

Our ref: DEV2016/821/74

15 April 2021

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 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 15 April 2021, 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.dsdlqp.qld.gov.au/pda-da-applications](http://www.dsdlqp.qld.gov.au/pda-da-applications).

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Anita Torbey Fuller on 3452 7856 or at [anita.torbeyfuller@dsdti.qld.gov.au](mailto:anita.torbeyfuller@dsdti.qld.gov.au).

Yours sincerely



Brandon Bouda  
**A/Director**  
**Development Assessment**  
**Economic Development Queensland**

## 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                    | DEV2016/821/68   |                  |
| 'Properly made' date                    | 8 December 2020  |                  |
| Type of application                     | <input type="checkbox"/> New development involving: <div style="margin-left: 20px;"> <input type="checkbox"/> Material change of use               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> <input type="checkbox"/> Reconfiguring a lot               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> <input type="checkbox"/> Operational work               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> </div> <input checked="" type="checkbox"/> Changing a PDA development approval<br><input type="checkbox"/> 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 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 (POD)   |                  |

## PDA development approval details

|   |  |
|---|--|
| Decision of the MEDQ                    | <p>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.</p> <p>The approved changes are summarised as follows:</p> <ul style="list-style-type: none"> <li>Boundary re-alignment (3 into 3 lots)</li> </ul> |
| Original Decision date                  | 23 June 2017   |
| 1 <sup>st</sup> Change to approval date | 23 November 2017   |
| 2 <sup>nd</sup> Change to approval date | 17 May 2018  |
| 3 <sup>rd</sup> Change to approval date | 11 December 2018   |
| 4 <sup>th</sup> Change to approval date | 6 February 2019  |
| 5 <sup>th</sup> Change to approval date | 26 September 2019  |
| 6 <sup>th</sup> Change to approval date | 25 June 2020   |
| 7 <sup>th</sup> Change to approval date | 19 November 2020   |
| 8 <sup>th</sup> Change to Approval      | 25 January 2021  |
| 9 <sup>th</sup> Change to Approval      | 15 April 2021  |
| 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 S | 12 Feb 2021 |
| 2.                           | Precinct Three – Village 3B & 3C (Application Two) Reconfiguration of a Lot, prepared by Lendlease | 106127-107, Rev S | 12 Feb 2021 |
| 3.                           | Precinct Three – Village 3B & 3C (Application Two) Reconfiguration of a Lot, prepared by Lendlease | 106127-108, Rev R | 12 Feb 2021 |
| 4.                           | Precinct Three – Village 3B & 3C (Application Two) Reconfiguration of a Lot, prepared by Lendlease | 106127-109, Rev S | 12 Feb 2021 |
| 5.                           | Precinct Three – Village 3B & 3C (Application Two) Reconfiguration of a Lot, prepared by Lendlease | 106127-110, Rev S | 12 Feb 2021 |
| 6.                           | Precinct Three – Village 3B & 3C (Application Two) Reconfiguration of a Lot, prepared by Lendlease | 106127-111, Rev S | 12 Feb 2021 |
| 7.                           | Precinct Three – Village 3B & 3C (Application Two) Reconfiguration of a Lot, prepared by Lendlease | 106127-112, Rev S | 12 Feb 2021 |
| 8.                           | Precinct Three – Village 3B & 3C (Application Two) Reconfiguration of a Lot, prepared by Lendlease | 106127-113, Rev S | 12 Feb 2021 |
| 9.                           | Precinct Three – Village 3B & 3C (Application Two) Reconfiguration of a Lot, prepared by Lendlease | 106127-114, Rev S | 12 Feb 2021 |
| 10.                          | Precinct Three – Village 3B & 3C (Application Two) Reconfiguration of a Lot, prepared by Lendlease | 106127-115, Rev S | 12 Feb 2021 |

|     |  |                     |  |
|-----|--|---------------------|--|
| 11. | Precinct Three – Village 3B & 3C (Application Two)<br>Reconfiguration of a Lot, prepared by Lendlease          | 106127-116, Rev S   | 12 Feb 2021  |
| 12. | Precinct Three – Village 3B & 3C (Application Two)<br>Reconfiguration of a Lot, prepared by Lendlease          | 106127-117, Rev S   | 12 Feb 2021  |
| 13. | Precinct Three – Village 3B & 3C (Application Three)<br>Residential Plan of Development, prepared by Lendlease | 106127-118, Rev T   | 10 Feb 2021  |
| 14. | Precinct Three – Village 3B & 3C (Application Three)<br>Residential Plan of Development, prepared by Lendlease | 106127-119, Rev T   | 10 Feb 2021  |
| 15. | Precinct Three – Village 3B & 3C (Application Three)<br>Residential Plan of Development, prepared by Lendlease | 106127-120, Rev T   | 10 Feb 2021  |
| 16. | Precinct Three – Village 3B & 3C (Application Three)<br>Residential Plan of Development, prepared by Lendlease | 106127-121, Rev T   | 10 Feb 2021  |
| 17. | Precinct Three – Village 3B & 3C (Application Three)<br>Residential Plan of Development, prepared by Lendlease | 106127-122, Rev T   | 10 Feb 2021  |
| 18. | Precinct Three – Village 3B & 3C (Application Three)<br>Residential Plan of Development, prepared by Lendlease | 106127-123, Rev T   | 10 Feb 2021  |
| 19. | Precinct Three – Village 3B & 3C (Application Three)<br>Residential Plan of Development, prepared by Lendlease | 106127-124, Rev T   | 10 Feb 2021  |
| 20. | Precinct Three – Village 3B & 3C (Application Three)<br>Residential Plan of Development, prepared by Lendlease | 106127-125, Rev T   | 10 Feb 2021  |
| 21. | Precinct Three – Village 3B & 3C (Application Three)<br>Residential Plan of Development, prepared by Lendlease | 106127-127, Rev T   | 10 Feb 2021  |
| 22. | Precinct Three – Village 3B & 3C (Application Three)<br>Residential Plan of Development, prepared by Lendlease | 106127-127, Rev T   | 10 Feb 2021  |
| 23. | Precinct Three – Village 3B & 3C (Application Three)<br>Residential Plan of Development, prepared by Lendlease | 106127-128, Rev T   | 10 Feb 2021  |
| 24. | Precinct Three – Village 3B & 3C (Application Three)<br>Residential Plan of Development, prepared by Lendlease | 106127-129, Rev T   | 10 Feb 2021  |
| 25. | Precinct Three – Village 3B & 3C (Application Three)<br>Residential Plan of Development, prepared by Lendlease | 106127-130, Rev V   | 10 Feb 2021<br>(Amended in Red –<br>13 April 2021) |
| 26. | P03B+C Functional Layout Roadworks Plan Sheet 1,<br>prepared by KN Group                                       | 15-111-SK030, Rev D | 25 August 2017                                     |
| 27. | P03B+C Functional Layout Roadworks Plan Sheet 2,<br>prepared by KN Group                                       | 15-111-SK031, Rev H | 15 September 2020                                  |
| 28. | P03B+C Functional Layout Roadworks Plan Sheet 3,<br>prepared by KN Group                                       | 15-111-SK032, Rev O | 18 February 2021                                   |
| 29. | P03B+C Functional Layout Roadworks Plan Sheet 4,<br>prepared by KN Group                                       | 15-111-SK033, Rev N | 18 February 2021                                   |
| 30. | P03B+C Functional Layout Roadworks Plan Sheet 5,<br>prepared by KN Group                                       | 15-111-SK034, Rev K | 29 November 2018                                   |
| 31. | P03B+C Functional Layout Roadworks Plan Sheet 6,<br>prepared by KN Group                                       | 15-111-SK035, Rev J | 29 November 2018                                   |
| 32. | P03B+C Functional Layout Typical Section prepared by<br>KN Group   | 15-111-SK036, Rev E | 11 September 2018                                  |
| 33. | P03B+C Functional Layout Services Plan, prepared by KN<br>Group  | 15-111-SK037, Rev D | 25 August 2017                                     |

|   |   |                     |                                       |
|---|---|---------------------|---------------------------------------|
| 34.   | P03B+C Functional Layout Services Plan, prepared by KN Group  | 15-111-SK038, Rev H | 15 September 2020                     |
| 35.   | P03B+C Functional Layout Services Plan, prepared by KN Group  | 15-111-SK039, Rev M | 18 February 2021                      |
| 36.   | P03B+C Functional Layout Services Plan, prepared by KN Group  | 15-111-SK040, Rev K | 18 February 2021                      |
| 37.   | P03B+C Functional Layout Services Plan, prepared by KN Group  | 15-111-SK041, Rev J | 29 November 2018                      |
| 38.   | P03B+C Functional Layout Services Plan, prepared by KN Group  | 15-111-SK042, Rev G | 29 November 2018                      |
| 39.   | P03B+C Functional Layout Earthworks Plan, prepared by KN Group  | 15-111-SK043, Rev D | 25 August 2017                        |
| 40.   | P03B+C Functional Layout Earthworks Plan, prepared by KN Group  | 15-111-SK044, Rev F | 15 September 2020                     |
| 41.   | P03B+C Functional Layout Earthworks Plan, prepared by KN Group  | 15-111-SK045, Rev L | 18 February 2021                      |
| 42.   | P03B+C Functional Layout Earthworks Plan, prepared by KN Group  | 15-111-SK046, Rev J | 18 February 2021                      |
| 43.   | P03B+C Functional Layout Earthworks Plan, prepared by KN Group  | 15-111-SK047, Rev K | 29 November 2018                      |
| 44.   | P03B+C Functional Layout Earthworks Plan, prepared by KN Group  | 15-111-SK048, Rev G | 29 November 2018                      |
| 45.   | P03B+C Functional Layout On-Street parking, prepared by KN Group  | 15-111-SK049, Rev L | 18 February 2021                      |
| 46.   | P03B+C Functional Layout On-Street parking, prepared by KN Group  | 15-111-SK050, Rev K | 18 February 2021                      |
| 47.   | P03B+C Functional Layout On-Street parking, prepared by KN Group  | 15-111-SK051, Rev J | 29 November 2018                      |
| 48.   | P03B+C Functional Layout On-Street parking, prepared by KN Group  | 15-111-SK052, Rev H | 29 November 2018                      |
| 49.   | P03B+C Functional Layout Powerline Easement, prepared by KN Group   | 15-111-SK054, Rev D | 18 September 2018                     |
| 50.   | Precinct 3B and 3C – Open Space Design and Ownership Concept and Subdivision Proposal Plan, prepared by LendLease   | P03BC_OSCP_210212   | 12 February 2020                      |
| <b>Plans and documents previously approved on 19 November 2020.</b> |   | <b>Number</b>       | <b>Date</b>                           |
| 1.  | Bushfire memorandum, prepared by Bushland Protection Systems Pty Ltd  | N/A                 | 21 September 2020                     |
| <b>Plans and documents previously approved on 11 December 2018.</b> |   | <b>Number</b>       | <b>Date</b>                           |
| 2.  | 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                      |
| 3.  | 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   |
|---|--|--|--|
| 4.  | 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   |
| 5.  | Yarrabilba – Precinct 03B and 03C Proposed Signage Plan of Development, prepared by Lendlease  | P03BC-PSign-170612                                   | 12 June 2017<br>(amended in red on 15 June 2017) |
| 6.  | Geotechnical Report, prepared by SGS Australia Pty Ltd   | SGSE/16/020N   | 16/12/16   |
| 7.  | Yarrabilba Precinct 3 – Stormwater Quality Management Plan, prepared by Design Flow            | Version 2  | 20/09/16   |
| 8.  | Precinct 3 – Waterways Stability Assessment, prepared by Design Flow and Hydrobiology          | Version 1  | 21/07/16   |
| 9.  | Precinct 3B and Precinct 3C Ecological Compliance Certification, prepared by Natura Consulting | NCO11-0011   | 15 December 2016                                 |
| Supporting Plans and Documents  |  |  |  |
| 10.   | 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

[illegible]



| No. | Condition  | Timing   |
|-----|--|--|
|     | <ul style="list-style-type: none"> <li>iii. planning including risk identification and assessment, staging, etc;</li> <li>iv. ongoing monitoring, management review and certified updates (as required);</li> <li>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).</li> </ul> <p>Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP.</p> <p>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.</p>   | <p>b) At all times during construction</p>   |
| 7.  | <p><b>Retaining Walls</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height.</p> <p>Retaining walls shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDMIP.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans required under part a) of this condition.</p>   | <p>a) Prior to commencement of site works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> |
| 8.  | <p><b>Filling and Excavation</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans, certified by a RPEQ, generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments</i>, Geotechnical Report SGSE/16/020N prepared by Civil Contractors (Aust) Pty Ltd dated 16/12/2016 and the following approved concept plans:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>iii. P03B+C Functional Layout Earthworks Plan Sheet 3, drawing no. 15-111-SK045 Rev L, prepared by KN Group and dated 18/02/21;</li> <li>iv. P03B+C Functional Layout Earthworks Plan Sheet 4, drawing no. 15-111-SK046 Rev J, prepared by KN Group and dated 18/02/21;</li> <li>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</li> </ul> | <p>a) Prior to commencement of site works for the relevant stage</p>   |

| No.        | Condition  | Timing   |
|------------|--|--|
|            | <p>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.</p> <p>The certified earthworks plans shall:</p> <ul style="list-style-type: none"> <li>i. be consistent with the Erosion and Sediment Control plans;</li> <li>ii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>iii. provide full details of any areas where surplus soils are to be stockpiled.</li> </ul> <p>b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.</p>  | <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>  |
| <b>9.</b>  | <p><b>Compliance Assessment – Town Centre East-West Road</b></p> <p>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 including the intersections at Yarrabilba Drive and Waterford-Tamborine Road / Dollarbird Drive.</p> <p>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.</p> <p>c) Construct the works generally in accordance with the certified plans as required under part b) of this condition.</p> <p>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.</p> | <p>a) Prior to when the two way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) reaches 1,916vph</p> <p>b) Prior to when the two way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) reaches 1,916vph</p> <p>c) Prior to when the two way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) reaches 2,395vph</p> <p>d) Prior to when the two way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) reaches 2,395 vph</p> |
| <b>10.</b> | <p><b>Traffic Counts – Yarrabilba Drive (east of Waterford-Tamborine Road)</b></p> <p>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.</p>  | <p>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.</p>   |

| No. | Condition  | Timing   |
|-----|--|--|
| 11. | <p><b>Yarrabilba Drive Upgrade – Waterford Tamborine Road to Darlington Drive</b></p> <p>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></p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to Council in accordance with this condition.</p>   | <p>a) Prior to when the 2 way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) reaches 1,272vph</p> <p>b) Prior to when the 2 way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) reaches 1,590vph</p> <p>c) Prior to when the 2 way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) reaches 1,590vph</p> |
| 12. | <p><b>Compliance Assessment – Eastern Perimeter Road</b></p> <p>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.<br/>The interim cross section shall provide for the following:</p> <ol style="list-style-type: none"> <li>as a minimum, ultimate culvert lengths in the fauna crossing zone to minimise disruption during future road upgrade to the ultimate cross section; and</li> <li>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.</li> </ol> <p>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.</p> <p>c) Construct the works generally in accordance with the certified plans as required under part b) of this condition.</p> <p>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</p> | <p>a) Prior to commencement of work for the first stage</p> <p>b) Prior to commencement of work for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> <p>d) Prior to survey plan endorsement of the relevant stage</p>  |

| No. | Condition   | Timing   |
|-----|---|--|
| 13. | <p><b>Compliance Assessment – Yarrabilba Drive Extension to Precinct 3b Access Road</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed concept layout and cross section plans certified by a RPEQ Yarrabilba Drive extension.</li> <li>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.</li> <li>c) Construct the works generally in accordance with the certified plans as required under part b) of this condition.</li> <li>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.</li> </ul>  | <ul style="list-style-type: none"> <li>a) Prior to commencement of works for the first stage</li> <li>b) Prior to commencement of works for the first stage</li> <li>c) Prior to survey plan endorsement for the relevant stage</li> <li>d) Prior to survey plan endorsement of the first stage</li> </ul>   |
| 14. | <p><b>Compliance Assessment – Yarrabilba Drive / Waterford-Tamborine Road Intersection Upgrade</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>c) Construct the works generally in accordance with the certified plans as required under part b) of this condition.</li> <li>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</li> </ul> | <ul style="list-style-type: none"> <li>a) Prior to when the 2 way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) reaches 1,580vph</li> <li>b) Prior to when the 2 way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) reaches 1,580vph</li> <li>c) Prior to when the 2 way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) reaches 1,975vph</li> <li>d) Prior to when the 2 way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) reaches 1,975vph</li> </ul> |
| 15. | <p><b>Roads – Internal</b></p> <ul style="list-style-type: none"> <li>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: <ul style="list-style-type: none"> <li>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;</li> </ul> </li> </ul>  | <ul style="list-style-type: none"> <li>a) Prior to commencement of work for each stage</li> </ul>  |

| No. | Condition   | Timing  |
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|     | <ul style="list-style-type: none"> <li>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;</li> <li>iii. P03B+C Functional Layout Roadworks Plan Sheet 3, drawing no. 15-111-SK032 Rev O, prepared by KN Group and dated 18/02/21;</li> <li>iv. P03B+C Functional Layout Roadworks Plan Sheet 4, drawing no. 15-111-SK033 Rev N, prepared by KN Group and dated 18/02/21;</li> <li>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);</li> <li>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</li> <li>vii. P03B+C Functional Layout Typical Sections, drawing no. 15-111-SK036 Rev E, prepared by KN Group and dated 11/09/18.</li> </ul> <p>The roads identified as 'future school service' and 'local service' must be designed and constructed by the applicant to be in accordance with:</p> <ul style="list-style-type: none"> <li>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.</li> <li>ii. Indented bus bays shall be designed in accordance with <i>TMR: Public Transport Infrastructure Manual 2012</i></li> </ul> <p>b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.</p> | <p>b) Prior to survey plan endorsement for each stage</p> <p>c) Prior to survey plan endorsement for each stage</p>               |
| 16. | <p><b>Water – Internal</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and:</p> <ul style="list-style-type: none"> <li>i. <i>Yarrabilba Precinct 3 – Precinct Network Plan - Water and Wastewater Infrastructure</i>; prepared by MWH, dated March 2017;</li> <li>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;</li> <li>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;</li> <li>iv. P03B+C Functional Layout Services Plan, Sheet 3, drawing no. 15-111-SK039 Rev M, prepared by KN Group and dated 18/02/21;</li> <li>v. P03B+C Functional Layout Services Plan, Sheet 4 drawing no. 15-111-SK040 Rev K, prepared by KN Group and dated 18/02/21;</li> <li>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;</li> <li>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.</li> </ul> <p>b) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p>   | <p>a) Prior to commencement of works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> |

| No.        | Condition  | Timing   |
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|            | c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.  | c) Prior to survey plan endorsement for the relevant stage   |
| <b>17.</b> | <p><b>Sewer – Internal</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>i. <i>Yarrabilba Precinct 3 – Precinct Network Plan - Water and Wastewater Infrastructure</i> prepared by MWH and dated March 2017;</li> <li>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;</li> <li>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;</li> <li>iv. P03B+C Functional Layout Services Plan, Sheet 3, drawing no. 15-111-SK039 Rev M, prepared by KN Group and dated 18/02/21;</li> <li>v. P03B+C Functional Layout Services Plan, Sheet 4 drawing no. 15-111-SK040 Rev K prepared by KN Group and dated 18/02/21;</li> <li>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;</li> <li>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.</li> </ul> <p>b) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure test and CCTV results in accordance with council current adopted standards.</p> | <p>a) Prior to commencement of works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>  |
| <b>18.</b> | <p><b>Compliance Assessment – Sewer Pump Station</b></p> <p>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</p> <ul style="list-style-type: none"> <li>i. <i>Yarrabilba Precinct 3 – Precinct Network Plan - Water and Wastewater Infrastructure</i> prepared by MWH, dated March 2017.</li> </ul> <p>b) Construct the works generally in accordance with the certified plans required under part b) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure test and CCTV results in accordance with council current adopted standards.</p>  | <p>a) Prior to the commencement of works for the first stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> |

| No. | Condition   | Timing   |
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| 19. | <p><b>Contribution towards new Travis Road Reservoir</b></p> <p>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.</p> <p>The first instalment of \$500,000 was paid in accordance with the conditions of a previous PDA Development Approval.<br/>The payment shall be provided with the following instalments, as current at the time of this approval:</p> <ul style="list-style-type: none"> <li>a) Second instalment of \$2,000,000; and</li> <li>b) Third and last instalment of \$1,750,000.</li> </ul> | <ul style="list-style-type: none"> <li>a) Prior to 30 June 2017</li> <li>b) Prior to the earlier of: <ul style="list-style-type: none"> <li>i. 30 September 2017;</li> <li>OR</li> <li>ii. The survey plan endorsement for the last residential stage.</li> </ul> </li> </ul>                                  |
| 20. | <p><b>Contribution towards the Travis Road Reservoir Outlet Main</b></p> <p>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).</p> <p>The payment shall be provided with the following instalments:</p> <ul style="list-style-type: none"> <li>a) First instalment of \$500,000;</li> <li>b) Second instalment of \$1,000,000; and</li> <li>c) Third and last instalment of \$1,500,000.</li> </ul>  | <ul style="list-style-type: none"> <li>a) Prior to 31 January 2019</li> <li>b) Prior to 31 May 2019</li> <li>c) Prior to the earlier of: <ul style="list-style-type: none"> <li>i. 31 August 2019;</li> <li>OR</li> <li>ii. The survey plan endorsement for the last residential stage.</li> </ul> </li> </ul> |
| 21. | <p><b>Sewerage Wet Weather Balance Tank</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ Development Assessment, DSDMIP detailed design plans, certified by a RPEQ, for a 2ML wet weather balance tank.</li> <li>b) Construct the wet weather balance tank works generally in accordance with the certified plans required under part b) of this condition.</li> <li>c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure test results in accordance with Council current adopted standards.</li> </ul>  | <ul style="list-style-type: none"> <li>a) Prior to commencement of works for the first stage</li> <li>b) Prior to 30 September 2017</li> <li>c) Prior to survey plan endorsement for the first stage</li> </ul>  |
| 22. | <p><b>Stormwater Management (Quality)</b></p> <ul style="list-style-type: none"> <li>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:</li> </ul>  | <ul style="list-style-type: none"> <li>a) Prior to commencement of works for the relevant stage</li> </ul>   |

| No.        | Condition   | Timing  |
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|            | <ul style="list-style-type: none"> <li>i. Yarrabilba Precinct 3 – Stormwater Quality Management Plan Version 2, prepared by Design Flow and dated 20 September 2016;</li> <li>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;</li> <li>iii. P03B+C Functional Layout Services Plan, Sheet 3, drawing no. 15-111-SK039 Rev M, prepared by KN Group and dated 18/02/21;</li> <li>iv. P03B+C Functional Layout Services Plan, Sheet 4 drawing no. 15-111-SK040 Rev K, prepared by KN Group and dated 18/02/21;</li> <li>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;</li> <li>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.</li> </ul> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP ‘as constructed’ drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.</p> | <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p>   |
| <b>23.</b> | <p><b>Waterways Stability Assessment</b></p> <p>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.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP ‘as constructed’ drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.</p>  | <p>a) Prior to commencement of works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> <p>c) Prior to survey plan endorsement for the relevant stage</p> |
| <b>24.</b> | <p><b>Stormwater Management (Quantity)</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the following approved plans/documents:</p> <ul style="list-style-type: none"> <li>i. P03B+C Functional Layout Services Plan Sheet 1, drawing no. 15-111-SK037 Rev D, prepared by KN Group and dated 25/08/17;</li> <li>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;</li> <li>iii. P03B+C Functional Layout Services Plan, Sheet 3, drawing no. 15-111-SK039 Rev M, prepared by KN Group and dated 18/02/21;</li> </ul>  | <p>a) Prior to commencement of works for each stage</p>   |



| No. | Condition   | Timing   |
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|     | <ul style="list-style-type: none"> <li>iv. P03B+C Functional Layout Services Plan, Sheet 4 drawing no. 15-111-SK040 Rev K, prepared by KN Group and dated 18/02/21;</li> <li>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;</li> <li>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.</li> </ul> <ul style="list-style-type: none"> <li>b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.</li> <li>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.</li> </ul>  | <ul style="list-style-type: none"> <li>b) Prior to survey plan endorsement for each stage</li> <li>c) Prior to survey plan endorsement for each stage</li> </ul>   |
| 25. | <p><b>Compliance Assessment – Stormwater Detention Basins</b></p> <ul style="list-style-type: none"> <li>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed concept plans and hydraulic calculations certified by a RPEQ for all detention basins.<br/><br/>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.<br/><br/>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.</li> <li>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.<br/><br/>The designed basins stage volume relationships shall be generally in accordance with the outcomes of the approved flood study.</li> <li>c) Construct the works generally in accordance with the certified plans required under part b) of this condition.</li> <li>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.</li> </ul> | <ul style="list-style-type: none"> <li>a) Prior to commencement of works for the relevant stage</li> <li>b) Prior to commencement of works for the relevant stage</li> <li>c) Prior to survey plan endorsement for the relevant stage</li> <li>d) Prior to survey plan endorsement for the relevant stage</li> </ul> |
| 26. | <p><b>Compliance Assessment - Flood Warning</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>b) If required, incorporate the endorsed findings of the review into an addendum to the approved flood study.</li> </ul>   | <ul style="list-style-type: none"> <li>a) Prior to survey plan endorsement of the first stage</li> <li>b) Prior to survey plan endorsement of the first stage.</li> </ul>  |

| No. | Condition   | Timing  |
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| 27. | <p><b>Flood Basin 15 Embankment</b></p> <p>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.</p>  | Prior to commencement of works on the flood basin   |
| 28. | <p><b>Compliance Assessment – Active Transport Link – Risk Management Assessment</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>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).</li> </ul> <p>Any subdivision works in Precinct 3C are not to commence until the Risk Assessment has been endorsed in accordance with this condition.</p>   | Prior to commencement of Precinct 3C subdivision works  |
| 29. | <p><b>Street Lighting</b></p> <p>a) Design and install a <u>Rate 2</u> street lighting system certified by a RPEQ to all roads, including footpaths/bikeways within road reserves.</p> <p>The design of the street lighting system must:</p> <ul style="list-style-type: none"> <li>i. meet the relevant standards of Energex;</li> <li>ii. be acceptable to Energex as 'Rate 2 Public Lighting';</li> <li>iii. be endorsed by Council as the Energex 'billable customer';</li> <li>iv. be generally in accordance with Australian Standards AS1158 – <i>'Lighting for Roads and Public Spaces'</i>.</li> </ul> <p>Or the following:</p> <p>b) Submit to EDQ Development Assessment, DSDMIP detailed engineering design plans certified by a RPEQ-electrical for <u>Rate 3</u> (Council owned) street lighting to all roads, including footpaths/bikeways within road reserves generally in accordance with Australian Standards AS1158 – <i>'Lighting for Roads and Public Spaces'</i> and AS3000 – <i>'SAA Wiring Rules'</i>.</p> <p>c) Install the lighting generally in accordance with the certified plans required under part b) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council</p> | <p>a) Prior to survey plan endorsement for each stage</p> <p>b) Prior to commencement of works for each stage</p> <p>c) Prior to survey plan endorsement for each stage</p> <p>d) Prior to survey plan endorsement for each stage</p> |
| 30. | <p><b>Electricity</b></p> <p>Submit to EDQ Development Assessment, DSDMIP either:</p> <ul style="list-style-type: none"> <li>a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or</li> <li>b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.</li> </ul>  | Prior to survey plan endorsement for each stage   |

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| No. | Condition  | Timing  |
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|     | <ul style="list-style-type: none"> <li>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_OSCP210212, dated 12/02/20 and</li> <li>ii. <i>PDA Guideline No. 12 – Park planning and design.</i></li> </ul> <p>And generally documenting the following:</p> <ul style="list-style-type: none"> <li>i. existing contours or site levels, services and features;</li> <li>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);</li> <li>iii. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions;</li> <li>iv. locations of electricity and water connections to parks;</li> <li>v. location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access;</li> <li>vi. details and locations of any proposed building works, including: bridges, park furniture, picnic facilities and play equipment;</li> <li>vii. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines;</li> <li>viii. public lighting in accordance with AS1158 –'Lighting for Roads and Public Spaces' .</li> </ul> <ul style="list-style-type: none"> <li>b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.</li> <li>c) Submit to EDQ Development Assessment, DSDMIP, 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA.</li> </ul> | <ul style="list-style-type: none"> <li>b) Prior to survey plan endorsement for the relevant stage</li> <li>c) Prior to survey plan endorsement for the relevant stage</li> </ul>  |
| 36. | <p><b>Compliance Assessment – Fauna Corridor Crossings – Yarrabilba Drive and Eastern Perimeter Link Road</b></p> <ul style="list-style-type: none"> <li>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.</li> <li>b) Construct the works generally in accordance with the endorsed plans as required under part a) of this condition.</li> <li>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.</li> </ul>   | <ul style="list-style-type: none"> <li>a) Prior to commencement of works</li> <li>b) Prior to survey plan endorsement of the relevant stage</li> <li>c) Prior to survey plan endorsement of the relevant stage</li> </ul> |
| 37. | <p><b>Compliance Assessment – Environmental</b></p> <ul style="list-style-type: none"> <li>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:</li> </ul>   | <ul style="list-style-type: none"> <li>a) Prior to commencement of site works for the relevant stage</li> </ul>   |

| No. | Condition  | Timing |
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|     | <ul style="list-style-type: none"> <li>i. With exception to crossings or linear infrastructure, all earthworks are to remain outside of the Fauna Corridors and Koala Habitat and Offset areas;</li> <li>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;</li> <li>iii. Flora Management: where practical, restoration works are to include EVNT listed species in planting pallets;</li> <li>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;</li> <li>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: <ul style="list-style-type: none"> <li>a. Install one-way directional fencing and climb poles along the top of fauna underpass entrances, parallel to the road crossing;</li> <li>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;</li> <li>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;</li> <li>d. Avoid bright lights near water bodies that are known to contain native frog species;</li> <li>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;</li> <li>f. Link existing native vegetation either side of underpasses by using mature-age habitat trees to start and end each underpass;</li> <li>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.</li> <li>h. Deliver natural, dry substrate as the preferred choice (not concrete) in fauna underpasses to encourage crossing through culverts by koalas;</li> <li>i. Place appropriate fauna furniture within and leading up to fauna crossings. This furniture will be monitored by IR camera systems for fauna movement;</li> <li>j. Provide culverts with a height slightly smaller than the width as these are more commonly used by fauna; and</li> <li>k. Provide separate drainage fauna movement structures as dual purpose culverts designed for both drainage and fauna passage has been known to have problems.</li> </ul> </li> <li>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</li> <li>vii. Rehabilitation of degraded areas such as corridors, buffers, waterways, drainage lines and linkages is undertaken through</li> </ul> |        |

| No.        | Condition  | Timing   |
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|            | <p>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.</p> <p>viii. Specification for works as detailed by Conditions 42 - Environmental Protection Land – EP1; and 43 - Central Fauna Corridor – Precinct 3</p> <p>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.</p> | <p>b) Prior to survey plan endorsement for the relevant stage</p>  |
| <b>38.</b> | <p><b>Vegetation Clearing and Site Rehabilitation</b></p> <p>All vegetation clearing and site rehabilitation must be undertaken in accordance with the endorsed Overarching Site Strategy - Natural Environment and subsequent endorsed Vegetation Management Plans.</p>   | <p>Ongoing</p>   |
| <b>39.</b> | <p><b>Bushfire Management</b></p> <p>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.</p>   | <p>Prior to the commencement of uses and to be maintained</p>  |
| <b>40.</b> | <p><b>Acid Sulfate Soils (ASS)</b></p> <p>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:</p> <ol style="list-style-type: none"> <li>prepared generally in accordance with the <i>State Planning Policy</i>, July 2014 (as amended from time to time) and relevant guidelines; and</li> <li>certified by a suitably qualified professional in soils and/or erosion sediment control.</li> </ol> <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p>   | <p>a) Prior to commencement of or during site works for the relevant stage</p> <p>b) Prior to survey plan endorsement for the relevant stage</p> |
| <b>41.</b> | <p><b>Erosion and Sediment Management</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines:</p> <ol style="list-style-type: none"> <li>Urban Stormwater Quality Planning Guidelines 2010 (DEHP);</li> <li>Best Practice Erosion and Sediment Control (International Erosion Control Association).</li> </ol> <p>b) Implement the certified ESCP as required under part a) of this condition.</p>   | <p>a) Prior to commencement of site works for each stage</p> <p>b) At all times during construction</p>  |

| No.  | Condition  | Timing   |
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| <b>Surveying, Land Transfers and Easements</b> |  |  |
| 42.  | <p><b>Environmental Protection Land – EP1</b></p> <p>Transfer, in fee simple, to State of Queensland land to be used for environmental protection (EP1), which complies with the specification as outlined below.</p> <p>The Environmental Protection Land must:</p> <ul style="list-style-type: none"> <li>i. be generally in the location of the land shown as 'Environmental Protection' on the Fauna Corridor Infrastructure Plan, dated 30 November 2016;</li> <li>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;</li> <li>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;</li> <li>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), 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;</li> <li>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</li> <li>vi. include an additional buffer of a minimum of 20 metres from any adjacent development for bushfire and management purposes.</li> </ul> <p>The Environmental Protection Land may:</p> <ul style="list-style-type: none"> <li>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);</li> <li>ii. be subject to a voluntary declaration under the <i>Vegetation Management Act 1999</i> (Qld); and</li> <li>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.</li> </ul> | <p>Prior to or at the time of registration of the Plan of Subdivision creating the last Residential Lot (Non-Management Lot)</p> |
| 43.  | <p><b>Central Fauna Corridor – Precinct 3</b></p> <p>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.</p> <p>The Central Fauna Corridor must:</p> <ul style="list-style-type: none"> <li>i. be a 200 metre wide corridor (including buffer areas);</li> <li>ii. be generally in the location shown on the Fauna Corridor Infrastructure Plan dated 30 November 2016;</li> <li>iii. provide an infrastructure and rehabilitation master plan;</li> </ul>   | <p>Prior to or at the time of registration of the Plan of Subdivision creating the last Residential Lot (Non-Management Lot)</p> |

| No. | Condition  | Timing  |
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|     | <ul style="list-style-type: none"> <li>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</li> <li>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.</li> </ul> <p>The Central Fauna Corridor may:</p> <ul style="list-style-type: none"> <li>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;</li> <li>vii. include pedestrian/cycle crossings that complement the fauna movement function of the corridor;</li> <li>viii. allow for passive recreational uses within the outside 25 metres of the corridor; and</li> <li>ix. be subject to a voluntary declaration under the <i>Vegetation Management Act 1999</i> (Qld).</li> </ul> |   |
| 44. | <b>Land transfers – Contaminated Land</b><br><br>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. | <b>Land transfers – Drainage</b><br><br>Transfer, in fee simple, to Council as trustee lots for drainage purposes.   | At registration of survey plan for the relevant stage   |
| 46. | <b>Land transfers – Parks and Open Space</b><br><br>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: <ul style="list-style-type: none"> <li>i. Precinct 3B and 3C - Open Space Design and Ownership Concept Plan and Subdivision Proposal Plan, prepared by Lendlease, drawing no P03BC_OSCP210212, dated 12/02/20.</li> </ul>  | 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. | <b>Easements over infrastructure</b><br><br>Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets.<br><br>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. | <b>Small lot development easements for lots ≤300m<sup>2</sup></b><br><br>For standard format lot sub-divisions where a lot is 300m <sup>2</sup> or less and the lot adjoins another lot 300m <sup>2</sup> 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   | Prior to survey plan endorsement for the relevant stage   |



| No.   | Condition   | Timing  |
|---|---|---|
|   | <p>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):</p> <ul style="list-style-type: none"> <li>i. support;</li> <li>ii. shelter;</li> <li>iii. projections;</li> <li>iv. maintenance;</li> <li>v. roof water drainage *; or</li> </ul> <p>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).</p> <p>*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.</p>   |   |
| 49.   | <p><b>Small lot development easements for lots &gt;300m<sup>2</sup></b></p> <p>If a lot is more than 300m<sup>2</sup> 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).</p>  | Prior to survey plan endorsement for the relevant stage |
| <b>Infrastructure Contributions (Reconfiguring a Lot)</b> |   |   |
| 50.   | <p><b>Municipal Charge and State Charge</b></p> <p>In lieu of paying the Municipal and State Charges, the applicant will provide the infrastructure in accordance with the following endorsed Infrastructure Master Plans:</p> <ul style="list-style-type: none"> <li>i. Community Facilities;</li> <li>ii. Movement Network;</li> <li>iii. Sewer;</li> <li>iv. Water; and</li> <li>v. Community Greenspace.</li> </ul>   | Prior to survey plan endorsement for the relevant stage |
| 51.   | <p><b>Sub-regional Charge</b></p> <p>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.</p> <p>b) The Sub-regional infrastructure is that set out in the following endorsed Infrastructure Master Plans:</p> <ul style="list-style-type: none"> <li>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);</li> <li>ii. Water (trunk infrastructure outside the PDA);</li> <li>iii. Sewer (trunk infrastructure outside the PDA);</li> </ul> <p>c) Infrastructure Contributions carried out under item (b) may be offset against the Sub-regional charge in (a) in accordance with the IFFCOA.</p> <p><i>Note: At the time of plan sealing, offsets against the sub-regional charge may be available under the executed Catalyst Infrastructure Agreement.</i></p> | Prior to survey plan endorsement for the relevant stage |

| No.   | Condition  | Timing   |
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| <b>52.</b>  | <b>Implementation Charge</b><br><br>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.<br><br>b) The Implementation Works are those in the endorsed 3 Year Implementation Plan (as amended from time to time).<br><br>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  |
| <b>Advertising Devices</b>                                    |  |  |
| <b>53.</b>  | <b>Removal of Advertising Device</b><br><br>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   |
| <b>54.</b>  | <b>Advertising Devices</b><br><br>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  |
| <b>55.</b>  | <b>Structural Design</b><br><br>a) Submit to EDQ Development Assessment, DSDMIP, detailed structural plans, certified by an RPEQ, for all proposed free-standing advertising devices.<br><br>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<br><br>b) As indicated |
| <b>PDA Development Conditions – Plan of Development (POD)</b> |  |  |
| <b>56.</b>  | <b>Carry out the approved development - POD</b><br><br>Carry out the approved development generally in accordance with the approved POD.   | Prior to commencement of use and to be maintained  |
| <b>57.</b>  | <b>Compliance Assessment – Plans/Supporting Information – POD (Multiple Residential)</b><br><br>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment plans/supporting information for Multiple Residential development.<br><br>b) The plans/supporting information must detail the following:<br>i. site location   | Prior to commencement of building works  |

| No.   | Condition   | Timing                     |
|---|---|----------------------------|
|   | <ul style="list-style-type: none"> <li>ii. lot size and configuration</li> <li>iii. building height</li> <li>iv. plot ratio, gross floor area and site cover</li> <li>v. number of dwelling units and bedrooms</li> <li>vi. interface with adjoining dwellings</li> <li>vii. building design including elevations and materials</li> <li>viii. on-site parking</li> <li>ix. private open space.</li> </ul> <p>c) The development shown in the plans/supporting information will be assessed against the provisions of the approved POD.</p> |                            |
| <b>Infrastructure Charges – Multiple Residential Development in accordance with POD</b> |   |                            |
| 58.   | <p><b>Sub-Regional Charge and Implementation Charge</b></p> <p>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.</p>   | 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 \*\***