



Department of
State Development,
Tourism and Innovation

Our ref: DEV2016/821

19 November 2020

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

Email: Kelly.pickering@lendlease.com

Dear Kelly

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT - 6 INTO 742 RESIDENTIAL LOTS, NEW PARK, OPEN SPACE AND CONSERVATION AREAS, NEW ROADS, 3 BALANCE LOTS AND LEASE AREA (PROPOSED LOT 288) WITH A PLAN OF DEVELOPMENT AT 1548-1618 WATERFORD TAMBORINE RD AND PART OF STEELE ROAD, YARRABILBA FORMERLY DESCRIBED AS LOT 42 ON W311428, LOT 11 ON W311846, LOT 103 ON SP287372, LOT 3 ON RP27535, LOT 900 ON SP264260, LOT 36 ON W31950 AND PART OF STEELE RD ROAD RESERVE

On 19 November 2020, 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 www.DSDTI.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 or at gabrielle.shepherd@dsdti.qld.gov.au.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
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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	1548-1618 Waterford Tamborine Rd and Part of Steele Rd, Yarrabilba	
Former lot on plan description	Lot number	Plan description
	42	W311428
	11	W311846
	103	SP287372
	3	RP27535
	900	SP264260
	36	W31950
	Part of Steele Road Reserve	
PDA development application details		
DEV reference number	DEV2016/821/62	
'Properly made' date	29 September 2020	
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	Change to a PDA development approval for a PDA development permit for Reconfiguring a Lot (ROL) - 6 into 752 residential lots, new park, open space and conservation areas, new roads, 3 balance lots and lease area (proposed Lot 288) with a Plan of Development (POD)	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice. The approved changes are summarised as follows: ▪ Changes to lot layout/mix within Stages 13, 14, and 17 of Precinct 3B resulting in 10 less lots; ▪ Addition of 12 perpendicular car parking spaces located within road reserve in Stage 18; ▪ The removal of one indented car parking bay located within road reserve in Stage 14; ▪ Amendment of lot type in Stage 16; and ▪ Amendment of zero lot lines on Lots 634 and 635 in Stage 11 of Precinct 3B.
Original Decision date	23 June 2017
1 st Change to approval date	23 November 2017
2 nd Change to approval date	17 May 2018
3 rd Change to approval date	11 December 2018
4 th Change to approval date	6 February 2019
5 th Change to approval date	26 September 2019
6 th Change to approval date	25 June 2020
7 th Change to approval date	19 November 2020
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	Date
1.	Precinct Three – Village 3B & 3C (Application Two) Reconfiguration of a Lot, prepared by Lendlease	106127-106, Rev Q	11 September 2020
2.	Precinct Three – Village 3B & 3C (Application Two) Reconfiguration of a Lot, prepared by Lendlease	106127-107, Rev Q	11 September 2020
3.	Precinct Three – Village 3B & 3C (Application Two) Reconfiguration of a Lot, prepared by Lendlease	106127-108, Rev Q	11 September 2020
4.	Precinct Three – Village 3B & 3C (Application Two) Reconfiguration of a Lot, prepared by Lendlease	106127-109, Rev Q	11 September 2020
5.	Precinct Three – Village 3B & 3C (Application Two) Reconfiguration of a Lot, prepared by Lendlease	106127-110, Rev Q	11 September 2020
6.	Precinct Three – Village 3B & 3C (Application Two) Reconfiguration of a Lot, prepared by Lendlease	106127-111, Rev Q	11 September 2020
7.	Precinct Three – Village 3B & 3C (Application Two) Reconfiguration of a Lot, prepared by Lendlease	106127-112, Rev Q	11 September 2020
8.	Precinct Three – Village 3B & 3C (Application Two) Reconfiguration of a Lot, prepared by Lendlease	106127-113, Rev Q	11 September 2020
9.	Precinct Three – Village 3B & 3C (Application Two) Reconfiguration of a Lot, prepared by Lendlease	106127-114, Rev Q	11 September 2020
10.	Precinct Three – Village 3B & 3C (Application Two) Reconfiguration of a Lot, prepared by Lendlease	106127-115, Rev Q	11 September 2020
11.	Precinct Three – Village 3B & 3C (Application Two) Reconfiguration of a Lot, prepared by Lendlease	106127-116, Rev Q	11 September 2020
12.	Precinct Three – Village 3B & 3C (Application Two) Reconfiguration of a Lot, prepared by Lendlease	106127-117, Rev Q	11 September 2020
13.	Precinct Three – Village 3B & 3C (Application Three) Residential Plan of Development, prepared by Lendlease	106127-118, Rev R	11 September 2020
14.	Precinct Three – Village 3B & 3C (Application Three) Residential Plan of Development, prepared by Lendlease	106127-119, Rev S	11 September 2020
15.	Precinct Three – Village 3B & 3C (Application Three) Residential Plan of Development, prepared by Lendlease	106127-120, Rev R	11 September 2020
16.	Precinct Three – Village 3B & 3C (Application Three) Residential Plan of Development, prepared by Lendlease	106127-121, Rev R	11 September 2020
17.	Precinct Three – Village 3B & 3C (Application Three) Residential Plan of Development, prepared by Lendlease	106127-122, Rev R	11 September 2020
18.	Precinct Three – Village 3B & 3C (Application Three) Residential Plan of Development, prepared by Lendlease	106127-123, Rev R	11 September 2020
19.	Precinct Three – Village 3B & 3C (Application Three) Residential Plan of Development, prepared by Lendlease	106127-124, Rev R	11 September 2020
20.	Precinct Three – Village 3B & 3C (Application Three) Residential Plan of Development, prepared by Lendlease	106127-125, Rev R	11 September 2020
21.	Precinct Three – Village 3B & 3C (Application Three) Residential Plan of Development, prepared by Lendlease	106127-126, Rev R	11 September 2020 Amended in red on 16 November 2020

22.	Precinct Three – Village 3B & 3C (Application Three) Residential Plan of Development, prepared by Lendlease	106127-127, Rev R	11 September 2020
23.	Precinct Three – Village 3B & 3C (Application Three) Residential Plan of Development, prepared by Lendlease	106127-128, Rev R	11 September 2020
24.	Precinct Three – Village 3B & 3C (Application Three) Residential Plan of Development, prepared by Lendlease	106127-129, Rev R	11 September 2020
25.	Precinct Three – Village 3B & 3C (Application Three) Residential Plan of Development, prepared by Lendlease	106127-130, Rev S	11 September 2020
26.	P03B+C Functional Layout Roadworks Plan Sheet 1, prepared by KN Group	15-111-SK030 Rev D	25/08/17
27.	P03B+C Functional Layout Roadworks Plan Sheet 2, prepared by KN Group	15-111-SK031 Rev H	15/09/20
28.	P03B+C Functional Layout Roadworks Plan Sheet 3, prepared by KN Group	15-111-SK032 Rev L	11/03/20
29.	P03B+C Functional Layout Roadworks Plan Sheet 4, prepared by KN Group	15-111-SK033 Rev K	15/09/20
30.	P03B+C Functional Layout Typical Sections, prepared by KN Group	15-111-SK036 Rev E	11/09/18
31.	P03B+C Functional Layout Services Plan Sheet 1, prepared by KN Group	15-111-SK037 Rev D	25/08/17
32.	P03B+C Functional Layout Services Plan Sheet 2, prepared by KN Group	15-111-SK038 Rev H	15/09/20
33.	P03B+C Functional Layout Services Plan Sheet 3, prepared by KN Group	15-111-SK039 Rev J	11/03/20
34.	P03B+C Functional Layout Services Plan Sheet 4, prepared by KN Group	15-111-SK040 Rev H	15/09/20
35.	P03B+C Functional Layout Services Plan Sheet 5, prepared by KN Group	15-111-SK041 Rev J	29/11/18
36.	P03B+C Functional Layout Services Plan Sheet 6, prepared by KN Group	15-111-SK042 Rev G	29/11/18
37.	P03B+C Functional Layout Earthworks Plan Sheet 1, prepared by KN Group	15-111-SK043 Rev D	25/08/17
38.	P03B+C Functional Layout Earthworks Plan Sheet 2, prepared by KN Group	15-111-SK044 Rev F	15/09/20
39.	P03B+C Functional Layout Earthworks Plan Sheet 3, prepared by KN Group	15-111-SK045 Rev I	11/03/20
40.	P03B+C Functional Layout Earthworks Plan Sheet 4, prepared by KN Group	15-111-SK046 Rev G	15/09/20
41.	P03B+C Functional Layout Earthworks Plan Sheet 6, prepared by KN Group	15-111-SK048 Rev G	29/11/18
42.	P03B+C Functional Layout On-street Parking Sheet 1, prepared by KN Group	15-111-SK049 Rev I	11/03/20
43.	P03B+C Functional Layout On-street Parking Sheet 2, prepared by KN Group	15-111-SK050 Rev H	15/09/20
44.	P03B+C Functional Layout On-street Parking Sheet 3, prepared by KN Group	15-111-SK051 Rev J	29/11/18

45.	P03B+C Functional Layout On-street Parking Sheet 4, prepared by KN Group	15-111-SK052 Rev H	29/11/18
46.	P03B+C Functional Layout Powerline Easement Layout Plan, prepared by KN Group	15-111-SK054, Rev D	18/09/18
47.	Bushfire memorandum, prepared by Bushland Protection Systems Pty Ltd	N/A	21 September 2020
Plans and documents previously approved on 26 September 2019.			
48.	Precinct 3B and 3C - Open Space Design and Ownership Concept and Subdivision Proposal Plan, prepared by Lendlease	P03BC_OSCP_190627	27 June 2019
Plans and documents previously approved on 11 December 2018.		Number	Date
49.	P03B+C Functional Layout Roadworks Plan Sheet 5, prepared by KN Group	15-111-SK034 Rev K	29/11/18 amended in red on 4/12/18
50.	P03B+C Functional Layout Roadworks Plan Sheet 6, prepared by KN Group	15-111-SK035 Rev J	29/11/18 amended in red on 4/12/18
51.	P03B+C Functional Layout Earthworks Plan Sheet 5, prepared by KN Group	15-111-SK047 Rev K	29/11/18 amended in red on 4/12/18
52.	Amended Sub-Precinct Specific Bushfire Hazard Assessment and Mitigation Plan for Sub-Precinct 3B & 3C Yarrabilba, prepared by Bushland Protection Systems Pty Ltd	N/A	13 November 2018
53.	Precinct 3B 3C - Connectivity and Circulation Plan, prepared by AECOM	P03_B_C_1.03, Rev F	14/08/18 (amended in red on 04/12/18)
Plans and documents previously approved on 17 May 2018 and still applicable to this approval		Number	Date
54.	Yarrabilba Precinct 3B Stage 01C Landscape Works – Details, prepared by AECOM	L_P3B_ST01C_DT_903	06.03.18
Plans and documents previously approved on 23 June 2017 and still applicable to this approval		Number	Date
55.	Yarrabilba – Precinct 03B and 03C Proposed Signage Plan of Development, prepared by Lendlease	P03BC-PSign-170612	12 June 2017 (amended in red on 15 June 2017)
56.	Geotechnical Report, prepared by SGS Australia Pty Ltd	SGSE/16/020N	16/12/16
57.	Yarrabilba Precinct 3 – Stormwater Quality Management Plan, prepared by Design Flow	Version 2	20/09/16
58.	Precinct 3 – Waterways Stability Assessment, prepared by Design Flow and Hydrobiology	Version 1	21/07/16
59.	Precinct 3B and Precinct 3C Ecological Compliance Certification, prepared by Natura Consulting	NCO11-0011	15 December 2016
Supporting Plans and Documents			
60.	Powerlink Queensland Letter, Response to Further Issues – Precinct 3B/3C	Mslink3630, 3631, 3633 & 3354919 (DA2316 and DA2410)	26 April 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 EDQ 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 EDQ's development assessment fee schedule (as amended from time to time).
 - ii. submit to EDQ a duly completed compliance assessment form.
 - iii. submit to EDQ 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, September 2013 (as amended from time to time).
3. **Council** means Logan City Council.
4. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
5. **EDQ** means Economic Development Queensland.
6. **PDA** means Priority Development Area.
7. **RPEQ** means Registered Professional Engineer of Queensland.

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 on roads and open space unless otherwise approved by EDQ Development Assessment, DSDMIP.	As indicated

No.	Condition	Timing
Engineering		
5.	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
6.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Design Management qualification or higher. The TMP must include the following: 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). 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
7.	Retaining Walls 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. 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

No.	Condition	Timing
	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
8.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i>, Geotechnical Report SGSE/16/020N prepared by Civil Contractors (Aust) Pty Ltd dated 16/12/2016 and the following approved concept plans: i. P03B+C Functional Layout Earthworks Plan Sheet 1, drawing no. 15-111-SK043 Rev D, prepared by KN Group and dated 25/08/17; ii. P03B+C Functional Layout Earthworks Plan Sheet 2, drawing no. 15-111-SK044 Rev F, prepared by KN Group and dated 15/09/20; iii. P03B+C Functional Layout Earthworks Plan Sheet 3, drawing no. 15-111-SK045 Rev I, prepared by KN Group and dated 11/03/20; iv. P03B+C Functional Layout Earthworks Plan Sheet 4, drawing no. 15-111-SK046 Rev G, prepared by KN Group and dated 15/09/20; v. P03B+C Functional Layout Earthworks Plan Sheet 5, drawing no. 15-111-SK047 Rev K, prepared by KN Group and dated 29/11/18 (amended in red on 04/12/18); and vi. P03B+C Functional Layout Earthworks Plan Sheet 6, drawing no. 15-111-SK048 Rev G, prepared by KN Group and dated 29/11/18. The certified earthworks plans shall: i. be consistent with the Erosion and Sediment Control plans; ii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iii. 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 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.	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
9.	Compliance Assessment – Town Centre East-West Road a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed engineering concept plans certified by a RPEQ of the interim and ultimate layouts of the proposed Town Centre East-West Road between Yarrabilba Drive and Waterford-Tamborine Road	a) Prior to when the two way peak hour volume on Yarrabilba Drive (east of Waterford-

No.	Condition	Timing
	including the intersections at Yarrabilba Drive and Waterford-Tamborine Road / Dollarbird Drive. b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans certified by a RPEQ for the interim roadworks generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works 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 a RPEQ, in a format acceptable to the Council and DTMR of all road works constructed in accordance with this condition.	Tamborine Road) reaches 1,916vph b) Prior to when the two way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) reaches 1,916vph c) Prior to when the two way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) reaches 2,395vph d) Prior to when the two way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) reaches 2,395 vph
10.	Traffic Counts – Yarrabilba Drive (east of Waterford-Tamborine Road) Undertake 7-day traffic counts on Yarrabilba Drive (east of Waterford-Tamborine Road) and submit to EDQ Development Assessment, DSDMIP a report indicating the peak hour volumes.	Every 3 months with the first count commencing 3 months from the date of this approval and continuing until such time as conditions 9, 10 and 14 have been satisfied.
11.	Yarrabilba Drive Upgrade – Waterford Tamborine Road to Darlington Drive a) Submit to EDQ Development Assessment, DSDMIP, engineering design/construction drawings, certified by a RPEQ, for the duplication of Yarrabilba Drive between Waterford-Tamborine Road and Darlington Drive, including the intersections at Wongawallan Drive and Darlington Drive/Highlands St generally in accordance with the endorsed <i>Movement Infrastructure Master Plan</i>, prepared by Cardno dated 8th October 2015 and amended in red 11 November 2015 or a subsequent endorsed <i>Movement Infrastructure Master Plan</i> and <i>PDA Guideline No. 13 Engineering standards – Roads-major</i> 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, asset register and test results, certified by a RPEQ, in a format acceptable to Council in accordance with this condition.	a) Prior to when the 2 way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) reaches 1,272vph b) Prior to when the 2 way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) reaches 1,590vph c) Prior to when the 2 way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) reaches 1,590vph
12.	Compliance Assessment – Eastern Perimeter Road a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed engineering concept plans certified by a RPEQ of the interim and ultimate layouts of the proposed Eastern Perimeter Road.	a) Prior to commencement of work for the first stage

No.	Condition	Timing
	The interim cross section shall provide for the following: i. as a minimum, ultimate culvert lengths in the fauna crossing zone to minimise disruption during future road upgrade to the ultimate cross section; and ii. A bus turn around area at the northern end to facilitate the implementation of the preferred Indicative Bus Route Option 1 shown in Traffic Advice Technical Memorandum Fig 4 Public Transport Connectivity dated 12/12/16 prepared by Cardno. b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans certified by a RPEQ for the interim roadworks generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works 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 a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition	b) Prior to commencement of work for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement of the relevant stage
13.	Compliance Assessment – Yarrabilba Drive Extension to Precinct 3b Access Road a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed concept layout and cross section plans certified by a RPEQ Yarrabilba Drive extension. b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans certified by a RPEQ for the roadworks generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works 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 a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	a) Prior to commencement of works for the first stage b) Prior to commencement of works for the first stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement of the first stage

No.	Condition	Timing
14.	Compliance Assessment – Yarrabilba Drive / Waterford-Tamborine Road Intersection Upgrade a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed concept layout and cross section plans certified by a RPEQ for the intersection of Yarrabilba Drive / Waterford-Tamborine Road. b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans certified by a RPEQ for the roadworks generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works 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 a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition	a) Prior to when the 2 way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road reaches 1,580vph b) Prior to when the 2 way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road reaches 1,580vph c) Prior to when the 2 way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road reaches 1,975vph d) Prior to when the 2 way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road reaches 1,975vph
15.	Roads – Internal 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 the following plans/documents: i. P03B+C Functional Layout Roadworks Plan Sheet 1, drawing no. 15-111-SK030 Rev D, prepared by KN Group and dated 25/08/17; ii. P03B+C Functional Layout Roadworks Plan Sheet 2, drawing no. 15-111-SK031 Rev H, prepared by KN Group and dated 15/09/20; iii. P03B+C Functional Layout Roadworks Plan Sheet 3, drawing no. 15-111-SK032 Rev L, prepared by KN Group and dated 11/03/20; iv. P03B+C Functional Layout Roadworks Plan Sheet 4, drawing no. 15-111-SK033 Rev K, prepared by KN Group and dated 15/09/20; v. P03B+C Functional Layout Roadworks Plan Sheet 5, drawing no. 15-111-SK034 Rev K, prepared by KN Group and dated 29/11/18 (amended in red on 04/12/18); vi. P03B+C Functional Layout Roadworks Plan Sheet 6, drawing no. 15-111-SK035 Rev J, prepared by KN Group and dated 29/11/18 (amended in red on 04/12/18); and vii. P03B+C Functional Layout Typical Sections, drawing no. 15-111-SK036 Rev E, prepared by KN Group and dated 11/09/18. The roads identified as 'future school service' and 'local service' must be designed and constructed by the applicant to be in accordance with:	a) Prior to commencement of work for each stage

No.	Condition	Timing
	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. ii. Indented bus bays shall be designed in accordance with <i>TMR: Public Transport Infrastructure Manual 2012</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 a 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 a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and: i. <i>Yarrabilba Precinct 3 – Precinct Network Plan - Water and Wastewater Infrastructure</i>; prepared by MWH, dated March 2017; ii. P03B+C Functional Layout Services Plan, Sheet 1, drawing no. 15-111-SK037 Rev D, prepared by KN Group and dated 25/08/17; iii. P03B+C Functional Layout Services Plan, Sheet 2, drawing no. 15-111-SK038 Rev H, prepared by KN Group and dated 15/09/20; iv. P03B+C Functional Layout Services Plan, Sheet 3, drawing no. 15-111-SK039 Rev J, prepared by KN Group and dated 11/03/20; v. P03B+C Functional Layout Services Plan, Sheet 4 drawing no. 15-111-SK040 Rev H, prepared by KN Group and dated 15/09/20; vi. P03B+C Functional Layout Services Plan, Sheet 5 drawing no. 15-111-SK041 Rev J, prepared by KN Group and dated 29/11/18; vii. P03B+C Functional Layout Services Plan, Sheet 6 Drawing No. 15-111-SK042 Rev G, prepared by KN Group and dated 29/11/18. 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 a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and: i. <i>Yarrabilba Precinct 3 – Precinct Network Plan - Water and Wastewater Infrastructure</i> prepared by MWH and dated March 2017; ii. P03B+C Functional Layout Services Plan, Sheet 1, drawing no. 15-111-SK037 Rev D, prepared by KN Group and dated 25/08/17; iii. P03B+C Functional Layout Services Plan, Sheet 2, drawing no. 15-111-SK038 Rev H prepared by KN Group and dated 15/09/20;	a) Prior to commencement of works for the relevant stage

No.	Condition	Timing
	iv. P03B+C Functional Layout Services Plan, Sheet 3, drawing no. 15-111-SK039 Rev J, prepared by KN Group and dated 11/03/20; v. P03B+C Functional Layout Services Plan, Sheet 4 drawing no. 15-111-SK040 Rev H prepared by KN Group and dated 15/09/20; vi. P03B+C Functional Layout Services Plan, Sheet 5 drawing no. 15-111-SK041 Rev J, prepared by KN Group and dated 29/11/18; vii. P03B+C Functional Layout Services Plan, Sheet 6 Drawing No. 15-111-SK042 Rev G, prepared by KN Group and dated 29/11/18. 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.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
18.	Compliance Assessment – Sewer Pump Station a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a detailed pump station report and design plans certified by RPEQ for the proposed pump station to service the development generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and i. <i>Yarrabilba Precinct 3 – Precinct Network Plan - Water and Wastewater Infrastructure</i> prepared by MWH, dated March 2017. 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 the commencement of works for the first stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
19.	Contribution towards new Travis Road Reservoir Unless a relevant infrastructure agreement provides the contrary or payments have been made under a previous PDA Development Approval, pay to EDQ \$4,250,000 towards the design and construction of a new 6ML reservoir within the Travis Road reservoir site with a bottom water level of 104m AHD. The first instalment of \$500,000 was paid in accordance with the conditions of a previous PDA Development Approval. The payment shall be provided with the following instalments, as current at the time of this approval: a) Second instalment of \$2,000,000; and b) Third and last instalment of \$1,750,000.	a) Prior to 30 June 2017 b) Prior to the earlier of: i. 30 September 2017; OR

No.	Condition	Timing
		ii. The survey plan endorsement for the last residential stage.
20.	Contribution towards the Travis Road Reservoir Outlet Main Unless a relevant infrastructure agreement provides the contrary, pay to EDQ \$3,000,000 towards the design and construction of Travis Road reservoir outlet main to Yarrabilba PDA (1.7 km of DN600 main). The payment shall be provided with the following instalments: a) First instalment of \$500,000; b) Second instalment of \$1,000,000; and c) Third and last instalment of \$1,500,000.	a) Prior to 31 January 2019 b) Prior to 31 May 2019 c) Prior to the earlier of: i. 31 August 2019; OR ii. The survey plan endorsement for the last residential stage.
21.	Sewerage Wet Weather Balance Tank a) Submit to EDQ Development Assessment, DSDMIP detailed design plans, certified by a RPEQ, for a 2ML wet weather balance tank. b) Construct the wet weather balance tank 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 results in accordance with Council current adopted standards.	a) Prior to commencement of works for the first stage b) Prior to 30 September 2017 c) Prior to survey plan endorsement for the first stage
22.	Stormwater Management (Quality) 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 following documents: i. Yarrabilba Precinct 3 – Stormwater Quality Management Plan Version 2, prepared by Design Flow and dated 20 September 2016; ii. P03B+C Functional Layout Services Plan, Sheet 2, drawing no. 15-111-SK038 Rev H, prepared by KN Group and dated 15/09/20; iii. P03B+C Functional Layout Services Plan, Sheet 3, drawing no. 15-111-SK039 Rev J, prepared by KN Group and dated 11/03/20; iv. P03B+C Functional Layout Services Plan, Sheet 4 drawing no. 15-111-SK040 Rev H, prepared by KN Group and dated 15/09/20; v. P03B+C Functional Layout Services Plan, Sheet 5 drawing no. 15-111-SK041 Rev J, prepared by KN Group and dated 29/11/18; vi. P03B+C Functional Layout Services Plan, Sheet 6 Drawing No. 15-111-SK042 Rev G, prepared by KN Group and dated 29/11/18.	a) Prior to commencement of works for the relevant stage

No.	Condition	Timing
	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 a RPEQ, 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
23.	Waterways Stability Assessment a) Submit to EDQ Development Assessment, DSDMIP detailed engineering design and construction drawings, certified by a RPEQ, for the proposed waterway stability measures for waterways within and downstream of Precincts 3B and 3C as identified in the Yarrabilba Precinct 3 – Waterways Stability Assessment, Version 1, prepared by Design Flow and Hydrobiology and dated 21 July 16. 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 a RPEQ, in a format acceptable to the Council.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
24.	Stormwater Management (Quantity) 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 following approved plans/documents: - P03B+C Functional Layout Services Plan Sheet 1, drawing no. 15-111-SK037 Rev D, prepared by KN Group and dated 25/08/17; - P03B+C Functional Layout Services Plan, Sheet 2, drawing no. 15-111-SK038 Rev H, prepared by KN Group and dated 15/09/20; - P03B+C Functional Layout Services Plan, Sheet 3, drawing no. 15-111-SK039 Rev J, prepared by KN Group and dated 11/03/20; - P03B+C Functional Layout Services Plan, Sheet 4 drawing no. 15-111-SK040 Rev H, prepared by KN Group and dated 15/09/20; - P03B+C Functional Layout Services Plan, Sheet 5 drawing no. 15-111-SK041 Rev J, prepared by KN Group and dated 29/11/18; - P03B+C Functional Layout Services Plan, Sheet 6 Drawing No. 15-111-SK042 Rev G, prepared by KN Group and dated 29/11/18. 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" plans including an asset register and test results, certified by a 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

No.	Condition	Timing
25.	Compliance Assessment – Stormwater Detention Basins a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed concept plans and hydraulic calculations certified by a RPEQ for all detention basins. The basins shall be either sized to ensure that the increase in flows for the 1 year ARI event is fully mitigated (preferable outcome) or provide detailed information to demonstrate that any increase will not adversely impact on waterway stability. The detailed concept plans for Flood Basin 15 must take into account any recommendations which arise from the endorsed dam failure impact assessment (refer Condition 27) and include a detailed risk assessment of the embankment. b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans certified by a RPEQ for each detention basin generally in accordance with the endorsed plans required under part a) of this condition. The designed basins stage volume relationships shall be generally in accordance with the outcomes of the approved flood study. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP ‘as-constructed’ plans including an asset register certified by a RPEQ in a format acceptable to the Council.	a) Prior to commencement of works for the relevant stage b) Prior to commencement of works for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
26.	Compliance Assessment - Flood Warning a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a review certified by a RPEQ of the proposed reduction in warning time on the rising limb of the hydrograph at Locations 8 and 12 as identified in the approved flood study. b) If required, incorporate the endorsed findings of the review into an addendum to the approved flood study.	a) Prior to survey plan endorsement of the first stage b) Prior to survey plan endorsement of the first stage.
27.	Flood Basin 15 Embankment Submit to EDQ Development Assessment, DSDMIP a dam failure impact assessment endorsed by the Department of Natural Resources, Mines and Energy to determine whether the embankment is referable or otherwise.	Prior to commencement of works on the flood basin
28.	Compliance Assessment – Active Transport Link – Risk Management Assessment Submit to EDQ Development Assessment, DSDMIP for compliance assessment, a risk management assessment, certified by a RPEQ, of the proposed active transport link connecting Precincts 3A and 3C shown on the following approved plan: i. Precinct 3B 3C - Connectivity and Circulation Plan, drawing number P03_B_C_1.03, Revision F, prepared by AECOM and dated 14/08/18 (amended in red on 04/12/18).	Prior to commencement of Precinct 3C subdivision works

No.	Condition	Timing
	Any subdivision works in Precinct 3C are not to commence until the Risk Assessment has been endorsed in accordance with this condition.	
29.	Street Lighting 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. 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 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>. 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 a RPEQ-electrical in a format acceptable to Council	a) Prior to survey plan endorsement for each stage b) Prior to commencement of works for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage
30.	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
31.	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
32.	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

No.	Condition	Timing
33.	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		
34.	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: 1. location and type of street lighting in accordance with Australian Standard AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; 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. b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.	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
35.	Compliance Assessment – Landscape Works (Parks & Open Space) 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: i. the park types and configurations shown on the approved Precinct 3B and 3C - Open Space Design and Ownership Concept Plan and Subdivision Proposal Plan, prepared by Lendlease, drawing no P03BC_OSCP181123, dated 23/11/18 (amended in red on 04/12/18) and ii. <i>PDA Guideline No. 12 – Park planning and design.</i> And generally documenting the following: i. existing contours or site levels, services and features; ii. 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); iii. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; iv. locations of electricity and water connections to parks;	a) Prior to commencement of site works for the relevant stage

No.	Condition	Timing
	v. location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; vi. details and locations of any proposed building works, including: bridges, park furniture, picnic facilities and play equipment; vii. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; viii. public lighting in accordance with AS1158 – '<i>Lighting for Roads and Public Spaces</i>'. b) Construct the works generally in accordance with the endorsed plans required 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 certified by an AILA.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
36.	Compliance Assessment – Fauna Corridor Crossings – Yarrabilba Drive and Eastern Perimeter Link Road a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed engineering plans certified by a RPEQ and certified by a suitably qualified environmental professional that the proposed road fauna crossings have been designed in accordance with the endorsed plans required within Condition 37. b) Construct the works generally in accordance with the endorsed 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 a RPEQ, in a format acceptable to the Council of the works constructed in accordance with this condition.	a) Prior to commencement of works b) Prior to survey plan endorsement of the relevant stage c) Prior to survey plan endorsement of the relevant stage
37.	Compliance Assessment – Environmental a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment, detailed plans and reports that demonstrate the following items i) to viii) have been incorporated into the design: i. With exception to crossings or linear infrastructure, all earthworks are to remain outside of the Fauna Corridors and Koala Habitat and Offset areas; ii. All vegetation buffers, corridors and linkages must be identified and protected during construction by installing vegetation protection / safety fencing and sediment control fencing to meet Australian Standards; iii. Flora Management: where practical, restoration works are to include EVNT listed species in planting pallets; iv. Fauna Management: Fauna friendly design aspects are incorporated, such as using food and shelter trees in parks and street scapes and use of fauna friendly fencing; v. Detailed design of fauna crossings and underpasses are in accordance with requirements set up in the endorsed Natural Environment Site Strategy and Fauna Corridor Infrastructure Master Plan, specifically:	a) Prior to commencement of site works for the relevant stage

No.	Condition	Timing
	a. Install one-way directional fencing and climb poles along the top of fauna underpass entrances, parallel to the road crossing; b. Placement of lighting is strategic, whereby it is away from remnant vegetation and water bodies focusing on main arteries of infrastructure where faunal movement is likely to be reduced; c. Avoid LED lighting as these bulbs emit light in the blue end of the spectrum which is the most detrimental to natural melatonin cycles in animals. As an alternative, the new metal halide lamps are among the most efficient in energy conservation and emit light in the more yellow spectrum. If used with green bulbs these can be a very good way of reducing faunal impact; d. Avoid bright lights near water bodies that are known to contain native frog species; e. Ensure bright lights are as low as possible to minimise effect on nocturnally-active / migrating birds which can become 'entrapped' in these areas, thus depleting energy resources; f. Link existing native vegetation either side of underpasses by using mature-age habitat trees to start and end each underpass; g. Place hooded protective 500 mm cowl platforms at either end of underpasses to protect animals from aerial predators and rehabilitate any work zones around the base of support poles with at least 3 m radius of native shrub and tree vegetation. h. Deliver natural, dry substrate as the preferred choice (not concrete) in fauna underpasses to encourage crossing through culverts by koalas; i. Place appropriate fauna furniture within and leading up to fauna crossings. This furniture will be monitored by IR camera systems for fauna movement; j. Provide culverts with a height slightly smaller than the width as these are more commonly used by fauna; and k. Provide separate drainage fauna movement structures as dual purpose culverts designed for both drainage and fauna passage has been known to have problems. vi. Koala Design: Koala sensitive urban design will be used to ensure that koalas can move safely throughout the linear open space and fauna corridors; and vii. Rehabilitation of degraded areas such as corridors, buffers, waterways, drainage lines and linkages is undertaken through assisted regeneration (weed control) and revegetation in accordance with a detailed rehabilitation plan and VMP that are prepared in accordance with Section 4 of the endorsed Natural Environment Overarching Site Strategy (22 April, 2016) and the endorsed Fauna Corridor Infrastructure Master Plan. These actions will enhance ecosystem functioning and ensure the continued health of the vegetation and fauna which rely on these areas for habitat. viii. Specification for works as detailed by Conditions 42 - Environmental Protection Land – EP1; and 43 - Central Fauna Corridor – Precinct 3 b) Submit to EDQ Development Assessment, DSDMIP certification from a suitably qualified environmental professional that part i) to viii) of this condition has been complied with.	b) Prior to survey plan endorsement for the relevant stage

No.	Condition	Timing
38.	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
39.	Bushfire Management Carry out the development in accordance with the recommendations of approved Amended Sub-Precinct Specific Bushfire Hazard Assessment and Mitigation Plan, prepared by Bushland Protection Systems Pty Ltd, dated 13 November 2018.	Prior to the commencement of uses and to be maintained
40.	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: i. prepared generally in accordance with the <i>State Planning Policy</i>, July 2014 (as amended from time to time) and relevant guidelines; and ii. certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of or during site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage
41.	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: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); ii. 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 for each stage b) At all times during construction
Surveying, Land Transfers and Easements		
42.	Environmental Protection Land – EP1 Transfer, in fee simple, to State of Queensland land to be used for environmental protection (EP1), which complies with the specification as outlined below. The Environmental Protection Land must: i. be generally in the location of the land shown as 'Environmental Protection' on the Fauna Corridor Infrastructure Plan, dated 30 November 2016; ii. have an infrastructure and rehabilitation master plan developed in conjunction with Queensland Parks and Wildlife Service (QPWS) or such other entity as directed by EDQ; iii. comply with the engineering standards for design and construction set out in the Engineering Standards EDQ PDA Guideline No. 13 applicable at the time the Infrastructure is approved or certified; iv. comply with the standards for design and construction set out in the QPWS 'Site planning and design for parks and forests' manual, the Australian Standard for walking trail construction (AS 2156.1),	Prior to or at the time of registration of the Plan of Subdivision creating the last Residential Lot (Non-Management Lot)

No.	Condition	Timing
	the Department of National Parks, Sport and Racing 'Procedural Guide for fireline classification, marking and identification' and the QPWS 'Facilities Manual - Parts A and B', applicable at the time the Infrastructure is approved or certified; v. comply with the requirements set out in the Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba EDQ PDA Guideline No. 17 applicable at the time the Infrastructure is approved or certified; and vi. include an additional buffer of a minimum of 20 metres from any adjacent development for bushfire and management purposes. The Environmental Protection Land may: i. include access and trail connections which link the proposed Plunkett/Wickham trail network (each access and trail connection is to be approved by, and meet the criteria and fauna/flora protection strategies of, the Department of National Parks, Sport and Racing); ii. be subject to a voluntary declaration under the <i>Vegetation Management Act 1999</i> (Qld); and iii. be provided prior to all obligations under approval (EPBC 2013/6791) granted to the Developer under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth) being complied with, provided that the Developer remains responsible for complying with any outstanding obligations in respect of the environmental protection land.	
43.	Central Fauna Corridor – Precinct 3 Transfer, in fee simple, to Council as trustee, land in Precinct 3 to be used for the central fauna corridor, which complies with the specifications as outlined below. The Central Fauna Corridor must: i. be a 200 metre wide corridor (including buffer areas); ii. be generally in the location shown on the Fauna Corridor Infrastructure Plan dated 30 November 2016; iii. provide an infrastructure and rehabilitation master plan; iv. comply with the engineering standards for design and construction set out in the Engineering Standards EDQ PDA Guideline No. 13 applicable at the time the Infrastructure is approved or certified; and v. comply with the requirements set out in the Remnant Vegetation and Koala Habitat Obligations in Greater Flagstone and Yarrabilba EDQ PDA Guideline No. 17 applicable at the time the Infrastructure is approved or certified. The Central Fauna Corridor may: vi. include three (3) road crossings in the direct alignment between Waterford-Tamborine Road and Plunkett Conservation Park. Each road crossing is to include three (3) locations with grade separation that provides for fauna movement; vii. include pedestrian/cycle crossings that complement the fauna movement function of the corridor; viii. allow for passive recreational uses within the outside 25 metres of the corridor; and ix. be subject to a voluntary declaration under the <i>Vegetation Management Act 1999</i> (Qld).	Prior to or at the time of registration of the Plan of Subdivision creating the last Residential Lot (Non-Management Lot)

No.	Condition	Timing
44.	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 for the relevant stage
45.	Land transfers – Drainage Transfer, in fee simple, to Council as trustee lots for drainage purposes.	At registration of survey plan for the relevant stage
46.	Land transfers – Parks and Open Space Transfer, in fee simple, to Council as trustee, for park and open space purposes, lots 9000, 9003, 9004, 9005, 9006, 9007, 9008, 700, 701, 702 and 703 as shown on the following approved plan: i. Precinct 3B and 3C - Open Space Design and Ownership Concept Plan and Subdivision Proposal Plan, prepared by Lendlease, drawing no P03BC_OSCP181123, dated 23/11/18 (amended in red on 04/12/18).	At registration of survey plan for the relevant stage or, where no stage is identified on the approved plan referenced in condition 46, prior to or at the time of registration of the Plan of Subdivision creating the last Residential Lot (Non-Management Lot)
47.	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
48.	Small lot development easements for lots ≤300m² 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 for 1 or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage *; or provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist). *High-density development easements created under Part 6 Division 4AA of the <i>Land Title Act 1994</i> are not required to be identified on a plan of survey.	Prior to survey plan endorsement for the relevant stage
49.	Small lot development easements for lots >300m² If a lot is more than 300m ² 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> ,	Prior to survey plan endorsement for the relevant stage

No.	Condition	Timing
	provide reciprocal easements in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist).	
Infrastructure Contributions (Reconfiguring a Lot)		
50.	Municipal Charge 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
51.	Sub-regional Charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to EDQ the Sub-regional Charge in accordance with the IFF and indexed to the date of payment. b) The Sub-regional infrastructure is that set out in the following endorsed Infrastructure Master Plans: i. Movement Network (land for the SIC, Waterford Tamborine road upgrades, land for widening of and the intersections with Waterford Tamborine Road and land for the public transport corridor from Waterford Tamborine Road to the Town Centre); ii. Water (trunk infrastructure outside the PDA); iii. Sewer (trunk infrastructure outside the PDA); c) Infrastructure Contributions carried out under item (b) may be offset against the Sub-regional charge in (a) in accordance with the IFFCOA. <i>Note: At the time of plan sealing, offsets against the sub-regional charge may be available under the executed Catalyst Infrastructure Agreement.</i>	Prior to survey plan endorsement for the relevant stage
52.	Implementation Charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to EDQ the Implementation Charge in accordance with the IFF and indexed to the date of payment. b) The Implementation Works are those in the endorsed 3 Year Implementation Plan (as amended from time to time). c) Infrastructure Contributions carried out under item b) may be offset against the Implementation Charge in a) in accordance with the IFFCOA.	Prior to survey plan endorsement for the relevant stage
Advertising Devices		
53.	Removal of Advertising Device The advertising device (excluding Entry Statements) and any related structures are to be removed from the premises within five (5) years from the date of this approval.	As indicated

No.	Condition	Timing
54.	Advertising Devices The advertising device is to be designed, located and installed generally in accordance with the approved Yarrabilba – Precinct 03B and 03C Proposed Signage Plan of Development, prepared by Lendlease, drawing reference P03BC-PSign-170612, dated 12 June 2017 (Amended in Red on 15 June 2017) and/or Yarrabilba Precinct 3B Stage 01C Landscape Works – Details, prepared by AECOM, drawing reference L_P3B_ST01C_DT_903, dated 06.03.18, whichever is applicable to the relevant advertising device.	Ongoing
55.	Structural Design a) Submit to EDQ Development Assessment, DSDMIP, detailed structural plans, certified by an RPEQ, for all proposed free-standing advertising devices. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of construction of the relevant advertising device b) As indicated
PDA Development Conditions – Plan of Development (POD)		
56.	Carry out the approved development - POD Carry out the approved development generally in accordance with the approved POD.	Prior to commencement of use and to be maintained
57.	Compliance Assessment – Plans/Supporting Information – POD (Multiple Residential) a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment plans/supporting information for Multiple Residential development. b) The plans/supporting information must detail the following: i. site location ii. lot size and configuration iii. building height iv. plot ratio, gross floor area and site cover v. number of dwelling units and bedrooms vi. interface with adjoining dwellings vii. building design including elevations and materials viii. on-site parking ix. private open space. c) The development shown in the plans/supporting information will be assessed against the provisions of the approved POD.	Prior to commencement of building works
Infrastructure Charges – Multiple Residential Development in accordance with POD		
58.	Sub-Regional Charge and Implementation Charge Unless a relevant infrastructure agreement provides to the contrary, pay to EDQ the Implementation Charge in accordance with the IFF and indexed to the date of payment.	In accordance with 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 ****