



Department of  
**State Development,  
Manufacturing,  
Infrastructure and Planning**

Our ref: DEV2017/863

2 March 2018

Lendlease Communities (Yarrabilba) Pty Ltd  
C/- Ms Lyndelle Matthews  
RPS Australia East Pty Ltd  
PO Box 1559  
FORTITUDE VALLEY QLD 4006

Dear Lyndelle

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT – 1 INTO 2 LOTS AND BALANCE AND ASSOCIATED PLAN OF DEVELOPMENT AT CORNER YARRABILBA DRIVE AND WOODWARD AVENUE, YARRABILBA DESCRIBED AS LOT 989 ON SP296374**

On 28 February 2018, the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department website [www.dsdmip.qld.gov.au/pda-da-applications](http://www.dsdmip.qld.gov.au/pda-da-applications).

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Tom Barker on 3452 7440.

Yours sincerely

Jeanine Stone  
**Director**  
**Development Assessment**  
**Economic Development Queensland**

Minister for Economic Development  
Queensland  
GPO Box 2202  
Brisbane Queensland 4001 Australia  
**Website** [www.edq.qld.gov.au](http://www.edq.qld.gov.au)  
ABN 76 590 288 697

## PDA Decision Notice – Approval

| Site information                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Name of priority development area (PDA) | Yarrabilba                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |
| Site address                            | Corner Yarrabilba Drive and Woodward Avenue, Yarrabilba                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Plan description |
|                                         | Lot 989                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | SP296374         |
| PDA development application details     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |
| DEV reference number                    | DEV2017/863                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
| 'Properly made' date                    | 8 August 2017                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                  |
| Type of application                     | <input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Changing a PDA development approval<br><input type="checkbox"/> Extending the currency period of a PDA approval |                  |
| Description of proposal applied for     | Reconfiguring a Lot – 1 Into 2 Lots and Balance and Associated Plan of Development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |

| PDA development approval details                                                                                                |                                                                                                               |                                                                                                                                                            |                                              |
|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|
| Decision of the MEDQ                                                                                                            |                                                                                                               | The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. |                                              |
| Decision date                                                                                                                   |                                                                                                               | 28 February2018                                                                                                                                            |                                              |
| Currency period                                                                                                                 |                                                                                                               | 4 years from Decision Date                                                                                                                                 |                                              |
| Approved plans and documents                                                                                                    |                                                                                                               |                                                                                                                                                            |                                              |
| The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below. |                                                                                                               |                                                                                                                                                            |                                              |
| Approved plans and documents                                                                                                    |                                                                                                               | Number <i>(if applicable)</i>                                                                                                                              | Date <i>(if applicable)</i>                  |
| 1.                                                                                                                              | Precinct Three – Village 3A (Application Three)<br>Reconfiguration of a Lot – Lot 1000, prepared by Lendlease | P03A-ROL3-1001CF-ROL170711                                                                                                                                 | 11 JUL 2017                                  |
| 2.                                                                                                                              | Precinct Three – Village 3A (Application Three) Plan of Development – Lot 1001, prepared by Lendlease         | P03A-ROL3-1001CF-POD171017                                                                                                                                 | 17 OCT 2017 (Amended in Red 12 January 2018) |
| 3.                                                                                                                              | P03A Functional Layout, Roadworks Plan, Sheet 2, prepared by KN Group                                         | 15-111-SK002, Revision F                                                                                                                                   | 11 July 2017                                 |
| 4.                                                                                                                              | P03A Functional Layout, Typical Sections, prepared by KN Group                                                | 15-111-SK004, Revision C                                                                                                                                   | 17 March 2017                                |
| 5.                                                                                                                              | P03A Functional Layout, Services Plan, Sheet 2, prepared by KN Group                                          | 15-111-SK006, Revision F                                                                                                                                   | 11 July 2017                                 |
| 6.                                                                                                                              | P03A Functional Layout, Earthworks Plan, Sheet 2, prepared by KN Group                                        | 15-111-SK009, Revision F                                                                                                                                   | 11 July 2017                                 |
| 7.                                                                                                                              | Yarrabilba Precinct 3 Stormwater Quality Management Plan, prepared by DesignFlow                              | Version 2                                                                                                                                                  | 20 September 2016                            |
| 8.                                                                                                                              | Precinct 3A – Streetscape Character Plan, prepared by AECOM                                                   | Drawing No. P03A – 3 of 3                                                                                                                                  | 9 June 2016                                  |
| 9.                                                                                                                              | Precinct 3A – Flood Bund 9 Open Space Concept Plan, prepared by AECOM                                         | Drawing No. P03A – 1 of 3                                                                                                                                  | 15 July 2016                                 |
| 10.                                                                                                                             | Yarrabilba Precinct 3 – Precinct Network Plan – Water and Wastewater Infrastructure, prepared by MWH          | Revision 1                                                                                                                                                 | 29 September 2016                            |

|     |                                                                                                 |            |              |
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| 11. | Yarrabilba Precinct 3 – Waterways Stability Assessment, prepared by DesignFlow and Hydrobiology | Version 1  | 21 July 2016 |
| 12. | Yarrabilba Precinct 3 – Flood Study, prepared by DesignFlow                                     | Version 1a | 22 July 2016 |

## **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:
  - i. 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).
  - ii. submit to MEDQ a duly completed compliance assessment form.
  - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDMIP 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, DSDMIP 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, DSDMIP 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, DSDMIP **within 20 business days** from the date of the notice.
- v. **within 20 business days** – EDQ Development Assessment, DSDMIP 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, DSDMIP 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, DSDMIP 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 a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by the Department of State Development, Infrastructure and Planning, 16 October 2017 (as amended from time to time).
3. **IFF** means the Economic Development Queensland Infrastructure Funding Framework (July 2017) as amended or replaced from time to time.
4. **Council** means Logan City Council.
5. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means Registered Professional Engineer of Queensland.

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| PDA Development Conditions – Reconfiguring a Lot |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                     |
|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| No.                                              | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Timing                                                                                                                              |
|                                                  | <p>The TMP must include the following:</p> <ul style="list-style-type: none"> <li>i. provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>ii. provision of parking for workers and materials delivery during and outside of construction hours of work; planning including risk identification and assessment, staging, etc;</li> <li>iii. ongoing monitoring, management review and certified updates (as required);</li> <li>iv. traffic control plans and/or traffic control diagrams, prepared 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).</li> </ul> <p>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 TMP.</p> <p>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.</p> | <p>b) At all times during construction</p>                                                                                          |
| 7.                                               | <p><b>Retaining Walls</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height.</p> <p>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, DSDMIP.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 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 condition.</p>                                                                                                                                                                                                                                                                                                                                                                      | <p>a) Prior to commencement of site works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p> |
| 8.                                               | <p><b>Filling and Excavation</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans, certified by a RPEQ, generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments</i> and the following approved concept plans:</p> <ul style="list-style-type: none"> <li>i. P03A Functional Layout Earthworks Plan Sheet 2, Drawing No. 15-111-SK009 Revision F, prepared by</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>a) Prior to commencement of site works</p>                                                                                       |

| PDA Development Conditions – Reconfiguring a Lot |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                               |
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| No.                                              | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Timing                                                                                                                        |
|                                                  | <p>KN Group and dated 11/07/17</p> <p>The certified earthworks plans shall:</p> <ol style="list-style-type: none"> <li>include a geotechnical soils assessment of the site;</li> <li>be consistent with the Erosion and Sediment Control plans;</li> <li>provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>provide full details of any areas where surplus soils are to be stockpiled.</li> </ol> <p>b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification from a RPEQ that all earthworks have been carried out generally in 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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>                                         |
| 9.                                               | <p><b>Roads – Internal</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings, certified by a RPEQ, for roads, including parking bays, traffic devices and pedestrian footpaths generally in accordance with the following plans/documents:</p> <ol style="list-style-type: none"> <li>P03A Functional Layout Roadworks Plan Sheet 2, drawing no. 15-111-SK002 Revision F, prepared by KN Group and dated 11/07/17; and</li> <li>P03A Functional Layout Typical Sections, drawing no. 15-111-SK004 Revision C, prepared by KN Group and dated 17/03/17.</li> </ol> <p>The roads identified as ‘future school service’ and ‘local service’ must be designed and constructed by the applicant to be in accordance with:</p> <ol style="list-style-type: none"> <li><i>Transport Planning and Coordination Regulation 2005 (Schedule – Code for IDAS)</i> to accommodate a single unit rigid bus of 14.5m in length.</li> <li>Indented bus bays shall be designed in accordance with <i>TMR: Public Transport Infrastructure Manual 2012</i></li> </ol> <p>b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP ‘as-constructed’ drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.</p> | <p>a) Prior to commencement of work</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p> |

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| 10. | <p><b>Water Internal</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and:</p> <ol style="list-style-type: none"> <li>Yarrabilba Precinct 3 -Precinct Network Plan -Water and Wastewater Infrastructure prepared by MWH and dated 29 September 2016; and</li> <li>P03A Functional Layout Services Plan Sheet 2, drawing no. 15-111-SK006 Revision F, prepared by KN Group and dated 11/07/17.</li> </ol> <p>b) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP ‘as–constructed’ plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>a) Prior to commencement of works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p> |
| 11. | <p><b>Stormwater Management (Quality)</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed engineering design and construction drawings, certified by a RPEQ, for the proposed stormwater treatment devices servicing the site generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents:</p> <ol style="list-style-type: none"> <li>Yarrabilba Precinct 3 – Stormwater Quality Management Plan Version 2, prepared by Design Flow and dated 20 September 2016;</li> <li>P03A Functional Layout Services Plan Sheet 2, drawing no. 15-111-SK006 Revision F, prepared by KN Group and dated 11/07/17.</li> </ol> <p>The wetland certified design shall:</p> <ul style="list-style-type: none"> <li>ensure that the velocity in the ephemeral zones is designed to avoid damages to vegetation and pollutant resuspension in accordance.</li> <li>include a mosquito and midge management program prepared by suitable professional</li> </ul> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP ‘as constructed’ drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.</p> | <p>a) Prior to commencement of works</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p> |
| 12. | <p><b>Stormwater Management (Quantity)</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>a) Prior to commencement of works</p>                                                                                       |

|            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                          |
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|            | <p>servicing the site generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the following approved plans/documents:</p> <ul style="list-style-type: none"> <li>i. Yarrabilba Precinct 3 – Flood Study, Version 1A, prepared by Design Flow and dated 22 July 16;</li> <li>ii. P03A Functional Layout Services Plan Sheet 2, drawing no. 15-111-SK006 Revision F, prepared by KN Group and dated 11/07/17; and</li> <li>iii. P03A Functional Layout Services Plan Sheet 3, drawing no. 15-111-SK007 Revision G, prepared by KN Group and dated 11/07/17.</li> </ul> <p>b) Construct the works in accordance with the certified plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council.</p>                                                                                                                                                                                                                                                                                                                                                                                                     | <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>                                                                                                    |
| <b>13.</b> | <p><b>Street Lighting</b></p> <p>a) Design and install a <u>Rate 2</u> street lighting system certified by a RPEQ to all roads, including footpaths/bikeways within road reserves.</p> <p>The design of the street lighting system must:</p> <ul style="list-style-type: none"> <li>i. meet the relevant standards of Energex;</li> <li>ii. be acceptable to Energex as 'Rate 2 Public Lighting';</li> <li>iii. be endorsed by Council as the Energex 'billable customer';</li> <li>iv. be generally in accordance with Australian Standards AS1158 – <i>'Lighting for Roads and Public Spaces'</i>.</li> </ul> <p>Or the following:</p> <p>b) Submit to EDQ Development Assessment, DSDMIP detailed engineering design plans certified by a RPEQ-electrical for <u>Rate 3</u> (Council owned) street lighting to all roads, including footpaths/bikeways within road reserves generally in accordance with Australian Standards AS1158 – <i>'Lighting for Roads and Public Spaces'</i> and AS3000 – <i>'SAA Wiring Rules'</i>.</p> <p>c) Install the lighting generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council</p> | <p>a) Prior to survey plan endorsement</p> <p>b) Prior to commencement of works</p> <p>c) Prior to survey plan endorsement for each stage</p> <p>d) Prior to survey plan endorsement</p> |

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| <b>14.</b>                       | <b>Electricity</b><br><br>Submit to EDQ Development Assessment, DSDMIP either: <ul style="list-style-type: none"> <li>a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or</li> <li>b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.</li> </ul>                                                                                                                                                                                                                                                                                              | Prior to survey plan endorsement  |
| <b>15.</b>                       | <b>Telecommunications</b><br><br>Submit to EDQ Development Assessment, DSDMIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to each new lot within the proposed subdivision.                                                                                                                                                                                                                                                                                                                                                                                                                        | Prior to survey plan endorsement  |
| <b>16.</b>                       | <b>Broadband</b><br><br>Submit to EDQ Development Assessment, DSDMIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act</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  |
| <b>17.</b>                       | <b>Public Infrastructure – Damage, Repairs and Relocation</b><br><br>Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.                                                                                                                                                                                                                                                                                                       | Prior to survey plan endorsement  |
| <b>Landscape and Environment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                   |
| <b>18.</b>                       | <b>Streetscape Works</b><br><br>a) Submit to EDQ Development Assessment, DSDMIP detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, generally in accordance with the following plans/ documents: <ul style="list-style-type: none"> <li>i. Precinct 3A – Streetscape Character Plan, drawing no. P03A – 3 of 3, prepared by AECOM and dated 9 June 2016;</li> </ul> <p>The detailed streetscape plans are to include where applicable:</p> <ul style="list-style-type: none"> <li>1. location and type of street lighting in accordance with Australian Standard AS1158 – <i>Lighting for Roads and Public Spaces</i>;</li> </ul> | a) Prior to commencement of works |

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|                                                               | <ul style="list-style-type: none"> <li>2. footpath treatments;</li> <li>3. location and types of streetscape furniture;</li> <li>4. location and size of stormwater treatment devices; and</li> <li>5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines.</li> </ul> <p>b) Construct the works generally in accordance with the certified streetscape plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA.</p> | <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>    |
| <b>19.</b>                                                    | <p><b>Erosion and Sediment Management</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines:</p> <ul style="list-style-type: none"> <li>i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP);</li> <li>ii. Best Practice Erosion and Sediment Control (International Erosion Control Association).</li> </ul> <p>b) Implement the certified ESCP as required under part a) of this condition.</p>                                               | <p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p> |
| <b>20.</b>                                                    | <p><b>Vegetation Clearing and Site Rehabilitation</b></p> <p>All vegetation clearing and site rehabilitation must be undertaken in accordance with the endorsed Overarching Site Strategy - Natural Environment and subsequent endorsed Vegetation Management Plans.</p>                                                                                                                                                                                                                                                                                                                                                                                  | Ongoing                                                                                  |
| <b>Surveying, land transfers and easements</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                          |
| <b>21.</b>                                                    | <p><b>Easements over infrastructure</b></p> <p>Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets.</p> <p>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.</p>                                                                                                                                                                                                                                                                         | Prior to survey plan endorsement                                                         |
| <b>PDA Development Conditions – Plan of Development (POD)</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                          |
| <b>No.</b>                                                    | <b>Condition</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Timing</b>                                                                            |
| <b>General – Plan of Development</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                          |
| <b>22.</b>                                                    | <p><b>Carry out the approved development – Plan of Development</b></p> <p>Carry out the approved development generally in accordance with the approved POD.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to commencement of use and to be maintained                                        |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                          |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| 23. | <p><b>Compliance Assessment – Plans &amp; Supporting Information</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP, for compliance assessment, detailed plans and supporting information for development to be carried out on Lot 1001, prepared generally in accordance with the approved Plan of Development.</p> <p>The submitted plans and supporting information must detail the following:</p> <ul style="list-style-type: none"> <li>• site location;</li> <li>• lot size and configuration;</li> <li>• building height;</li> <li>• elevations detailing colours, finishes and materials;</li> <li>• plot ratio, gross floor area and site cover;</li> <li>• number of dwelling units and bedrooms;</li> <li>• interface with adjoining dwellings;</li> <li>• building design including elevations and materials;</li> <li>• civil engineering matters, on-site parking and servicing arrangements;</li> <li>• open space provision; and</li> <li>• a compliance report prepared against PDA Guidelines as referenced in the approved Plan of Development.</li> </ul> <p>b) Construct the works generally in accordance with the endorsed plans and supporting information as required under part a) of this condition.</p> | <p>a) Prior to commencement of building works</p> <p>b) Prior to commencement of use</p> |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|

**PDA Development Conditions – Infrastructure Charges (ROL & POD)**

| No.                           | Condition                                                                                                                                                                                                                                                                                                                                                                                     | Timing                                                         |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| <b>Infrastructure Charges</b> |                                                                                                                                                                                                                                                                                                                                                                                               |                                                                |
| 24.                           | <p><b>Municipal and State Charge</b></p> <p>In lieu of paying the Municipal and State Charges, the applicant will provide the infrastructure in accordance with the following endorsed Infrastructure Master Plans:</p> <ol style="list-style-type: none"> <li>Community Facilities;</li> <li>Movement Network;</li> <li>Sewer;</li> <li>Water; and</li> <li>Community Greenspace.</li> </ol> | <p>Prior to survey plan endorsement for the relevant stage</p> |
| 25.                           | <p><b>Sub-Regional Charge and Implementation Charge</b></p> <p>Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the infrastructure charges in accordance with the IFF which is in force at the time of payment. All charges are to be indexed to the date of payment.</p>                                                                                | <p>In accordance with the relevant IFF</p>                     |

## **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 \*\***