



Our ref: DEV2017/904

15 October 2019

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

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 A RECONFIGURING A LOT - 160 LOTS AND NEW ROAD WITH PLAN OF DEVELOPMENT AT 641-913 AND 666-750 STEELE ROAD, KAIRABAH AND DARLINGTON DRIVE, KAIRABAH DESCRIBED AS PART OF LOT 38 ON W311080, PART OF LOT 107 ON SP291900, PART OF LOT 35 ON W31950 AND PART OF LOT 3 ON RP36803

On 14 October 2019 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

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Gabrielle Shepherd on 3452 7914.

Yours sincerely

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

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	641-913 and 666-750 Steele Road, Kairabah and Darlington Drive, Kairabah	
Lot on plan description	Lot number	Plan description
	Part of Lot 38	W311080
	Part of Lot 107	SP291900
	Part of Lot 35	W31950
	Part of Lot 3	RP36803
PDA development application details		
DEV reference number	DEV2017/904	
'Properly made' date	10 January 2018	
Type of application	☒ New development involving: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	ROL – 158 residential lots and new road, with a plan of development	

PDA development approval details	
Decision of the MEDQ [delete other than the applicable decision]	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	14 October 2019
Currency period	10 years

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	Date
1.	Precinct Five – Application Two Reconfiguration of a Lot, prepared by Lendlease	YAR-P05B-ROL2 180706	6 July 2018
2.	Precinct Five – Application Two Plan of Development, prepared by Lendlease	YAR-P05B-ROL2-POD 190905 Sheet 1	5 September 2019
3.	Precinct Five – Application Two Plan of Development, prepared by Lendlease	YAR-P05B-ROL2-POD 190905 Sheet 2	2 September 2019
4.	P05RO2 Functional Layout Roadworks Plan and Typical Sections, prepared by KN Group Consulting Engineers	16-217-SK101 Rev E	22 June 2018
5.	P05RO2 Functional Layout Services Plan, prepared by KN Group Consulting Engineers	16-217-SK102 Rev E	22 June 2018
6.	P05RO2 Functional Layout Earthworks Plan, prepared by KN Group Consulting Engineers	16-217-SK103 Rev D	22 June 2018
7.	Yarrabilba Precinct 5 – Stormwater Management Plan, prepared by Design Flow	Version 2	19 September 2017
8.	Precinct 5 Ecological Compliance Certification, prepared by Natura Consulting	Report Reference NCO11-0011	14 June 2017
9.	Updated Sub-precinct Specific Bushfire Hazard Assessment and Mitigation Plan for the Residential Component of Sub-precinct 5B Yarrabilba, prepared by Bushland Protection Systems Pty Ltd		10 January 2018
Endorsed plans and documents		Number	Date
10.	Natural Environment Overarching Site Strategy, prepared by Natura Consulting	NCO11-0011_Yarrabilba	30 March 2016
11.	Traffic Noise Impact Assessment, Proposed Precinct 5B Development, Yarrabilba, prepared by MWA Environmental		6 March 2018

12.	P05RO2 Functional Layout On-street Parking, prepared by KN Group Consulting Engineers	16-217-SK104 Rev D	December 2017
Supporting plans and documents		Number	Date
13.	Precinct 5, ROL 1 & 2 Road Reference Plan	Project No 124141-4	August 2019 (Amended in red 2 October 2019)
14.	Memorandum: Yarrabilba Precinct 5B ROL2 – Traffic Matters Pertaining to Reconfiguration of Lot Application, prepared by SLR Consulting		20 December 2017
15.	Geotechnical Desktop Review prepared by SGS Australia Pty Ltd	SGS/17/E0161	15 June 2017

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 AND DEFINITIONS

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 the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
3. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;

- c. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - d. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
 - e. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
 - f. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
- 4. **Council** means Logan City Council.
 - 5. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
 - 6. **DSRCIA** means the Developer Sub-regional Charges Infrastructure Agreement (LendLease Yarrabilba) in effect on 24 May 2019
 - 7. **EDQ** means Economic Development Queensland.
 - 8. **ICID** means the Yarrabilba PDA Implementation Charge Infrastructure Deed (LendLease Yarrabilba) in effect on 24 May 2019.
 - 9. **IFF** means the Infrastructure Funding Framework, prepared by the Department of Infrastructure, Local Government and Planning, dated July 2017.
 - 10. **MEDQ** means the Minister for Economic Development Queensland.
 - 11. **PDA** means Priority Development Area.
 - 12. **RPEQ** means Registered Professional Engineer of Queensland.
 - 13. **Sale** means the signing of the first contract of sale by the purchaser for the sale of an approved lot.
 - 14. **SRIA** means the Yarrabilba PDA & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 24 May 2019

MODEL CONDITIONS OF APPROVAL – RECONFIGURING A LOT

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement for each stage
2.	Certification of Operational Works All operational works, 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 for each stage
4.	Entry Walls or Features The provision of entry walls or features is prohibited within road reserves and open space unless otherwise approved by EDQ Development Assessment, DSDMIP.	As indicated
5.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times
6.	Compliance Assessment – ROL Plans & POD Plans Submit to EDQ Development Assessment, DSDMIP, for compliance assessment, revised reconfiguration of a lot plans and / or Plan of Development plans (excluding Sheet 2) for any variations to the configuration of the layout, lots and/ or building envelopes. All revised plans must comply with item 18 (“Criteria for Variations to an approved plan assessed via compliance assessment”) on approved <i>Precinct Five – Application Two Plan of Development, drawing no. P05B-ROL2-POD190902, Sheet 2 of 2</i> , dated 2 September 2019. Advice Note: This condition does not prevent the applicant from making changes to the reconfiguration of a lot plans and / or building envelope plans, either before or after the sale of the first lot in the relevant stage, through a formal amendment application pursuant to s.99 of the Economic Development Act 2012.	Prior to the sale of the first lot in the relevant stage
Engineering		
7.	Construction Management Plan	

	a) Submit to EDQ Development Assessment, DSDMIP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: 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. 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.	a) Prior to commencement of works for each stage b) At all times during construction
8.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification or higher. The TMP must include the following: a) provision for the management of traffic around and through the site during and outside of construction work hours; b) provision of parking for workers and materials delivery during and outside of construction hours of work; c) risk identification, assessment and identification of mitigation measures; d) ongoing monitoring, management review and certified updates (as required); e) 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). 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. b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	a) Prior to commencement of site works for each stage b) At all times during construction
9.	Retaining Walls a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by an RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDMIP.	a) Prior to commencement of site works for the relevant stage

	b) Construct the works generally in accordance with the certified plans required under part a) of this condition. 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.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
10.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans, certified by an RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i>, supporting document Geotechnical Desktop Review prepared by SGS Australia Pty Ltd dated 15/06/2017 and the approved P05RO2 Functional Layout Earthworks Plan. The certified earthworks plans shall: - be consistent with the Erosion and Sediment Control plans; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification from an 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.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
11.	Traffic Counts – Yarrabilba Drive Undertake 7-day traffic counts on Yarrabilba Drive and submit to EDQ Development Assessment, DSDMIP a report indicating the peak hour volumes. The count shall be located along the eastern leg from the Waterford-Tamborine and Yarrabilba Drive intersection, on Yarrabilba Drive.	Every 3 months with the first count commencing 3 months from the date of this approval and continuing until such time as conditions 12-14 have been satisfied.
12.	Compliance Assessment – Town Centre East-West Road (Eastern Perimeter Link road to eastern development boundary of Stages 5B, shown as Road 3 on Road Reference Plan) a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment functional road layout and cross-section plans certified by an RPEQ for the interim and ultimate layouts of the proposed Road 3 (Town Centre East-West Road between Eastern Perimeter Link road and the eastern development boundary of Stages 5B), Proposed indented bus bays and in line bus stops shall be designed in accordance with the <i>Translink Public Transport Infrastructure</i>	a) Prior to the commencement of works for this road

	<i>Manual 2015 and Disability Standards for Accessible Public Transport 2004.</i> The cross section shall include a 3.0m shared path on one side. The intersection with the Eastern Perimeter Link road shall provide priority to cyclists generally in accordance with <i>TMR TN128: Selection and Design of Cycle Tracks</i>, where Cycle Tracks are used, and be configured without slip lanes to improve safety for pedestrians and cyclists. b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans certified by an RPEQ for the interim roadworks generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the interim roadworks generally in accordance with the certified plans as required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' drawings, asset register and test results, certified by an RPEQ, in a format acceptable to the Council and DTMR of all interim roadworks constructed in accordance with this condition. Advice note: <i>It is recognised that the delivery and timing of the ultimate work is set out in the Infrastructure Agreement.</i>	b) Prior to the commencement of works for this road c) Prior to the survey plan endorsement for any relevant development stage that relies on this road for access d) Prior to the survey plan endorsement for any relevant development stage that relies on this road for access
13.	Compliance Assessment – Eastern Perimeter Road (Fauna Way to Town Centre East-West Road shown as Road 6 on Road Reference Plan) a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment functional layout and cross-section plans certified by an RPEQ of the interim and ultimate layouts of the proposed Road 6 (Eastern Perimeter Road), which shall provide priority to cyclists generally in accordance with <i>TMR TN128: Selection and Design of Cycle Tracks</i> and is to be configured without slip lanes to improve safety for pedestrians and cyclists. Proposed indented bus bays and in line bus stops shall be designed in accordance with the <i>Translink Public Transport Infrastructure Manual 2015 and Disability Standards for Accessible Public Transport 2004</i>. The cross section shall include a 3.0m wide shared path on one side. b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans certified by an RPEQ for the interim roadworks generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the interim roadworks generally in accordance with the certified plans as required under part b) of this condition.	a) Prior to commencement of works for this road b) Prior to commencement of works for this road c) Prior to the survey plan endorsement for the relevant stage that relies on this road for access

	d) Submit to EDQ Development Assessment, DSDMIP ‘as–constructed’ drawings, asset register and test results, certified by an RPEQ, in a format acceptable to the Council of all interim roadworks constructed in accordance with this condition. Advice note: <i>It is recognised that the delivery and timing of the ultimate work is set out in the Infrastructure Agreement.</i>	d) Prior to the survey plan endorsement for the relevant stage that relies on this road for access
14.	Compliance Assessment –Eastern Perimeter Road (Eastern Perimeter Link road/Town Centre East-West Road Intersection) a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment functional layout and cross-section plans certified by an RPEQ for the interim and ultimate intersection configurations. The intersection shall provide priority to cyclists generally in accordance with <i>TMR TN128: Selection and Design of Cycle Tracks</i> (where Cycle Tracks are used) and be configured without slip lanes to improve safety for pedestrians and cyclists. b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans certified by an RPEQ for the interim intersection roadworks generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the interim intersection roadworks generally in accordance with the certified plans as required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP ‘as–constructed’ drawings, asset register and test results, certified by an RPEQ, in a format acceptable to the Council of all interim intersection roadworks constructed in accordance with this condition. Advice note: <i>It is recognised that the delivery and timing of the ultimate work is set out in the Infrastructure Agreement.</i>	a) Prior to commencement of works for this intersection b) Prior to commencement of works for this intersection c) Prior to the survey plan endorsement for the relevant stage that relies on this road for access d) Prior to the survey plan endorsement for the relevant stage that relies on this road for access
15.	Roads – Internal a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings, certified by an RPEQ, for internal roads, including parking bays, traffic devices and pedestrian footpaths generally in accordance with the approved <i>P05RO2 Functional Layout Roadworks Plan and Typical Sections prepared by KN Group Consulting Engineers, 22 June 2018.</i> The roads identified as ‘regional service’ and ‘local service’ on <i>Figure 8 of the report “Traffic Impact Assessment Precinct 5 Yarrabilba Master Plan Development” by SLR Consulting, 25 September 2017</i> must be designed and constructed by the applicant to be in accordance with: i. <i>Transport Planning and Coordination Regulation 2005 (Schedule – Code for IDAS)</i> to accommodate a single unit rigid bus of 14.5m in length.	a) Prior to commencement of work for each stage

	ii. Proposed indented bus bays and in line bus stops shall be designed in accordance with the <i>Translink Public Transport Infrastructure Manual 2015</i> and <i>Disability Standards for Accessible Public Transport 2004</i>. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' drawings, asset register and test results, certified by an RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
16.	Water – Internal a) Submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans, certified by an RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and: i. <i>Yarrabilba Precinct 5 – Precinct Network Plan - Water and Wastewater Infrastructure</i> prepared by MWH, dated 12 January 2018; and ii. <i>P05RO2 Functional Layout Services Plan</i>, dated 22 June 2018. b) Construct the works generally in accordance with the certified plans required under part b) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
17.	Sewer – Internal a) Submit to EDQ Development Assessment, DSDMIP detailed sewerage reticulation design plans, certified by an RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and: i. <i>Yarrabilba Precinct 5 – Precinct Network Plan - Water and Wastewater Infrastructure</i> prepared by MWH, dated 12 January 2018; and ii. <i>P05RO2 Functional Layout Services Plan</i> dated 22 June 2018. b) Construct the works generally in accordance with the certified plans required under part b) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure test and CCTV results in accordance with council current adopted standards.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
18.	Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DSDMIP detailed engineering design and construction drawings, certified by an RPEQ, for the proposed stormwater treatment devices generally in	a) Prior to commencement of works for the relevant stage

	accordance with PDA Guideline No. 13 Engineering standards – Stormwater quality and the following documents: i. <i>Yarrabilba Precinct 5 – Stormwater Management Plan Version 2</i>, prepared by Design Flow and dated 19 September 2017; ii. <i>P05RO2 Functional Layout Services Plan</i> dated 22 June 2018. b) Construct the works generally in accordance with the certified plans required under part b) of this condition. c) Submit to EDQ Development Assessment, DSDMIP ‘as constructed’ drawings, including an asset register and maintenance management plan, certified by an RPEQ and AILA, in a format acceptable to the Council.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
19.	Stormwater Management (Quantity) a) Submit to EDQ Development Assessment, DSDMIP detailed engineering design and construction drawings, certified by an RPEQ, for the proposed stormwater treatment devices generally in accordance with: i. <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and ii. <i>P05RO2 Functional Layout Services Plan</i> dated 22 June 2018; and iii. <i>Yarrabilba Precinct 5 – Stormwater Management Plan Version 2</i>, prepared by Design Flow and dated 19 September 2017. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP ‘as constructed’ drawings, including an asset register, certified by an RPEQ, in a format acceptable to the Council.	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
20.	Street Lighting a) Design and install a <u>Rate 2</u> street lighting system certified by an RPEQ to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i. meet the relevant standards of Energex; ii. be acceptable to Energex as ‘Rate 2 Public Lighting’; iii. be endorsed by Council as the Energex ‘billable customer’; iv. be generally in accordance with Australian Standards AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’. Or the following: b) Submit to EDQ Development Assessment, DSDMIP detailed engineering design plans certified by an 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>’.	a) Prior to survey plan endorsement for each stage b) Prior to commencement of works for each stage

	c) Install the lighting generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans and test documentation certified by an RPEQ-electrical in a format acceptable to Council	c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage
21.	Electricity Submit to EDQ Development Assessment, DSDMIP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement for each stage
22.	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 for each stage
23.	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</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement for each stage
24.	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 for the relevant stage
Landscape and Environment		
25.	Streetscape Works Either: a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans for streetscape works, including a schedule of assets, certified by an AILA, generally in accordance with Council's Infrastructure Planning Scheme Policy – Landscaping. The location and size of stormwater treatment devices proposed within the road reserve are required to be certified by an RPEQ.	a) Prior to commencement of site works for each sub-stage

	b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment DSDMIP 'As Constructed' plans and asset register in a format acceptable to Council. Or: d) Where the streetscape works do not comply with Council's Infrastructure Planning Scheme Policy – Landscaping, submit to EDQ Development Assessment DSDMIP for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets (with justification) to be donated to Council certified by an AILA. The detailed functional layout plans are to include where applicable: 1. location and type of street lighting; 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices, certified by a RPEQ; and 5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines. e) Submit to EDQ Development Assessment, DSDMIP detailed streetscape works plans certified by an AILA generally in accordance with the endorsed plans required under part d) of this condition. f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition. g) Submit to EDQ Development Assessment DSDMIP 'As Constructed' plans and asset register in a format acceptable to Council.	b) Prior to survey plan endorsement for each sub-stage c) Prior to survey plan endorsement for each sub-stage d) Prior to commencement of site works for each sub-stage e) Prior to commencement of site works for each sub-stage f) Prior to survey plan endorsement for each sub-stage g) Prior to survey plan endorsement for each sub-stage
26.	Compliance Assessment – Environmental Submit to EDQ Development Assessment, DSDMIP certification by a suitably qualified environmental professional that the design complies with the <i>Recommendations for Precinct 5</i> (where applicable to the subject land) listed in the <i>Precinct 5 Ecological Compliance Certification</i>, prepared by Natura Consulting, report reference NCO11-0011, dated 14 June 2017.	Prior to commencement of site works for the relevant stage
27.	Vegetation Clearing and Site Rehabilitation 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.	Ongoing
28.	Bushfire Management	

	Carry out the development in accordance with the recommendations of the <i>Sub-Precinct Specific Bushfire Hazard Assessment and Mitigation Plan for the Residential Component of Sub-precinct 5B Yarrabilba</i> prepared by Bushland Protection Systems Pty Ltd, dated 10 January 2018.	Prior to the commencement of use and to be maintained
29.	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). prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i> and 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 for the relevant stage b) Prior to survey plan endorsement for the relevant stage
30.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP), certified by an RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following: i. The construction phase stormwater management design objectives of the State Planning Policy ii. Healthy Land and Water Technical Note: <i>Complying with the SPP – Sediment Management on Construction Sites</i>; iii. <i>Urban Stormwater Quality Planning Guidelines</i>, prepared by the former Department of Environment and Heritage Protection; and iv. <i>Best Practice Erosion and Sediment Control</i>, prepared by the International Erosion Control Association Australasia. b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works for each stage b) At all times during construction
Surveying, Land Transfers and Easements		
31.	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 for the relevant stage
32.	Small lot development easements for lots $\leq 300\text{m}^2$ For standard format lot sub-divisions where a lot is 300m^2 or less and the lot adjoins another lot 300m^2 or less and the proposed construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i> (LTA) to permit the application and registration of high density development easements, provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights	Prior to survey plan endorsement for the relevant stage

	for one or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage *; Or Provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist). *High-density development easements created under Part 6 Division 4AA of the <i>Land Title Act 1994</i> are not required to be identified on a plan of survey.	
33.	Small lot development easements for lots >300m² If a lot is more than 300m² and adjoins another lot irrespective of the size of the adjoining lot and the construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i>, provide reciprocal easements in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist).	Prior to survey plan endorsement for the relevant stage
34.	Municipal and State Charge In lieu of paying the Municipal and State Charges, 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.	In accordance with the SRIA
35.	Implementation Charge Pay to the MEDQ: a) the relevant implementation charge in accordance with the ICID; OR: b) If the ICID is no longer in effect, the relevant implementation charges calculated in accordance with the IFF and indexed to the date of payment.	In accordance with: a) the ICID OR b) the IFF
36.	Sub-Regional Charges and Value Capture In lieu of paying the sub-regional infrastructure charges and value capture: a) Submit to the MEDQ an acknowledgement from Council of the applicable sub-regional charges (calculated in accordance with the SRIA and DSRCIA) and value capture payable and confirmation that these charges have been paid to Council;	In accordance with: a) the SRIA and DSRCIA OR

	OR b) If the SRIA and DSRCIA are no longer in effect, pay to the MEDQ the relevant charges calculated in accordance with the IFF and indexed to the date of payment.	b) the IFF
Plan of Development		
37.	Carry out the Approved Development – POD Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to commencement of use and to be maintained
38.	Compliance Assessment – Plans/Supporting Information – Plans of Development a) For lots identified as a Multiple Residential (<i>Multi Family Strata</i>) and comprising 3 or more multiple residential dwellings on the approved Plan of Development, submit to EDQ Development Assessment, DSDMIP, for compliance assessment, plans/supporting information. The plans and supporting information must detail the following as applicable: - site location; - lot size and configuration; - building height; - plot ratio, gross floor area and site cover; - number of dwelling units and bedrooms; - interface with adjoining dwellings; - building design including elevations and materials; - on-site landscaping; - traffic engineering report addressing vehicular access, on-site parking and servicing arrangements; - engineering services report; and - site-based stormwater management plan; - compliance with the applicable Plan of Development. The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.	a) Prior to commencement of building works b) Prior to commencement of use and to be maintained
Infrastructure Contributions		
39.	Municipal and State Charge In lieu of paying the Municipal and State Charges, provide the infrastructure in accordance with the following endorsed Infrastructure Master Plans: - Community Facilities; - Movement Network; - Sewer;	In accordance with the SRIA

	iv. Water; and v. Community Greenspace.	
40.	Implementation Charge Pay to the MEDQ a) the relevant implementation charge in accordance with the ICID; OR: b) If the ICID is no longer in effect, the relevant implementation charges calculated in accordance with the IFF and indexed to the date of payment.	In accordance with: a) the ICID OR b) the IFF
41.	Sub-Regional Charges and Value Capture In lieu of paying the sub-regional infrastructure charges and value capture: a) Submit to the MEDQ an acknowledgement from Council of the applicable sub-regional charges (calculated in accordance with the SRIA and DSRCIA) and value capture payable and confirmation that these charges have been paid to Council; OR b) If the SRIA and DSRCIA are no longer in effect, pay to the MEDQ the relevant charges calculated in accordance with the IFF and indexed to the date of payment.	In accordance with a) the SRIA and DSRCIA OR b) the IFF

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. 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 ****