiatives to respond to the requirements and standards, implementation strategies, stretch targets and goals outlined in the development scheme at the date of this approval and the ULDA guideline(s) (iii) identify opportunities for innovation (iv) include methodologies and undertakings for monitoring and reporting on the achievement of the overarching site strategy initiatives/outcomes (v) include any additional details or requirements set out in a relevant condition of this Approval. (c) Each overarching site strategy will be assessed against: (i) the provisions of the development scheme in force at the date of this Approval (ii) the applicable ULDA guideline(s) (iii) any further requirements set out in a condition of this Approval.	NA	ULDA
5.	Overarching site strategies – monitoring and reporting Provide to the nominated assessing authority for compliance assessment yearly updates or greater (as agreed to by the nominated assessing authority) on how development is delivering the approved overarching site strategy initiative/outcomes and address any non-achievement of these initiative/outcomes.	Ongoing.	ULDA
6.	Context plan area strategies (a) Submit a context plan area strategy with the first subsequent application in each context plan area (excluding applications for Interim Uses and applications for operational works for infrastructure delivery). (b) Each context plan area strategy must: (i) be generally in accordance with the areas shown on approved Drawing Caloundra South Context Plan Strategy Areas dated 1 June 2012 (ii) have regard to all approved infrastructure master plans and approved overarching site strategies for the site (iii) integrate with all existing context plan area strategies for surrounding context plan areas within the site	With the first subsequent application in each context plan area (excluding applications for Interim Uses and applications for operational works for infrastructure delivery)	ULDA

No.	Condition	Timing	Nominated assessing authority
	(iv) describe (and map): a. broad land use structure and development constraints within the context plan area b. neighbourhoods with indicative development densities for residential areas, demonstrating compliance with any relevant minimum net residential density requirements set out in the approved Caloundra South Master Plan (as amended in red 13 June 2012) c. location of the major network infrastructure, including road, public transport, water, sewerage and stormwater management, within the context plan area and the external connections to other context plan areas or where required to sub-regional infrastructure external to the site d. indicative sites for centres, schools and other community facilities e. greenspace network including parks, buffers, fauna and environmental corridors and external linkages to areas of environmental significance f. movement network, including expected traffic volumes for streets and intersections, pedestrian routes, cyclist routes and public transport routes (v) describe how the context plan area strategy has regard to the approved Caloundra South Master Plan (as amended in red 13 June 2012), identifying how the development does not prejudice the ability for surrounding land to be developed in an orderly and efficient manner (vi) respond to the ULDA guideline(s) (vii) for context plan areas adjacent to or including part of Bells Creek North, Bells Creek South and Lamerough Creek corridors, assessment to determine extent of rehabilitation within these greenspace corridors through ground-truthing and detailed design, with any uses proposed in these corridors justified (ie stormwater management devices, fauna refuge areas, pedestrian / cyclist paths and passive open space).		
7.	Compliance assessment (a) Where a condition of this UDA development approval requires compliance assessment, compliance assessment is required at the time set out in these conditions. (b) Compliance assessment must be repeated where a different infrastructure master plan or overarching site strategy to that already endorsed, is sought. (c) A fee will be required to accompany any request for compliance assessment. The fee is set out in the ULDA's development assessment fee schedule. (d) The process and timeframes that apply to compliance assessment are: (i) the applicant submits plans and supporting information as required for compliance assessment (ii) within 20 business days – the nominated assessing authority assesses the plans and supporting information and:- a. if satisfied with the information as submitted - endorses the	NA	ULDA

No.	Condition	Timing	Nominated assessing authority
	information and the condition 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 (e) If the applicant is notified under (d)(ii)b. above: (i) the information and plans addressing the concerns are to be resubmitted (ii) within a further 15 business days – the nominated assessing authority assesses the re-submitted plans and supporting information and:- a. if satisfied with the re-submitted information lodged - endorses the plans and supporting information and the condition 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. (f) If the applicant is notified under (e)(ii)b above, within 10 business days - the nominated assessing authority and applicant will repeat steps (e)(i) and (ii). 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 or if there is no agreement, nominated by the President for the time being of the Queensland Law Society Inc. (g) When the nominated assessing authority and applicant are both satisfied with the re-submitted information lodged - the nominated assessing authority endorses the relevant instrument of document and the condition of the Approval (or element of the condition) is determined to have been met.		
General			
8.	Water quality and monitoring (a) A comprehensive water quality monitoring program shall be established prior to the commencement of works and shall continue throughout the construction phase and into the operational phase. (b) A water quality monitoring program shall be submitted to the nominated assessing authority for approval. All sampling and testing must be undertaken by a suitably qualified independent consultant with laboratory testing undertaken by a NATA certified laboratory. The water quality monitoring program shall generally be in accordance with the principles noted in Appendix I of the approved Integrated Water Management Plan prepared by BMT WBM dated May 2012, with the following requirements: (i) Monitoring shall commence a minimum of six months prior to the commencement of works to allow additional base line data collection (applicable to where development is within a creek catchment). (ii) Monitoring within water catchments to be undertaken until 12 months following development in the catchment. Monitoring can only cease provided satisfactory water quality objectives have been met. (iii) GPS coordinates shall be provided for each monitoring location, with levelling completed at each groundwater sampling point to allow the conversion of groundwater depths to reduced levels to the Australian Height Datum. (iv) Event based and ambient surface water quality monitoring shall be	Ongoing	ULDA

No.	Condition	Timing	Nominated assessing authority
	undertaken on Bells Creek South, Bells Creek North and Lamerough Creek. On each creek, monitoring shall be undertaken at points near the upstream boundary of the site, near the downstream boundary of the site, and within the site (at a convenient point for sampling near the midpoint in each stream). The program shall nominate conditions required for event based samples to be collected. The frequency of ambient monitoring shall be monthly, with event based and ambient testing completed for the following parameters as a minimum: a. pH; b. conductivity; c. temperature; d. turbidity; e. dissolved oxygen f. suspended sediment; g. total Nitrogen and fractions; h. total Phosphorus and fractions; i. Chlorophyll 'a'; j. Iron; and k. Aluminium. (v) Load based surface water quality monitoring shall be undertaken on at least two catchments draining to Bells Creek North and South and Lamerough Creek. The catchments shall be the same as those previously monitored by BMT WBM unless other catchments are deemed more appropriate. Sampling shall be completed for the parameters nominated in part (iii) above as a minimum. (vi) Load based monitoring of treatment devices shall be completed for initial stages of the development to confirm the efficacy of the treatment devices and to allow for the refinement of design in subsequent stages. The monitoring of treatment devices shall include the collection of data at the point of discharge to the creek and at least one representative upstream point to define the quality of runoff being treated. (vii) At the downstream monitoring points adopted for part (iii) above, telemetered monitoring with turbidity sensors will be established to provide base line data prior to construction and to allow alarms to be sent in the event of high turbidity levels occurring. The water quality monitoring program will nominate the trigger for turbidity alarms to be raised, and corrective actions that will be undertaken in the event of a turbidity alarm being triggered. (viii) Ecosystem health monitoring will be completed at a minimum of two locations on Bells Creek downstream of the site in accordance with the protocols adopted for the Ecosystem Health Monitoring Program (EHMP) by the SEQ Healthy Waterways Partnership. (ix) Groundwater monitoring shall be completed at each of the historical QUT sites and the shallow groundwater monitoring bores identified in Figure 5-11 of the approved Integrated Water Management Plan prepared by BMT WBM dated May 2012. Monitoring shall be completed at quarterly intervals, increasing to monthly monitoring when construction is taking place. Monitoring shall include the following		

No.	Condition	Timing	Nominated assessing authority
	parameters: a. water level; b. pH; c. conductivity; d. total Nitrogen and fractions; e. total Phosphorus and fractions; f. iron; and g. Aluminium. (x) In addition to this monitoring, water quality testing for metals (cadmium, chromium, copper, nickel, lead, manganese, zinc) shall be completed at a minimum frequency of once every six months. (xi) The program will nominate reporting and corrective action procedures together with time schedules for the completion of reports, the definition of corrective actions, and likely timeframes for the completion of corrective actions (which will vary according to the nature of the action required). At a minimum, water quality reports will be produced every four months, detailing the results of monitoring completed to date and a commentary on water quality trends and results compared to conditions prior to development. The report will provide action items as required and will be submitted to the nominated approving authority or other nominated party. The program shall provide for an initial review of laboratory results with an email to the developer indicating whether action is required within five days of the receipt of laboratory results, followed by the completion of reports within four weeks of the receipt of laboratory results.		
9.	Acid Frog Management Plan (a) Submit to the nominated assessing authority for compliance assessment and approval, an Acid Frog Management Plan which demonstrates how functioning populations of acid frogs can be maintained or enhanced for long term species viability. The plan must be generally in accordance with the approved Conservation Strategy as prepared by ARUP (as amended in red 13 June 2012) and outline specific protection measures including: (i) species profile ie general ecology, conservation status, distribution within and surrounding the UDA, habitat requirements (ii) determine suitable location for habitat provisions for the Federally listed acid frog (iii) sensitivities to disturbance including climatic influences (iv) potential impacts of the staged development on these species (b) Carry out development in accordance with the endorsed Acid Frog Management Plan.	With the first subsequent application for the site	ULDA

No.	Condition	Timing	Nominated assessing authority
10	Caloundra aerodrome noise attenuation All subsequent development applications within Precinct 1 as referred to in the approved Caloundra South Master Plan (as amended in red 13 June 2012) must demonstrate how the proposed development can achieve suitable acoustic amenity. A noise report must be prepared by a suitably qualified acoustic consultant and demonstrate the following: (i) areas forecast to be exposed to above 20 noise events a day exceeding 70dB(A) (ii) the Transport Noise Information Package (TNIP) N70 contour forecast for the year 2030 (iii) inclusion of appropriate noise attenuation measures for sensitive uses (v) suitable levels of indoor residential amenity to comply with the indoor sound levels from the applicable Australian Standard.	Ongoing	ULDA
11	Road traffic noise attenuation (a) All subsequent development applications for reconfiguration of a lot or material change of use for sensitive uses within 250m of the Bruce Highway and within 100m of the Kawana Arterial extension must include a RPEQ certified Road Traffic Noise Assessment addressing road traffic noise from the Bruce Highway and the Kawana Arterial extension. (b) This noise report must be prepared by a suitably qualified acoustic consultant and demonstrate that all lots which may accommodate sensitive uses are to include necessary noise attenuation treatments that achieves the criteria in accordance with the Department of Transport and Main Roads policy Position Statement, Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure.	Ongoing	ULDA
12	Bruce Highway visual and acoustic buffer (a) Submit to the nominated assessing authority for compliance assessment and approval, plans for the visual and acoustic buffer to the Bruce Highway. (b) These plans must make provision for a buffer between the limit of development, the Bruce Highway corridor and the southwest boundary of the site and fulfil the following: (i) a maximum width of 80 metres where direct interface to the Bruce Highway and 40m along the southwest boundary (ii) provide a predominantly landscaped treatment that achieves a natural and rural edge to the site when viewed from the Bruce Highway (iii) provide visual separation between development and the highway (iv) acoustic walls if required, are not to be visually prominent and are not to result in a continuous, monotonous stretch of wall along the length of the site's frontage to the Bruce Highway (v) inclusion of a variety of techniques at different locations including separation distances, mounding, landscaping, noise attenuation measures and recreational opportunities (vi) compliance with the applicable noise standards and requirements. (c) Carry out and complete the buffer generally in accordance with the endorsed plan. <i>Advisory Note: A reduced buffer width may be accepted where it can be satisfactorily demonstrated that the</i>	With the 1 st subsequent UDA development application in a context Plan area that adjoins the Bruce Highway visual and acoustic buffer	ULDA

No.	Condition	Timing	Nominated assessing authority
	<i>visual and acoustic outcomes for the buffer can be achieved.</i>		
Sub regional infrastructure and land dedications			
13	Future passenger rail line – CAMCOS alignment (a) Unless a relevant infrastructure agreement provides to the contrary, dedicate or transfer to DTMR, at the election and at no cost to the State, the land required to facilitate the future passenger rail line through the site as shown on approved DTMR Drawing PL02 REV C dated 23 June 2003 and PL03 REV C dated 3 October 2002. (b) Bulk earthworks are to be undertaken to cut or fill the corridor between the Bruce Highway road reserve and the Kawana Arterial road reserve that achieves a Q100 flood immunity. These works exclude rail ballast, drainage structure, culverts, bridge abutments, creek crossings and embankment works to cross the Bruce Highway. Bulk earthworks and stabilisation shall be carried out in accordance with the current version of Sunshine Coast Regional Council 'Erosion and Sediment Control' and the current version International Erosion Control Association (Australasia) 'Best Erosion and Sediment Control Manual'. (c) Unless agreed to in writing by the nominated assessing authority, no material shall be stockpiled or permanent structures installed on the land to be dedicated or transferred. (d) Trunk services can be located across this corridor where agreed by the ULDA. <i>Advisory Note: Should an alternate rail alignment located at the southern boundary of the Major Centre zone as shown in the Development Scheme be demonstrated to DTMR as suitable, an alternate area of land may be dedicated by way of an infrastructure agreement.</i>	Progressive with development or prior to the State of Queensland commencing construction of the future passenger rail line (which ever is the sooner)	ULDA
14	Priority bus corridor Unless a relevant infrastructure agreement provides to the contrary, provide a dedicated bus lane in each direction to a maximum width of 3.5m per lane along the road corridor generally nominated on Map 10 of the approved Caloundra South Master Plan (as amended in red 13 June 2012).	Progressive with development	ULDA
15	Kawana Arterial (inside the UDA) <u>Road dedication</u> (a) Unless a relevant infrastructure agreement provides to the contrary, dedicate or transfer to DTMR, at the election of and at no cost to the State, the land required to facilitate the provisions of the future State-controlled road known as the Kawana Arterial and identified on the approved DTMR Drawing Kawana Arterial Extension Corridor Nos.SK-037 and SK-038 dated 1 June 2012, and Drawing Nos SK-039 (as amended in red 13 June 2012), SK-040 and SK-041 dated 7 June 2012. (b) Land dedication width to be a maximum of 80m (excluding intersection locations) which provides an allowance for the inclusion of trunk services. (c) Unless agreed to in writing by the State, no material shall be stockpiled or permanent structures installed in the land to be dedicated or transferred. <u>Intersections</u> (d) Unless a relevant infrastructure agreement provides to the contrary, dedicate or transfer to DTMR, at the election of and at no cost to the State, the land required to deliver the ultimate intersections / interchange with Kawana Arterial generally in accordance with the approved DTMR Drawing Kawana Arterial Extension	Progressive with development or prior to the State of Queensland commencing construction of the Kawana Arterial (whichever is the sooner)	ULDA

No.	Condition	Timing	Nominated assessing authority
	Corridor Nos.SK-037 and SK-038 dated 1 June 2012, and Drawing Nos SK-039 (as amended in red 13 June 2012) and SK-040 dated 7 June 2012. All works are to be in accordance DTMR adopted standards and specifications applicable at the time of approval. <u>Construction</u> (e) Unless a relevant infrastructure agreement provides to the contrary, construct the Kawana Arterial to a two lane, two way standard consistent with the approved DTMR Drawing Kawana Arterial Extension Corridor Nos.SK-037 and SK-038 dated 1 June 2012, and Drawing Nos SK-039 (as amended in red 13 June 2012), SK-040 and SK-041 dated 7 June 2012. (f) The construction of interim at grade intersections are designed and consistent with DTMR planning with minimum spacing between intersections to be 800m. (g) Bulk earthworks are to be completed along the full length of the dedication for a four lane road that fills the land which achieves flood immunity typical of an arterial standard road type. These works exclude drainage structure, culverts, bridge abutments and creek crossings. Bulk earthworks must incorporate stormwater mitigation measures for the constructed two lanes. (h) The initial stage construction of the Kawana Arterial must comprise the western carriageway (assuming initial staged construction for operation as a two-lane, two-way urban arterial road). (i) Bulk earthworks and stabilisation shall be carried out in accordance with the current version of the Sunshine Coast Regional Council 'Erosion and Sediment Control' and the current version International Erosion Control Association (Australasia) 'Best Erosion and Sediment Control Manual'. (j) Following dedication of the corridor, any works within the land to be dedicated for the road corridor and interchanges will require the concurrence of DTMR. <i>Advisory Note: It is recognised that a floating road reserve exists over Lot 505 RP884348 and the land dedication for the Kawana Arterial should be considered as an offset for the floating road reserve</i>		
16	Kawana Arterial (outside the UDA) (a) Unless a relevant infrastructure agreement provides to the contrary, construct the Kawana Arterial to a two lane arterial standard consistent with DTMR Drawing Kawana Arterial Extension Corridor Nos.SK-037 and SK-038 dated 1 June 2012, and Drawing Nos SK-039 (as amended in red), SK-040 and SK-041 dated 7 June 2012 from Caloundra Road to the northern UDA boundary and from the southern boundary of the UDA to the Bruce Highway (excluding the intersection with the Bruce Highway). (b) Acquire land and dedicate or make a contribution to the ULDA for land acquisition for the Kawana Arterial outside the UDA. The maximum contribution amount is to be \$200,000¹ per hectare with a total allowance of 31.2ha. (c) Where the road reserve for the Kawana Arterial outside the UDA is not available at the time of construction, provide a bond to the ULDA for the completion of the works and land acquisition when the road reserve becomes available. (d) Trunk services can be located within this corridor as agreed with the State Government. <i>Advisory Note: It is recognised that a floating road reserve exists over Lot 505 RP884348 and the land dedication for the Kawana Arterial should be considered as an offset for the floating road reserve</i>	Progressive with development	ULDA

¹ Based on July 2011 dollars, and will be indexed on 1 July each year to be equal to the amount at the end of the immediately preceding financial year multiplied by the 3 year moving average annual percentage increase in the 3 year rolling average of the Queensland Roads and Bridges Construction Index for the period of 3 years ending at the start of the immediately preceding financial year.

17	Kawana Arterial / Caloundra Road intersection (a) Unless a relevant infrastructure agreement provides to the contrary, provide the Kawana Arterial / Caloundra Road intersection by adding the fourth leg of the roundabout to the satisfaction of DTMR. (b) Where the road reserve outside the UDA is not available at the time of construction, provide a bond to the ULDA for the completion of the works when the road reserve becomes available.	Progressive with development	ULDA
18	Bellvista Boulevard extension (within the approved Caloundra South Master Plan area) (a) Unless a relevant infrastructure agreement provides to the contrary, protect land required to facilitate the provision of a new road link between the Kawana Arterial and the existing Bellvista Boulevard at the north of the site and identified on the approved DTMR Drawing No. SK-039 dated 7 June 2012. (b) Progressively construct a four lane road and preserve land within an ultimate road corridor of no greater than 46.6metres. (c) Unless agreed to in writing by the nominated assessing authority, the land to be protected can only contain a four lane road yet the remainder of the land for the ultimate width must remain free of permanent development including, but not limited to buildings and structures.	Progressive with development	ULDA
19	Bellvista Boulevard (external to the approved Caloundra South Master Plan boundary) and Caloundra Road intersection (a) Unless a relevant infrastructure agreement provides to the contrary, construct to the nominated assessing authority's standards an additional two lanes for Bellvista Boulevard to the Caloundra Road intersection, including the augmentation to the roundabout at Caloundra Road as shown on the approved Caloundra South Sub Regional Road Infrastructure Map No. 790270/009 SK009-3 dated 13 June 2012. (b) If required, acquire land for the upgrade of Bellvista Boulevard outside the UDA and dedicate this land for road reserve. <i>Advisory Note: Due to the capacity constraints of the existing Bellvista Boulevard, any additional ROL approvals will require either the duplication of Bellvista Boulevard or an alternative access to Caloundra Road to be constructed prior to endorsement of any survey plan.</i>	Progressive with development	ULDA
20	Bruce Highway Intersection (a) Unless a relevant infrastructure agreement provides to the contrary, dedicate or transfer to DTMR, at the election of and at no cost to the State, the land required to facilitate the provision of the future State controlled road interchange with the Bruce Highway as shown on the approved Caloundra South Sub Regional Road Infrastructure Map No. 790270/009 SK009-3 dated 13 June 2012. (b) Unless agreed to in writing by the State, no material shall be stockpiled or permanent structures be installed in the land to be dedicated or transferred. (c) A trunk service corridor is to be included with the highway crossing, as agreed with the State Government. Construction (d) Unless a relevant infrastructure agreement provides to the contrary, construct a grade separated interchange with the Bruce Highway to the satisfaction of DTMR generally in the position as noted on the approved Caloundra South Sub Regional Road Infrastructure Map No. 790270/009 SK009-3 dated with the following: (i) south bound entrance onto the Bruce Highway (ii) multi span lane bridge across the Bruce Highway including the	Progressive with development	ULDA

	construction of one lane across the bridge with cycle pathway but allowing for a future lane to be constructed by others (iii) northbound exit off the Bruce Highway		
21	Bunnings Link Road (a) Unless a relevant infrastructure agreement provides to the contrary, construct to the nominated assessing authority's standards a two lane road from Bellvista Boulevard, behind Bunnings to Caloundra Road creating the Bunnings link road including intersection works with Bellvista Boulevard and Caloundra Road as shown on the approved Caloundra South Sub-Regional Road Infrastructure Map No. 790270/009 SK009/3 dated 13 June 2012. (b) If required, acquire land for the delivery of the Bunnings link road outside the UDA and dedicate this land for road reserve.	Progressive with development	ULDA
22	New Road connection to Racecourse Road (a) Unless a relevant infrastructure agreement provides to the contrary, construct to the nominated assessing authority's standards a four lane, two way connection road from the UDA boundary to the southern end of the Racecourse Road road reserve. (b) Acquire land or make a contribution to the ULDA for land acquisition for the Racecourse Road connection road outside the UDA. The contribution amount is to be \$200,000² per hectare with a total maximum allowance of 5.6ha.	Progressive with development	ULDA
Monetary infrastructure contributions and recognition of 'works-in-kind'			
23	For sub regional, municipal or local infrastructure In lieu of paying a contribution towards the provision of municipal, local or subregional infrastructure, the infrastructure required by conditions 13-22 (Road and rail), 24 (public transport), 26 (Serviced land for community facilities), 32 (open space), 39 (housing), 29-30 (water and sewer) must be completed/provided.	As required by relevant conditions	ULDA
24	Early provision of public transport (bus) Unless a relevant infrastructure agreement provides to the contrary, subsidise (for up to five years but not exceeding \$6 million) extensions to additional public transport (bus) service by way of example: (i) a half hourly service between 7am to 9am and 3pm to 6pm week days (other than public holidays) (ii) an hourly service other times between 6am and 9pm Monday to Friday and 8am to 5pm on weekends and public holidays.	To commence upon occupation of the 200 th residential lot on the site	ULDA

² Based on July 2011 dollars and will be indexed on 1 July each year to be equal to the amount at the end of the immediately preceding financial year multiplied by the 3 year moving average annual percentage increase in the 3 year rolling average of the Queensland Roads and Bridges Construction Index for the period of 3 years ending at the start of the immediately preceding financial year

25 **Implementation contribution**

- (a) Unless a relevant infrastructure agreement provides to the contrary, pay a contribution towards the cost of delivering the targets and goals set out in the Implementation Strategy in the development scheme.
- (b) The rate for the contribution will apply to residential development only and will be calculated according to Table 1 below.

Table 1: Contribution rates

Residential			
For lots on which only houses will be situated, per lot (regardless of lot size) ³	\$1,564		
For lots on which dwellings other than houses will be situated, per dwelling unit ⁴	Small ⁵	Medium ⁵	Large ⁵
	\$946	\$1,237	\$1,564

- (c) Infrastructure provided in accordance with Table 2 below may be claimed as an offset against the implementation contribution, by the entity that provided the contribution.

To claim an offset, the entity that provided the infrastructure must give a written notice to the ULDA (or if the site is no longer within a declared urban development area the local government or entity responsible for assessing and deciding planning and/or development applications in respect of the site) which includes a calculation of the offset being claimed and identifying the contributions against which the offsets are to be applied.

- (d) The maximum amount of offsets available for the whole UDA to entities that have provided infrastructure is in accordance with paragraph (c) is the amount specified in column 3 of Table 2 below.

Table 2: Infrastructure off-set works

Column 1 Item of infrastructure	Column 2 Corresponding condition	Column 3 Maximum offset amount for the whole UDA
Innovation (Ecological Sustainability)	38	\$30 million
Community development	37	
Employment	40	

Advisory note: All amounts in this condition are in July 2011 dollars and will be indexed on 1 July each year to be equal to the amount at the end of the immediately preceding financial year multiplied by the 3-year moving average annual percentage increase in the 3 year rolling average of the Queensland Roads and Bridges Construction Index for the period of 3 years ending at the start of the immediately preceding financial year.

Prior to the sealing of the relevant plan of subdivision

ULDA

³ This rate is applicable only if it is greater than the rate calculated per dwelling unit.

⁴ This rate is applicable only if it is greater than the rate calculated per lot.

⁵ Small =<60m2 GFA, Medium = 60m2 GFA to 100 m2 GFA, Large > 100m2 GFA

Infrastructure master plans

26 Serviced land for community facilities

(a) In addition to the requirements set out in UDA Condition 3 of this Approval, unless a relevant infrastructure agreement provides to the contrary, any replacement of the approved infrastructure master plan for community facilities must be submitted to the nominated assessing authority for compliance assessment and address the following matters to the satisfaction of the nominated assessing authority:

- (i) reflect the land transfer rates set out in the tables below, unless a relevant infrastructure agreement provides to the contrary.
- (ii) identify how the land will be serviced and be reasonably ready for use.

Table 1: Serviced land requirements for State government facilities

Facility or service	Maximum number of facilities	Site/facility area
State primary schools	As identified in the approved Caloundra South Master Plan (as amended in red 13 June 2012)	
State secondary schools	As identified in the approved Caloundra South Master Plan (as amended in red 13 June 2012)	
Health centre / precinct	1	4ha
Urban fire and rescue station	1	0.6ha
District police station	1	0.6ha
Ambulance station	1	0.5 ha

Table 2: Serviced land requirements for local government facilities

Facility or service	Maximum number of facilities	Site/facility area
Neighbourhood meeting room/house	14	0.075ha each
Local community centre/hub	7	0.5ha each
District community centre/hub	3	1ha
Major civic centre/hub	1	1.5ha
Major sports facilities	1	1.8ha

Advisory Note: In considering the delivery of community facilities, variances in the provision of land or number of facilities will be considered where alternative, innovative solutions that would benefit the community can be demonstrated.

NA

ULDA

27 Energy and Communication service infrastructure

(a) Submit with the first subsequent application to the nominated assessing authority for compliance assessment an infrastructure master plan for energy and communication service infrastructure.

(b) In addition to the requirements set out in UDA Condition 3 of this Approval, this energy and communication service infrastructure master plan must:

With the first subsequent application for the site

ULDA

	(i) include written evidence confirming an agreement exists with relevant service providers to an infrastructure master plan for service infrastructure within the site (ii) address information communication technologies for the site (iii) address energy usage and supply (and specifically in respect to peak energy) for the site.		
28	Movement network (a) In addition to the requirements set out in UDA Condition 3 of this Approval, an addendum to the approved infrastructure master plan for the movement / transport network must be submitted to the nominated assessing authority for compliance assessment with the first subsequent application for the site and address the following matters to the satisfaction of the nominated assessing authority: (i) Provide data and justification for the assumptions outlined in Section 5 of the Parson's Brinckerhoff report 'Caloundra South Integrated Transport Strategy' dated December 2011 (ii) integration of the future passenger rail line corridor and the dedicated bus corridor with the overall movement network (iii) concepts for the principle interchanges for the key transport connections, including all grade separated interchanges (iv) a timetable for delivery of the major transport infrastructure items within and external to the UDA based on expected delivery of the Caloundra South development (b) Respond to the requirements and standards outlined in the Part 12 of the approved Caloundra South Maser Plan (as amended in red 13 June 2012) or as otherwise agreed to by both the nominated assessing authority and the applicant.	With the first subsequent application for the site	ULDA
29	Sewer (a) In addition to the requirements set out in UDA Condition 3 of this Approval, an addendum to the approved infrastructure master plan for sewer infrastructure must be submitted to the nominated assessing authority for compliance assessment with the first subsequent application for the site and address the following matters to the satisfaction of the nominated assessing authority: (i) demonstrate that the location of the Sewerage treatment plant and the associated buffer does not adversely affect the future of adjoining property outside the UDA (ii) provide confirmation that all easements have been secured to facilitate the future Rising Mains and other structures outside the UDA to allow for the future development of Caloundra South (iii) unless otherwise agreed with the relevant service provider, be designed in accordance with the relevant service provider's desired standards of service (iv) consider how the infrastructure will connect to the sub-regional sewerage network (v) consider how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM (vi) address the timing of delivery of the infrastructure.	With the first subsequent application for the site	ULDA

30	Water supply (a) In addition to the requirements set out in UDA Condition 3 of this Approval, an addendum to the approved infrastructure master plan for water supply must be submitted to the nominated assessing authority for compliance assessment with the first subsequent application for the site and address the following matters to the satisfaction of the nominated assessing authority: (i) provide confirmation that all easements have been secured to facilitate the connection to the North Pipeline Connector outside the UDA to allow for the future development of Caloundra South (ii) be designed in accordance with the relevant service provider's desired standards of service, unless otherwise agreed with the service provider (iii) demonstrate connections to the sub-regional water supply network (iv) demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM (v) address the timing of the delivery of the infrastructure.	With the first subsequent application for the site	ULDA
31	Earthworks strategy (a) In addition to the requirements set out in UDA Condition 3 of this Approval, an addendum to the approved infrastructure master plan for earthworks must be submitted for compliance assessment with the first subsequent application for the site and address the following matters to the satisfaction of the nominated assessing authority: (i) ensure that bulk earthworks do not impact on Acid Sulphate Soils. Attach to the document the Acid Sulphate Soils Strategy and advice received from Dobos & Associates as referenced in the approved Preliminary Bulk Earthworks Strategy prepared by Brown Consulting (QLD) Pty Ltd (as amended in red 13 June 2012). Alternatively, provide an Acid Sulphate Management report which addresses the earthworks strategy. (ii) specification of measures to be adopted to ensure that the quality of all waters discharged from the site (including exposed groundwater and collected surface runoff) meets appropriate discharge standards. (iii) be consistent with the approved Integrated Water Management Plan prepared by BMT WBM dated May 2012. (iv) a full monitoring programme of surface and groundwater to be included in the report. Details to include, but not limited to parameters to be tested, the frequency of the testing and testing locations. All sampling shall be undertaken by a suitably qualified consultant with laboratory testing undertaken by a NATA certified laboratory. The programme shall be consistent with and complementary to the overall long term water quality monitoring programme developed for the site (refer Condition 8) and will include any monitoring recommendations contained in the Acid Sulphate Management Plan. The programme will include the specification of additional surface and groundwater monitoring points appropriate to each stage of earthworks to allow localised impacts to be determined and appropriate ameliorative actions taken. The programme will define trigger levels for action together with responsibilities and timeframes for the specification and adoption of corrective actions. This will include the specification of circumstances requiring the cessation of work until rectification occurs and justification for any proposal to allow work to continue while an identified water	With the first subsequent application for the site	ULDA

	quality issue is being resolved. (v) generally comply with the current versions of the following documents: a. AS3798-2007-Guidelines on Earthworks for Commercial and Residential Developments; b. Erosion and Sediment Control Manual by Sunshine Coast Regional Council; and c. Best Erosion and Sediment Control by International Erosion Control Association (Australasia) Advisory Note: The inclusion of a detention basin west of the Bruce Highway may be appropriate where approval has been sought from other applicable parties.										
32	Community greenspace (a) In addition to the requirements set out in UDA Condition 3 of this Approval, any replacement of the approved infrastructure master plan for community greenspace must: (i) reflect the land transfer rates set out in Table 1 below, unless a relevant infrastructure agreement provides to the contrary Table 1: Land requirements for community greenspace <table><tr><th>Column 1 Park types</th><th>Column 2 Rates of space (ha/1,000 pop)</th></tr><tr><td>Recreation parks</td><td>2.8</td></tr><tr><td>Sports parks</td><td>1.8</td></tr><tr><td>Total parks</td><td>4.6</td></tr></table> (ii) be in accordance with Part 12 of the Approved Caloundra South Master Plan (as amended in red 13 June 2012) or as otherwise agreed to by both the nominated assessing authority and applicant (iii) detail how and when the community greenspace will be dedicated or transferred to the State or Sunshine Coast Regional Council (SCRC).	Column 1 Park types	Column 2 Rates of space (ha/1,000 pop)	Recreation parks	2.8	Sports parks	1.8	Total parks	4.6	NA	ULDA
Column 1 Park types	Column 2 Rates of space (ha/1,000 pop)										
Recreation parks	2.8										
Sports parks	1.8										
Total parks	4.6										
Overarching site strategies											
33	Total water cycle management (a) Submit to the nominated assessing authority for compliance assessment with the first subsequent application an infrastructure master plan for total water cycle management. (b) In addition to the requirements set out in UDA Condition 4 of this Approval, this overarching strategy must: (i) consider all elements of the water cycle, separately and in combination, in order to deliver water infrastructure and management strategies in a way that optimises social and environmental benefits and minimises costs. This includes water supply, sewage, stormwater, flooding and receiving water quality (ii) include strategies for sewage, potable water, stormwater management and water sufficiency. Advisory note: Credit against the Implementation Charge may be applicable for the costs of implementing this overarching strategy where clear innovations initiatives are implemented.	With the first subsequent application for the site	ULDA								

34	Stormwater (a) In addition to the requirements set out in UDA Condition 4 of this Approval, an addendum to the approved infrastructure master plan for stormwater must be submitted to the nominated assessing authority for compliance assessment with the first subsequent application for the site and address the following matters to the satisfaction of the nominated assessing authority: • Flood Risk Management Strategy Report • Stormwater Management Report • Groundwater Quantity and Quality Report (b) A Flood Risk Management Strategy Report shall be prepared which includes an appropriate flood model to determine a flood assessment of the pre and post development scenario. The Flood Risk Management Strategy Report shall be generally in accordance with Section 3 of the approved Integrated Water Management Plan prepared by BMT WBM dated May 2012, with the following additional requirements: (i) No increase in flood level for events up to and including the 100 year event external to the site in areas other than open space unless the written consent of affected property owners is obtained. Afflux plots and the level of model accuracy for the purpose of determining impacts shall be ± 10 mm unless agreed otherwise. (ii) Flood modelling shall be completed with a grid spacing appropriate to the level of detail of the application. (iii) No increase in flood level at the boundary of the flood model. Flood model to be extended as required to achieve this outcome. (iv) No increase in peak flow downstream of the site in Bells Creek or Lamerough Creek (upstream of the Pelican Waters canal) for events with recurrence intervals of between 1 year and 100 years inclusive. (v) Flood modelling completed in support of the report shall consider the 1, 2, 5, 10, 20, 50 and 100 year recurrence interval events. (vi) Community infrastructure shall be provided an appropriate level of flood immunity as defined in Appendix 9 of the State Planning Policy 1/03 Guideline 'Mitigating the Adverse Impacts of Flood, Bushfire and Landslide' or subsequent updated document. In accordance with the recommendations of the Queensland Flood Commission, the risk management strategy shall consider issues of resident egress from Caloundra South under flood conditions that exceed the defined flood event. (vii) Demonstrate that development will not result in a significant reduction in the flood warning time in existing developed areas subject to inundation. (viii) The report shall include flood hazard mapping and shall address and provide appropriate risk management strategies for low, medium and high hazard areas. The strategy will need to consider velocity and depth of flow, rate of rise, and warning times. In particular, appropriate strategies shall be defined for recreational areas where a level of immunity less than 100 years is being proposed (for example the proposed lake area) prior to the use being permitted. (ix) The allowance to be made for climate change (in terms of sea level rise and impacts on rainfall intensity) shall be in accordance with guidelines current or likely to be adopted in the short term at the time of preparation of the report. (X) Minimum lot, non-habitable and habitable floor levels shall be identified based on the results of the flood modelling in accordance with the requirements of the Sunshine Coast Regional Council	With the first subsequent application for the site	ULDA
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	relative to the peak flood levels calculated for the climate change. (xi) The report shall nominate the cross drainage requirements at each crossing (road and pedestrian) of a watercourse. The report shall also nominate the proposed conditions under which the crossing will be overtopped. In the event of overtopping occurring for the 100 year event, the depth and velocity of any overflow shall satisfy the requirements of the 'Queensland Urban Drainage Manual' (2007 or later version). It shall be demonstrated that lots do not become inundated in the event of the crossings (other than bridges) being 50 percent blocked by debris. In all cases, the minimum level of the crossing shall be less than the minimum ground level of upstream lots unless a bridge crossing is proposed. (xii) For each nominated crossing point, measures taken to protect the Environmental Values of the watercourse (including fish passage as appropriate) shall be nominated. (xiii) Flood modelling will include all proposed works in the floodplain. In particular, the modelling shall include the ephemeral wetlands (and other treatment measures) proposed for the development. Ephemeral wetlands shall be immune to inundation for Bells and/or Lamerough Creek flooding for events up to and including the 10 year event unless an alternate immunity is demonstrated to be satisfactory. (xiv) The flood modelling shall confirm that the peak flow velocity in treatment devices during regional flooding does not exceed the limits nominated in the Healthy Waterways publication 'Water Sensitive Urban Design Technical Design Guidelines for South East Queensland' (2006 or later version) unless it can be demonstrated that higher velocities can be tolerated. (xv) The report shall include a description of any water level data available for the catchment to allow the calibration of flood models. In the absence of calibration data, recourse shall be made to the following. - Comparison/ adjustment of hydrologic model to suit parameters derived from a hydrologically similar catchment - Comparison/ adjustment of hydrologic model to peak flow rates calculated using empirical methods such as the Rational Method. - Completion of a sensitivity analysis in relation to the hydraulic model by considering the 100 Year Post- Development Case with Mannings 'n' roughness values increased by 20 percent. In cases where the resultant levels could inundate floor areas, minimum lot and floor levels shall be raised accordingly. (xvi) Electronic copies of the hydrologic and hydraulic models shall be submitted for review. (c) A Stormwater Management Report shall be prepared detailing measures to be implemented to ensure the integrity and values of waterways is maintained and enhanced by providing appropriate management of water quality and water quantity. The Stormwater Management report shall be generally in accordance with Section 4 of the approved Integrated Water Management Plan prepared by BMT WBM dated May 2012, with the following additional requirements: - Modelling of water quality shall be completed using the version of MUSIC (or other acceptable package) current at the time of preparing the report. - Model parameters, except those derived from site investigations, shall be in accordance with either the latest version of the 'MUSIC Modelling Guidelines' prepared by Water By Design or guidelines nominated by Sunshine Coast Regional Council as being applicable instead of the		
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	MUSIC Modelling guidelines. (iii) With respect to the proposed ephemeral wetlands, either provide the results of geotechnical investigations undertaken to justify the adopted exfiltration rate or demonstrate an alternative solution (eg stormwater harvesting and reuse) which has the same effect on the flows of stormwater from the site. (iv) With respect to the proposed ephemeral wetlands, the modelled saturated hydraulic conductivity shall be set at the hydraulic conductivity of the underlying soil unless underdrainage is to be provided. (v) With respect to the proposed ephemeral wetlands, the quantum of water draining to the groundwater table shall be reconciled with both the groundwater modelling and the proposed stormwater harvesting scheme. (vi) Unless it can be demonstrated otherwise, modelling of rainwater tanks shall assume the capture of a maximum of 50 percent of contributing roof area. (vii) Justification is to be provided in relation to assumptions relating to reuse rates in Commercial and Industrial areas. (viii) An electronic copy of the water quality model shall be submitted for review. (d) A Groundwater Quantity and Quality Report shall be prepared which provides an assessment of groundwater quality and quantity of the site in the pre and post development scenario. The report shall be generally in accordance with Section 5 of the approved Integrated Water Management Plan prepared by BMT WBM dated May 2012, with the following additional requirements: (i) Demonstrate that the development will not produce an adverse impact on groundwater quality. (ii) Incorporate drainage from ephemeral wetlands (quantity and quality) in groundwater considerations if this drainage is not replaced by stormwater harvesting and reuse measures. (iii) Provide ecological input in relation to potential impact of post development groundwater levels. (iv) An electronic copy of the groundwater model shall be submitted for review. (e) Demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM. (f) Address the timing of the delivery of the infrastructure. <i>Advisory Note: The inclusion of a detention basin west of the Bruce Highway may be appropriate where approval has been sought from other applicable parties.</i>		
35	Integrated Water Management Plan (a) In addition to the requirements set out in UDA Condition 4 of this Approval, an addendum to the approved overarching strategy for integrated water must be submitted to the nominated assessing authority for compliance assessment with the first subsequent application for the site and address the following matters to the satisfaction of the nominated assessing authority: (i) Integrated Water Management Plan shall contain or refer to a Flood Risk Management Strategy Report completed in accordance with the requirements of Condition 34. (ii) Integrated Water Management Plan shall contain or refer to a Stormwater Management Report completed in accordance with the	With the first subsequent application for the site	ULDA

	requirements of Condition 34. (iii) Integrated Water Management Plan shall contain or refer to a Groundwater Quantity and Quality report completed in accordance with the requirements of Condition 34. (iv) Integrated Water Management Plan shall demonstrate compliance to the applicable water quality objectives including: a. State Planning Policy 4/10 'Healthy Waters', the supporting guideline to the State Planning Policy, and the supporting document 'Urban Stormwater Quality Planning Guidelines 2010' or subsequent updated document; and b. Pumicestone Passage Environmental Values and Water Quality Objectives set by DERM in the Environmental Protection (Water) Policy 1999, in particular the area within Basin No. 141 designated as area PLE - Pumicestone Passage North (Enclosed Coastal/Lower Estuary) or subsequent updated document. c. Part (ii) of the requirement can be satisfied by detailed modelling of Pumicestone Passage to confirm that development will satisfy the water quality objectives nominated for Pumicestone Passage or by achieving no increase in pollutant runoff from the site compared to existing conditions (v) A detailed water balance is to be prepared for the site to demonstrate that development will not have an unacceptable impact on the hydrologic regime of the catchment. The water balance will include all elements relevant to runoff from the site (including the proposed lakes and water quality improvement devices) and proposed stormwater harvesting measures. The water balance shall consider a period of at least 30 years and preferably 50 years or more. Runoff parameters adopted for the site shall be reconciled with the runoff obtained from the field testing reported in the BMT WBM report 'Caloundra Downs Baseline Monitoring Program- Final Report' and any subsequent field testing. An electronic copy of the water balance model shall be submitted for review. (vi) Life Cycle Costing for all works with particular reference to the consideration of maintenance costs associated with flooding and the change in life cycle cost obtained by adopting a different level of immunity for water management measures subject to flooding from Bells Creek North, Bells Creek South and Lamerough Creek.		
36	Natural environment (a) In addition to the requirements set out in UDA Condition 4 of this Approval, an addendum to the overarching site strategy for management of the natural environment must be submitted to the nominated assessing authority for compliance assessment with the first subsequent application for the site and address the following matters to the satisfaction of the nominated assessing authority: (i) a revised program of rehabilitation works within the Environmental Protection zone which results in the staged rehabilitation of this area (including initial, primary and final areas) being fully commenced within 10 years of development commencing and demonstrating that the rehabilitation will be completed five years prior to the finalisation of the development (ii) provide an indicative staging plan for rehabilitation areas along Bells Creek South, Bells Creek North and Lamerough Creek relative to the	With the first subsequent application for the site	ULDA

	delivery of works in accordance with the context plan area strategy. Include a list of contents/specifications to be submitted with each Detailed Staged Rehabilitation Plan area within an applicable context plan area strategy (iii) strategies for monitoring vegetation rehabilitation within the Environmental Protection zone including: a. criteria to measure success or failure of rehabilitation undertaken b. frequency of rehabilitation audits and by whom c. strategies for pest and weed management (iv) strategies for bushfire management, now and in the future when the rehabilitation of the Environment Protection zone is complete (v) strategies to mitigate mosquitoes and midges.		
37	Community development (a) In addition to the requirements set out in UDA Condition 4 of this Approval, an addendum to the overarching site strategy for community development must be submitted to the nominated assessing authority for compliance assessment and include the following : (i) a community facilities plan and program (ii) a community development program (b) The community facilities plan and program must: (i) outline an approach for the early provision of community facilities and longer term sequencing for the provision of community facilities as development progressively occurs on the site (ii) explore alternative approaches and innovative solutions for the provision of community and educational facilities including schools as community hubs. (c) The community development program must include: (i) a community development vision statement or key objectives (ii) a demonstrated understanding of the likely future community (iii) key initiatives, targets, implementation mechanisms and associated resources (iv) an explanation and rationale for any implementation charge offsets proposed (v) a baseline of available community resources and networks. <i>Advisory note: Credit against the Implementation Charge may be applicable for the costs of implementing this overarching strategy.</i>	With the first subsequent application for the site	ULDA
38	Resource Management (a) Submit with the first subsequent application to the nominated assessing authority for compliance assessment an overarching site strategy for resource management. (b) In addition to the requirements set out in UDA Condition 4 of this Approval, this overarching site strategy for resource management and the delivery of ecologically sustainable development must: (i) demonstrate climate change resilience and greenhouse gas emission reduction	With the first subsequent application for the site.	ULDA

	(ii) demonstrate pollution minimisation (iii) demonstrate the efficient use of materials (iv) detail waste reduction and management strategies for construction. Advisory note: Credit against the Implementation Charge may be applicable for the costs of implementing this overarching strategy.		
39	Housing diversity and affordability (a) Submit to the nominated assessing authority for compliance assessment with the first subsequent application an overarching site strategy for the delivery of housing diversity and affordability outcomes. (b) In addition to the requirements set out in UDA Condition 4 of this Approval, this overarching site strategy for housing diversity and affordability must: (i) Outline an approach to deliver 25% of housing that is affordable to first home buyers and key workers (ii) Outline an approach to deliver 10% accessible housing (iii) Outline an approach to deliver 5% social housing (iv) Include a monitoring program that on a yearly basis provides a report that analyses the achievement against the set targets. Should the monitoring program identify that delivery differs from the target in any reporting period, a mitigation plan, setting out how the target will be achieved in the next review period must accompany the report. Advisory Note: The affordable housing provisions of the strategy should include: • Specification of a target household income for first home buyers and key workers (such as Low to Moderate income households defined in the ULDA Guideline Number 16 – Housing). • Allow for Incomes to be updated annually. • Sub- targets within the 25% overall affordable housing figure to make housing affordable across a range of the target households (e.g. 5% in the lowest band, 10 % in the middle band and 10% in the highest band of the target households).	With the first subsequent application for the site	ULDA
40	Employment and Economic Development (a) Submit to the nominated assessing authority for compliance assessment with the first subsequent application an overarching site strategy for employment and economic development. (b) In addition to the requirements set out in UDA Condition 4 of this Approval, this overarching site strategy for employment and economic development must: (i) outline an approach to achieve a high level of local employment (ii) outline an approach for achieving a target of 15,000 jobs (iii) set out the approximate staging of activity centres in line with anticipated population growth and the approximate land allocation for employment uses over time (iv) outline an approach to formulate and implement diverse and connected employment generation strategies (v) outline an approach to providing local training opportunities (vi) outline an explanation and rationale for any implementation charge offsets proposed. Advisory note: Credit against the Implementation Charge may be applicable for the costs of implementing this overarching strategy.	With the first subsequent application for the site	ULDA

The UDA development conditions for this UDA development permit for **reconfiguring a lot** (part of 3 into 19 lot subdivision) are as follows:

No.	Condition	Timing	Nominated assessing authority
General			
1.	Restrictions on approving a plan of subdivision (a) The approved RPS Proposed Plan of Subdivision No. 7100-100G Rev G dated 21 May 2012 is to be amended to include access to all allotments. All subsequent plans of subdivision are to be submitted to the nominated assessing authority for compliance assessment. (b) Prior to endorsement of a plan of survey for a lot, demonstrate to the satisfaction of the ULDA that for each lot the following requirements have been met: (i) access to all lots is provided via a dedicated and constructed road or easement or road reserve; (ii) any public or third party infrastructure located on the proposed lots is placed within an easement, to be registered against the title of the property; (iii) the easements must comply with the requirements of the relevant service provider or the Council and be granted at no cost to the Grantee. Where the Grantee is Council or a service authority, the easement documentation must be in accordance with the Grantee's standard easement terms; (iv) all lots have an appropriate level of flood immunity; (v) all lots have adequate provision for stormwater drainage; and (vi) all lots are serviced (sewer and water reticulation, electricity and telecommunications).	Prior to survey plan endorsement	ULDA
2.	Ability to restrict access to certain roads 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 until the road works are accepted "on-maintenance" or unless otherwise directed by the ULDA.	On-going	NA
3.	Staging The reconfiguration may be registered in stages, with the indicative phasing being identified on Map 24 Localities in the approved Caloundra South Master Plan (as amended in red 13 June 2012). For the avoidance of doubt, registration of the plan of survey for all or part of the stages of the reconfiguration is not required before approval of subsequent development applications.	On-going	NA

No.	Condition	Timing	Nominated assessing authority
4.	Bonding If the works referred to in condition 1 have not been completed at the time the plan of subdivision is lodged for compliance assessment, the applicant may request the ULDA to bond the uncompleted works provided the following requirements have been met: (a) all bulk earthworks are completed, including for road formations and allotments, and all erosion and sediment control meets the ULDA's standards; (b) the total value of all uncompleted works, including water supply and sewerage, does not exceed 50% of the total value of all works required to be completed under this approval; (c) all outstanding rates, fees and levies associated with the land have been paid; (d) all monetary contributions required by any approvals relating to the land have been paid; (e) certification: (i) of the value of the uncompleted works, including a detailed schedule of the scope and cost of the uncompleted works, and the total value of all works required to be completed under this approval; (ii) that any works subject to bonding can be completed within 3 months of approval of the plan of subdivision; and (iii) that there is a contract in place for the works subject to bonding, and that the works are proceeding. (f) Security in the form of an insurance bond will be accepted for any operational works not completed prior to the desired date of lodgement of the plan of subdivision for sealing. The security will be to the value of those outstanding works and must be accompanied by a schedule outlining the estimated value of the civil construction work components, as prepared by a Registered Professional Engineer Queensland (RPEQ). (g) a bonding deed in favour of the ULDA and on terms satisfactory to the ULDA has been executed by the applicant. The amount of the bond will be 125% of the certified value of the uncompleted works and an undertaking that the works will be completed in six month.	On-going	ULDA

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity 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.

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

