



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

Our ref: DEV2017/922/6

21 December 2018

Lendlease Communities (Yarrabilba) Pty Ltd
Att: Ms Kelly Pickering
GPO Box 2777
BRISBANE QLD 4001

Dear Kelly

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT (6 LOTS INTO 13 NON-RESIDENTIAL LOTS, OPEN SPACE, NEW ROAD AND BALANCE LOTS) WITH PLAN OF DEVELOPMENT AT YARRABILBA DRIVE, 1668-1730 WATERFORD-TAMBORINE ROAD AND 622-664 STEELE ROAD, YARRABILBA AND YARRABILBA DRIVE, KAIRABAH, FORMERLY DESCRIBED AS LOT 911 ON SP291904, LOT 104 ON SP287372, LOT 910 ON SP291904, LOT 994 ON SP296379, LOT 986 ON SP296371 AND LOT 992 ON SP296377

On 20 December 2018 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website <http://dsdmip.qld.gov.au/edq/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Owen Haslam on 3452 2587.

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
ABN 76 590 288 697

PDA Decision Notice – Approval

| Site information | | |
|---|--|------------------|
| Name of priority development area (PDA) | Yarrabilba | |
| Site address | Yarrabilba Drive, 1668-1730 Waterford-Tamborine Road and 622-664 Steele Road, Yarrabilba; and Yarrabilba Drive, Kairabah | |
| Lot on plan description at original decision date | Lot number | Plan description |
| | Land formerly described as | |
| | Lot 911 | SP291904 |
| | Lot 104 | SP287372 |
| | Lot 910 | SP291904 |
| | Lot 994 | SP296379 |
| | Lot 986 | SP296371 |
| | Lot 992 | SP296377 |
| PDA development application details | | |
| DEV reference number | DEV2018/922 | |
| 'Properly made' date | 12 December 2018 | |
| Type of application | <input type="checkbox"/> New development involving: <div style="margin-left: 20px;"> <input type="checkbox"/> Material change of use <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> <input type="checkbox"/> Reconfiguring a lot <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> <input type="checkbox"/> Operational work <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> </div> <input checked="" type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval | |
| Description of proposal applied for | Amendment application to change PDA development approval DEV2018/922 – PDA development permit (Reconfiguring a Lot – 6 Lots into 13 Non-Residential Lots, Open Space, New Road and Balance Lots with a Plan of Development) | |

PDA development approval details

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| Decision of the MEDQ | <p>The MEDQ has decided to grant part of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice.</p> <p>The approved changes are summarised as follows:</p> <ul style="list-style-type: none"> Modification to approved plan of development to facilitate development for showroom. |
| Original Decision date | 3 July 2018 |
| 1 st Change to approval date | 31 August 2018 |
| 2 nd Change to approval date | 20 December 2018 |
| Currency period | 4 years from Original Decision date |

Plans and documents

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

| Approved plans and documents | | Number (if applicable) | Date (if applicable) |
|---|--|-----------------------------------|--|
| 1. | Precinct Three – Village 3D (Application Four) Plan of Development, prepared by Lendlease (amended in red 20.12.18) | YAR-03D_POD181119 | 19 NOV 2018 (amended in red on 20/12/18) |
| Plans and documents previously approved on 31 August 2018 | | Number (if applicable) | Date (if applicable) |
| 2. | Precinct Three – Village 3D (Application Four) Reconfiguration of a Lot, prepared by Lendlease | YAR-03D_ROL180803 SHEET 1 of 2 | 03/08/18 |
| 3. | Precinct Three – Village 3D (Application Four) Reconfiguration of a Lot, prepared by Lendlease | YAR-03D_ROL180807 SHEET 2 of 2 | 07/08/18 |
| 4. | P03D Functional Layout Roadworks Plan and Typical Cross Sections, prepared by KN Group | 15-111-SK101 Rev F | 08/08/18 |
| 5. | P03D Functional Layout Services Plan, prepared by KN Group | 15-111-SK102 Rev G | 08/08/18 |
| 6. | P03D Functional Layout Earthworks Plan, prepared by KN Group | 15-111-SK103 Rev E | 08/08/18 |
| Plans and documents previously approved on 3 July 2018 | | Number (if applicable) | Date (if applicable) |
| 1. | Precinct Three – Village 3D Common Clauses Document, prepared by Lendlease | 106127-175 | 21/12/2017 |

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| 2. | Stormwater Quality Management Strategy, prepared by DesignFlow. | 4284 Figure 1 Rev A | 01/03/18 |
| 3. | Sub-Precinct Specific Bushfire Hazard Assessment and Mitigation Plan for Sub-Precinct 3D Yarrabilba, prepared by Bushland Protection Systems Pty Ltd | | 01/03/2018 |
| 4. | Precinct 3D Area A Ecological Compliance Certification, Yarrabilba, prepared by Natura Consulting | NC011-0011 | 01/03/2018 |
| 5. | Visionstream Environmental EME Report | RFNSA Site 4207028 | 01/03/2018 |

Supporting Documents

To remove any doubt, the following documents are not approved documents for the purposes of this PDA development approval, but rather are supporting documents.

| Supporting plans, reports and specifications | Number (if applicable) | Date (if applicable) |
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Endorsed Context Plan

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|----|---|----------|--------------|
| 1. | Yarrabilba Context Planning Area Strategy Precinct 3, prepared by Lendlease, KN Group, Design Flow, Cardno, RPS, Natura and MWH | PR124141 | 17 June 2016 |
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Overarching Site Strategies previously endorsed in accordance with DEV2011/187 and still applicable to this approval

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|----|---|-----------------------|---------------|
| 2. | Yarrabilba Employment & Economic Development Site Strategy, prepared by RPS | PR127952 | 16 July 2015 |
| 3. | Yarrabilba Community Development Overarching Site Strategy, prepared by Lend Lease | N/A | July 2012 |
| 4. | Yarrabilba Overarching Site Resource Strategy, prepared by Lend Lease | N/A | February 2013 |
| 5. | Natural Environment Overarching Site Strategy Yarrabilba, prepared by Natura Consulting | NC011-0011_Yarrabilba | 30 March 2016 |
| 6. | Yarrabilba Total Water Cycle Management Strategy, prepared by DesignFlow | N/A | July 2012 |

| Infrastructure Master Plans previously endorsed in accordance with DEV2011/187 and still applicable to this approval | | | |
|---|--|---------------------------------|--|
| 7. | Fauna Corridor Infrastructure Master Plan, prepared by Natura Consulting | N/A | 28 November 2012 |
| 8. | Yarrabilba Community Greenspace Infrastructure Master Plan, prepared by Lend Lease | N/A | December 2015 (Amended in Red on 07 JAN 2016) |
| 9. | Yarrabilba Infrastructure Master Plan – Earthworks, prepared by Lend Lease | N/A | July 2012 |
| 10. | Yarrabilba Stormwater Infrastructure Master Plan, prepared by DesignFlow | N/A | July 2012 |
| 11. | Yarrabilba – Water Supply and Sewerage Infrastructure Master Plan, prepared by MWH (as amended in red) | Yarrabilba W-S IMP, 2017, Rev 2 | 04/05/2017 |
| 12. | Yarrabilba Amended Movement Infrastructure Master Plan, prepared by Cardno | CEB06294 | 8 October 2015 (Amended in Red on 11 NOV 2015) |
| 13. | Yarrabilba Energy Services Infrastructure Master Plan, prepared by Lend Lease | N/A | December 2012 |
| 14. | Yarrabilba Community Facilities Infrastructure Master Plan, prepared by Lend Lease (as amended in red) | N/A | June 2016 (Amended in Red on 18 JUL 2016) |
| 15. | Lend Lease Yarrabilba ICT Master Plan – ULDA, prepared by Lend Lease | Version 1.0 | 10 July 2012 |
| Water and Sewer Servicing | | | |
| 16. | Yarrabilba Precinct 3D Water and Sewerage Servicing Strategy, prepared by Stantec | | 13 June 2018 |

PREAMBLE

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

Compliance assessment

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

- a) The applicant must pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set

out in the MEDQ's development assessment fee schedule (as amended from time to time).

- b) Compliance assessment and endorsement by EDQ Development Assessment, 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. **Certification Procedures Manual** means Economic Development Queensland Certification Procedures Manual, Version 4, 16 October 2017 (as amended from time to time).
2. **Council** means Logan City Council.
3. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
4. **EDQ** means Economic Development Queensland
5. **IFF** means Infrastructure Funding Framework (July 2018) as amended or replaced from time to time.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland.

| PDA Development Conditions | | |
|-----------------------------------|---|---|
| No. | Condition | Timing |
| General | | |
| 1. | Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents. | Prior to survey plan endorsement |
| 2. | Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> . | As required by the <i>Certification Procedures Manual</i> |
| 3. | Street Naming Submit to EDQ Development Assessment, DSDMIP a schedule of street names approved by Council. | Prior to survey plan endorsement of the relevant stage |
| 4. | Entry walls or features The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ Development Assessment, DSDMIP. | As indicated |

| Engineering | | |
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| 5. | <p>Construction Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDMIP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:</p> <ul style="list-style-type: none"> i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. <p>b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.</p> | <p>a) Prior to commencement of works</p> <p>b) At all times during construction</p> |
| 6. | <p>Traffic Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification.</p> <p>The TMP must include the following:</p> <ul style="list-style-type: none"> i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc; iv. ongoing monitoring, management review and certified updates (as required); v. 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). <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>a) Prior to commencement of site works</p> |

| Engineering | | |
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| | b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times. | b) At all times during construction |
| 7. | <p>Retaining Walls</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 of the relevant stage</p> <p>c) Prior to survey plan endorsement of the relevant stage</p> |
| 8. | <p>Filling and Excavation</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 approved concept plans.</p> <p>The certified earthworks plans shall:</p> <ol style="list-style-type: none"> be consistent with the Erosion and Sediment Control plans; provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; provide full details of any areas where surplus soils are to be stockpiled. <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>a) Prior to commencement of site works</p> <p>b) Prior to survey plan endorsement of the relevant stage</p> <p>c) Prior to survey plan endorsement of the relevant stage</p> |

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| 9. | <p>Roads – Internal</p> <p>a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices and pedestrian footpaths generally in accordance with <i>PDA Guideline 13 Engineering standards – minor roads</i> and the approved plans.</p> <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 of the relevant stage</p> <p>c) Prior to survey plan endorsement of the relevant stage</p> |
| 10. | <p>Water – Internal</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans, certified by a RPEQ, generally in accordance with the approved plans.</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 ‘as–constructed’ plans, asset register, pressure and bacterial test results in accordance with Council’s current adopted standards.</p> | <p>a) Prior to commencement of works</p> <p>b) Prior to survey plan endorsement of the relevant stage</p> <p>c) Prior to survey plan endorsement of the relevant stage</p> |
| 11. | <p>Sewer – Internal</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with the approved plans.</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 ‘as–constructed’ plans, asset register, pressure and CCTV results in accordance with Council’s current adopted standards.</p> | <p>a) Prior to commencement of works</p> <p>b) Prior to survey plan endorsement of the relevant stage</p> <p>c) Prior to survey plan endorsement of the relevant stage</p> |
| 12. | <p>Stormwater Management (Quality)</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 generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the approved conceptual Stormwater</p> | <p>a) Prior to commencement of works</p> |

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| | <p>Management Strategy.</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 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.</p> | <p>b) Prior to survey plan endorsement of the relevant stage</p> <p>c) Prior to survey plan endorsement of the relevant stage</p> |
| 13. | <p>Stormwater Management (Quantity)</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 generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the approved plans.</p> <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>a) Prior to commencement of works</p> <p>b) Prior to survey plan endorsement of the relevant stage</p> <p>c) Prior to survey plan endorsement of the relevant stage</p> |
| 14. | <p>Street Lighting</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> <ol style="list-style-type: none"> meet the relevant standards of Energex; be acceptable to Energex as 'Rate 2 Public Lighting'; be endorsed by Council as the Energex 'billable customer'; be generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>'. <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>a) Prior to survey plan endorsement of the relevant stage</p> <p>b) Prior to commencement of works</p> <p>c) Prior to survey plan endorsement of the relevant stage</p> |

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| | d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council. | d) Prior to survey plan endorsement of the relevant stage |
| 15. | Electricity Submit to EDQ Development Assessment, DSDMIP either: <ul style="list-style-type: none"> a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services. | Prior to survey plan endorsement of the relevant stage |
| 16. | Telecommunications 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 of the relevant stage |
| 17. | Broadband 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 (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy. | Prior to survey plan endorsement of the relevant stage |
| 18. | Public Infrastructure – Damage, Repairs and Relocation 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 of the relevant stage |
| Landscape and Environment | | |
| 19. | Compliance Assessment – Streetscape Works a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA. The detailed streetscape plans are to include where applicable: <ol style="list-style-type: none"> 1. location and type of street lighting in accordance with Australian Standard AS1158 –<i>Lighting for Roads and Public Spaces</i>; | a) Prior to commencement of works |

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| | <ul style="list-style-type: none"> 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. <p>b) Construct the works generally in accordance with the endorsed 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 of the relevant stage</p> <p>c) Prior to survey plan endorsement of the relevant stage</p> |
| 20. | <p>Compliance Assessment – Landscape Works (Parks & Open Space)</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed landscape plans, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA, for improvement works within the proposed parkland and open space areas generally in accordance with PDA Guideline No. 12 – Park planning and design and generally documenting the following:</p> <ul style="list-style-type: none"> 1. existing contours or site levels, services and features; 2. proposed finished levels, including sections across and through the open space at critical points (e.g. Interface with roads or water bodies, retaining walls or batters); 3. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; 4. locations of electricity and water connections to parks; 5. Location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; 6. Details and locations of any proposed building works, including: bridges, park furniture, picnic facilities and play equipment; 7. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; 8. public lighting in accordance with AS1158 – '<i>Lighting for Roads and Public Spaces</i>'. <p>b) Construct the works generally in accordance with the endorsed 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 of the relevant stage</p> |

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| | c) Submit to EDQ Development Assessment, DSDMIP, 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA. | c) Prior to survey plan endorsement of the relevant stage |
| 21. | Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i> and be certified by a suitably qualified professional. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP. | a) Prior to commencement of or during site works b) Prior to survey plan endorsement of the relevant stage |
| 22. | Erosion and Sediment Management 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: <ul style="list-style-type: none"> i. The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii. Healthy Land and Water Technical Note: <i>Complying with the SPP - Sediment Management on Construction Sites</i> iii. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); iv. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition. | a) Prior to commencement of site works b) At all times during construction |
| 23. | Bushfire Management and Mitigation Carry out the development in accordance with the recommendations of approved Sub-Precinct Specific Bushfire Hazard Assessment and Mitigation Plan for Sub-Precinct 3D Yarrabilba prepared by Bushland Protection Systems Pty Ltd, dated 1 March 2018. | Prior to the commencement of use and to be maintained |
| 24. | Vegetation Clearing and Site Rehabilitation Undertake vegetation clearing and site rehabilitation in accordance with the following documents: <ul style="list-style-type: none"> i. Endorsed Overarching Site Strategy - Natural Environment; ii. Approved Precinct 3D Area A Ecological Compliance Certification, Yarrabilba prepared by Natura Consulting dated 01/03/2018. | Ongoing |

| Surveying, land transfers and easements | | |
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| 25. | Land transfers – Contaminated Land Demonstrate to EDQ Development Assessment, DSDMIP that all land to be transferred in fee simple to a trustee is not registered on either the Environmental Management or the Contaminated Land Registers. | Prior to survey plan endorsement of the relevant stage |
| 26. | Land transfers – Park and open space Transfer, in fee simple, to Council as trustee Lot 900 for park and open space purposes. | At registration of survey plan for the relevant stage |
| 27. | Land transfers – State community facilities Transfer, in fee simple, to the State of Queensland (represented by Department of Health), proposed Lot 10 for Queensland Ambulance Service. Lot 10 is to be fully serviced in accordance with the endorsed Community Facilities Infrastructure Master Plan. | At registration of survey plan for the relevant stage |
| 28. | Easements over infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets. | Prior to survey plan endorsement of the relevant stage |
| Infrastructure Charges | | |
| 29. | Municipal and State Charge In lieu of paying the Municipal and State Charges, the applicant will provide the infrastructure in accordance with the following endorsed Infrastructure Master Plans: i. Community Facilities; ii. Movement Network; iii. Sewer; iv. Water; and v. Community Greenspace. | Prior to survey plan endorsement for the relevant stage |
| 30. | Sub-Regional Charge and Implementation Charge Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: i. where a plan of subdivision is submitted for endorsement on or before four (4) years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or ii. where a plan of subdivision is submitted for endorsement more than four (4) years from the original decision date – in accordance with the IFF in force at the time of the payment. | In accordance with the IFF |

PDA Development Conditions - Plan of Development (POD)

| General | |
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| 31. | <p>Carry out the approved development - POD</p> <p>Carry out the approved development generally in accordance with the approved Plan of Development.</p> | <p>Prior to commencement of use and to be maintained</p> |
| 32. | <p>Compliance Assessment – Plans/supporting information - POD</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment plans/supporting information for development in accordance with the approved Plan of Development.</p> <p>The plans and/supporting information must detail the following:</p> <ul style="list-style-type: none"> i. site location ii. lot size and configuration iii. plans for each building (site plan, floor plans, elevations, sections, roof plans, external building materials and finishes, private open space) iv. building height, gross floor area and site cover v. interface with adjoining land uses vi. on-site access, bicycle and vehicle parking and servicing arrangements (waste collection points, wash-down bays and waste bin capacity) vii. entry and exit points for pedestrians and/or cyclists; viii. public realm and landscape plans; ix. specialist assessment reports as required that may include traffic, civil engineering, geotechnical, flooding, acoustics and air quality. <p>The development shown in the plans/supporting information will be assessed against the provisions of the approved Plan of Development.</p> <p>b) Undertake the works generally in accordance with the endorsed plans required by part a) of this condition</p> | <p>a) Prior to commencement of building works</p> <p>b) Prior to commencement of use</p> |

| Infrastructure Charges (POD) | |
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| 1 | Infrastructure Charges (POD) |

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| <p>33.</p> | <p>Sub-Regional Charge and Implementation Charge</p> <p>Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows:</p> <ul style="list-style-type: none"> i. where a building format plan is submitted for endorsement or the use has commenced on or before four (4) years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or ii. where a building format plan is submitted for endorsement or the use has commenced more than four (4) years from the original decision date – in | <p>In accordance with the IFF</p> |
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| | accordance with the IFF in force at the time of the payment. | |
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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.

IMPORTANT ADVICE NOTE

The current wastewater strategy is based/reliant on the provision of a regional sewerage treatment plant in a location external to the Yarrabilba PDA. However, the delivery of this facility is reliant on the execution of the Sub-Regional Infrastructure Agreement (SRIA). In the event the LSIA is not signed, an on-site sewerage solution must be provided for all future development which exceeds the capacity of the existing system (i.e. 12,700EP).

Precinct 3D (the subject site) has been identified in the endorsed Precinct 3 Context Planning Area Strategy as the most appropriate location within the PDA for an on-site sewage treatment plant (STP) capable of servicing the entire Yarrabilba development of approximately 50,000EP.

While it is acknowledged if the LGIA is not executed, a 5000EP temporary STP (refer to Precinct 3D Stantec technical memo) can be accommodated in the Precinct 3D balance lot, this plant would essentially only have the capacity to service development applications currently under assessment (ie. Precincts 3D, 5A, 5B, 5C and 5E).

The applicant is therefore advised that if the SRIA is not executed the development of Precinct 3D could potentially impact on the provision of an on-site STP for the balance of the Yarrabilba development within the PDA and a new site location within Yarrabilba or elsewhere will need to be identified.

**** End of Package ****