



Our ref: DEV2017/904/3

23 June 2021

Department of
**State Development, Infrastructure,
Local Government and Planning**

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

Email: Kelly.Pickering@lendlease.com

Dear Ms Pickering

Section 99 Approval - application to change PDA development application
Reconfiguring a lot - 142 lots and new road with plan of development at 641-913 and 666-750 Steele Road, Kairabah and Darlington Drive, Kairabah described as part of Lot 38 on W311080, part of Lot 107 on SP291900, part of Lot 35 on W31950 and part of Lot 3 on RP36803

On 23 June 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.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Ms Gabrielle Shepherd, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7914 or at gabrielle.shepherd@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	641-913 and 666-750 Steele Road, Kairabah and Darlington Drive, Kairabah	
Lot on plan description	Lot number	Plan description
	part of Lot 38	W311080
	part of Lot 107	SP291900
	part of Lot 35	W31950
	part of Lot 3	RP36803
PDA development application details		
DEV reference number	DEV2017/904/3	
'Properly made' date	26 March 2021	
Type of application	☐ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Application to change PDA development approval ☐ Application to extend currency period	
Description of proposal applied for	Reconfiguring a lot - 142 lots and new road with plan of development	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. The approval is for the following changes: • Precinct number • Lot mix/layout • Stage boundary • POD - inclusion of secondary dwelling requirements, amendments to acoustic references, design criteria changes.	
Original Decision date	14 October 2019	
Change to approval date	23 June 2021	
Currency period	10 years from the original decision date	

Approved plans and documents

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

Approved plans and documents		Number	Date
1.	Precinct Four – Application Two Reconfiguration of a Lot, prepared by Lendlease	YAR-P04-ROL2 210224	24 February 2021
2.	Precinct Four – Application Two Plan of Development, prepared by Lendlease	YAR-P04-ROL2-POD 210224 Sheet 1 of 2	24 February 2021
3.	Precinct Four – Application Two Plan of Development, prepared by Lendlease	YAR-P04-ROL2-POD 210224 Sheet 2 of 2	02 September 2019
4.	P05RO2 Functional Layout Roadworks Plan and Typical Sections, prepared by KN Group Consulting Engineers	16-217-SK101 Rev G	20/01/21
5.	P05RO2 Functional Layout Services Plan, prepared by KN Group Consulting Engineers	16-217-SK102 Rev F	20/01/21
6.	P05RO2 Functional Layout Earthworks Plan, prepared by KN Group Consulting Engineers	16-217-SK103 Rev E	20/01/21
7.	P05RO2 Functional Layout On-street Parking, prepared by KN Group Consulting Engineers	16-217-SK104 Rev E	20/01/21
8.	Letter: Re-alignment of Proposed lots in Sub-precinct 4B, Yarrabilba (previously known as sub-precinct 5B), prepared by Bushland Protection Systems		15 March 2021
9.	Updated Traffic Noise Impact Assessment, Proposed Precinct 4B Development, Yarrabilba, prepared by MWA Environmental	18-011	17 March 2021 and amended in red on 18/06/21
Plans and documents previously approved on 14 October 2019			
10.	Yarrabilba Precinct 5 – Stormwater Management Plan, prepared by Design Flow	Version 2	19 September 2017
11.	Precinct 5 Ecological Compliance Certification, prepared by Natura Consulting	Report Reference NCO11-0011	14 June 2017
12.	Updated Sub-precinct Specific Bushfire Hazard Assessment and Mitigation Plan for the Residential Component of Sub-precinct 5B Yarrabilba, prepared by Bushland Protection Systems Pty Ltd		10 January 2018
Plans and documents previously endorsed on 14 October 2019		Number	Date
13.	Natural Environment Overarching Site Strategy, prepared by Natura Consulting	NCO11-0011_Yarrabilba	30 March 2016
Supporting plans and documents		Number	Date
14.	Precinct 5, ROL 1 & 2 Road Reference Plan	Project No 124141-4	August 2019 (Amended in red 2 October 2019)
15.	Memorandum: Yarrabilba Precinct 5B ROL2 – Traffic Matters Pertaining to Reconfiguration of Lot Application, prepared by SLR Consulting		20 December 2017
16.	Geotechnical Desktop Review prepared by SGS Australia Pty Ltd	SGS/17/E0161	15 June 2017

PDA development conditions

PREAMBLE

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

Interpretation of Precinct 5

Where reference is made to Precinct 5 in this decision notice, this now infers Precinct 4.

Compliance assessment

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

- a) The applicant must:
 - i. pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDMIP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DSDMIP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days** – EDQ Development Assessment, DSDMIP assesses the plans/supporting information and:
 1. if satisfied with the plans/supporting information as submitted – endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSDMIP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DSDMIP assesses the revised plans/supporting information and:
 1. if satisfied with the revised plans/supporting information – endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.

- vi. if EDQ Development Assessment, DSDMIP is not satisfied that compliance has been achieved within **20 business days** – repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DSDMIP endorses relevant plans/supporting information.

ABBREVIATIONS AND DEFINITIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
3. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - c. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - d. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
 - e. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
 - f. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
4. **Council** means Logan City Council.
5. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
6. **DSRCIA** means the Developer Sub-regional Charges Infrastructure Agreement (LendLease Yarrabilba) in effect on 24 May 2019
7. **EDQ** means Economic Development Queensland.
8. **ICID** means the Yarrabilba PDA Implementation Charge Infrastructure Deed (LendLease Yarrabilba) in effect on 24 May 2019.
9. **IFF** means the Infrastructure Funding Framework, prepared by the Department of Infrastructure, Local Government and Planning, dated July 2017.
10. **MEDQ** means the Minister for Economic Development Queensland.
11. **PDA** means Priority Development Area.

12. RPEQ means Registered Professional Engineer of Queensland.
13. Sale means the signing of the first contract of sale by the purchaser for the sale of an approved lot.
14. SRIA means the Yarrabilba PDA & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 24 May 2019

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement for each stage
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Street Naming Submit to EDQ Development Assessment, DSDMIP a schedule of street names approved by Council.	Prior to survey plan endorsement for each stage
4.	Entry Walls or Features The provision of entry walls or features is prohibited within road reserves and open space unless otherwise approved by EDQ Development Assessment, DSDMIP.	As indicated
5.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times
6.	Compliance Assessment – ROL Plans & POD Plans Submit to EDQ Development Assessment, DSDMIP, for compliance assessment, revised reconfiguration of a lot plans and / or Plan of Development plans (excluding Sheet 2) for any variations to the configuration of the layout, lots and/ or building envelopes. All revised plans must comply with item 18 (“Criteria for Variations to an approved plan assessed via compliance assessment”) on approved plan Precinct Four – Application Two Plan of Development, prepared by Lendlease, drawing no. YAR-P04-ROL2-POD 210224 Sheet 2 of 2, dated 02 September 2019. Advice Note: This condition does not prevent the applicant from making changes to the reconfiguration of a lot plans and / or building envelope plans, either before or after the sale of the first lot in the relevant stage, through a formal amendment application pursuant to s.99 of the Economic Development Act 2012.	Prior to the sale of the first lot in the relevant stage

No	Condition	Timing
Engineering		
7.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	a) Prior to commencement of works for each stage b) At all times during construction
8.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification or higher. The TMP must include the following: a) provision for the management of traffic around and through the site during and outside of construction work hours; b) provision of parking for workers and materials delivery during and outside of construction hours of work; c) risk identification, assessment and identification of mitigation measures; d) ongoing monitoring, management review and certified updates (as required); e) traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP. b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	a) Prior to commencement of site works for each stage b) At all times during construction
9.	Retaining Walls with Acoustic Fence a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by an RPEQ, for all retaining walls with an acoustic fence attached on a lot that adjoins Road 3 (Town Centre East-West Road between Eastern Perimeter Link road as shown on Precinct 5, ROL Road Reference Plan Project No 124141-4, dated August 2019), generally in accordance with following documents and approved plans: • PDA Practice Note No. 10 – Plans of development • Precinct Four – Application Two Plan of Development, drawing No. YAR-P04-ROL2-POD 210224 SHT 1 of 2, prepared by Lendlease and dated 24/02/2021; • Functional Layout Earthworks Plan, drawing No.16-217-SK103 Revision E, prepared by KN Group and dated 20/01/21;	a) Prior to commencement of site works for the first stage

No	Condition	Timing
	Updated Traffic Noise Impact Assessment Proposed Precinct 4B (ROL2) Development Revision 2, prepared by MWA Environmental and dated 17/03/2021 (as amended in red). The acoustic fence is to be a maximum height of 1.8m above the allotment earthworks design levels or on top of the retaining walls, whichever is the higher point as stated in the Updated Traffic Noise Impact Assessment Proposed Precinct 4B (ROL2) Development Revision 2, prepared by MWA Environmental and dated 17/03/2021 (as amended in red). The outdoor recreational space for Lot 864 is to be constructed as per the Updated Traffic Noise Impact Assessment Proposed Precinct 4B (ROL2) Development Revision 2, prepared by MWA Environmental and dated 17/03/2021 (as amended in red). 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 sub-stage c) Prior to survey plan endorsement for the relevant sub-stage
10.	Retaining Walls - General a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by an RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> and the approved Updated Functional Layout Plans – (Drawing 16-217-SK103, Revision E, 20/01/21) unless otherwise approved by EDQ Development Assessment, DSDMIP. 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.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
11.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans, certified by an RPEQ, generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments</i>, supporting document Geotechnical Desktop Review prepared by SGS Australia Pty Ltd dated 15/06/2017 and the approved Functional Layout Earthworks Plan, drawing No.16-217-SK103 Revision E, prepared by KN Group and dated 20/01/21. The certified earthworks plans shall: - be consistent with the Erosion and Sediment Control plans; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide full details of any areas where surplus soils are to be stockpiled.	a) Prior to commencement of site works for the relevant stage

No	Condition	Timing
	b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification from an RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
12.	Traffic Counts – Yarrabilba Drive Undertake 7-day traffic counts on Yarrabilba Drive and submit to EDQ Development Assessment, DSDMIP a report indicating the peak hour volumes. The count shall be located along the eastern leg from the Waterford-Tamborine and Yarrabilba Drive intersection, on Yarrabilba Drive.	Every 3 months with the first count commencing 3 months from the date of this approval and continuing until such time as conditions 12-14 have been satisfied.
13.	Compliance Assessment – Town Centre East-West Road (Eastern Perimeter Link road to eastern development boundary of Stages 5B, shown as Road 3 on Road Reference Plan) a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment functional road layout and cross-section plans certified by an RPEQ for the interim and ultimate layouts of the proposed Road 3 (Town Centre East-West Road between Eastern Perimeter Link road and the eastern development boundary of Stages 5B) as shown on Precinct 5, ROL Road Reference Plan Project No 124141-4, dated August 2019. Proposed indented bus bays and in line bus stops shall be designed in accordance with the <i>Translink Public Transport Infrastructure Manual 2015</i> and <i>Disability Standards for Accessible Public Transport 2004</i>. The cross section shall include a 3.0m shared path on one side. The intersection with the Eastern Perimeter Link road shall provide priority to cyclists generally in accordance with <i>TMR TN128: Selection and Design of Cycle Tracks</i>, where Cycle Tracks are used, and be configured without slip lanes to improve safety for pedestrians and cyclists. b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans certified by an RPEQ for the interim roadworks generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the interim roadworks generally in accordance with the certified plans as required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP ‘as–constructed’ drawings, asset register and test results, certified by an RPEQ, in a format acceptable to the Council and DTMR of all interim roadworks constructed in accordance with this condition. Advice note: It is recognised that the delivery and timing of the ultimate work is set out in the Infrastructure Agreement.	a) Prior to the commencement of works for this road b) Prior to the commencement of works for this road c) Prior to the survey plan endorsement for any relevant development stage that relies on this road for access d) Prior to the survey plan endorsement for any relevant development stage that relies on this road for access

No	Condition	Timing
14.	Compliance Assessment – Eastern Perimeter Road (Fauna Way to Town Centre East-West Road shown as Road 6 on Road Reference Plan) a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment functional layout and cross-section plans certified by an RPEQ of the interim and ultimate layouts of the proposed Road 6 (Eastern Perimeter Road) as shown on Precinct 5, ROL Road Reference Plan Project No 124141-4, dated August 2019, which shall provide priority to cyclists generally in accordance with <i>TMR TN128: Selection and Design of Cycle Tracks</i> and is to be configured without slip lanes to improve safety for pedestrians and cyclists. Proposed indented bus bays and in line bus stops shall be designed in accordance with the <i>Translink Public Transport Infrastructure Manual 2015</i> and <i>Disability Standards for Accessible Public Transport 2004</i>. The cross section shall include a 3.0m wide shared path on one side. b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans certified by an RPEQ for the interim roadworks generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the interim roadworks generally in accordance with the certified plans as required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP ‘as–constructed’ drawings, asset register and test results, certified by an RPEQ, in a format acceptable to the Council of all interim roadworks constructed in accordance with this condition. Advice note: <i>It is recognised that the delivery and timing of the ultimate work is set out in the Infrastructure Agreement.</i>	a) Prior to commencement of works for this road b) Prior to commencement of works for this road c) Prior to the survey plan endorsement for the relevant stage that relies on this road for access d) Prior to the survey plan endorsement for the relevant stage that relies on this road for access
15.	Compliance Assessment –Eastern Perimeter Road (Eastern Perimeter Link road/Town Centre East-West Road Intersection) a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment functional layout and cross-section plans certified by an RPEQ for the interim and ultimate intersection configurations. The intersection shall provide priority to cyclists generally in accordance with <i>TMR TN128: Selection and Design of Cycle Tracks</i> (where Cycle Tracks are used) and be configured without slip lanes to improve safety for pedestrians and cyclists. b) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans certified by an RPEQ for the interim intersection roadworks generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the interim intersection roadworks generally in accordance with the certified plans as required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP ‘as–constructed’ drawings, asset register and test results, certified by an RPEQ, in a format	a) Prior to commencement of works for this intersection b) Prior to commencement of works for this intersection c) Prior to the survey plan endorsement for the relevant stage that relies on this road for access d) Prior to the survey plan endorsement for the relevant stage that

No	Condition	Timing
	acceptable to the Council of all interim intersection roadworks constructed in accordance with this condition. Advice note: <i>It is recognised that the delivery and timing of the ultimate work is set out in the Infrastructure Agreement.</i>	relies on this road for access
16.	Roads – Internal a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction drawings, certified by an RPEQ, for internal roads, including parking bays, traffic devices and pedestrian footpaths generally in accordance with the following approved plans: • P05RO2 Functional Layout Roadworks Plan and Typical Sections, drawing No. 16-217-SK101 revision G, prepared by KN Group Consulting Engineers, 20 January 2021. • P05RO2 Functional Layout On-Street Parking, drawing No. 16-217-SK104 revision E, prepared by KN Group Consulting Engineers, 20 January 2021. The roads identified as ‘regional service’ and ‘local service’ on <i>Figure 8 of the report “Traffic Impact Assessment Precinct 5 Yarrabilba Master Plan Development” by SLR Consulting, 25 September 2017</i> must be designed and constructed by the applicant to be in accordance with: <i>Transport Planning and Coordination Regulation 2005 (Schedule – Code for IDAS)</i> to accommodate a single unit rigid bus of 14.5m in length. - Proposed indented bus bays and in line bus stops shall be designed in accordance with the <i>Translink Public Transport Infrastructure Manual 2015</i> and <i>Disability Standards for Accessible Public Transport 2004</i>. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP ‘as–constructed’ drawings, asset register and test results, certified by an RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	a) Prior to commencement of work for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
17.	Water – Internal a) Submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans, certified by an RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and: - Yarrabilba Precinct 5 – Precinct Network Plan - Water and Wastewater Infrastructure prepared by MWH, dated 12 January 2018; and - P05RO2 Functional Layout Services Plan, Dwg No 16-217-SK102 Rev G, dated 20 January 2021. 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
18.	Sewer – Internal a) Submit to EDQ Development Assessment, DSDMIP detailed sewerage reticulation design plans, certified by an RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and:	a) Prior to commencement of

No	Condition	Timing
	i. Yarrabilba Precinct 5 – Precinct Network Plan - Water and Wastewater Infrastructure prepared by MWH, dated 12 January 2018; and ii. P05RO2 Functional Layout Services Plan, Dwg No 16-217-SK102 Rev F, dated 20 January 2021. 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.	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
19.	Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DSDMIP detailed engineering design and construction drawings, certified by an RPEQ, for the proposed stormwater treatment devices generally in accordance with PDA Guideline No. 13 Engineering standards – Stormwater quality and the following documents: i. <i>Yarrabilba Precinct 5 – Stormwater Management Plan Version 2</i>, prepared by Design Flow and dated 19 September 2017; ii. <i>P05RO2 Functional Layout Services Plan</i>, Dwg No 16-217-SK102 Rev F, dated 20 January 2021. b) Construct the works generally in accordance with the certified plans required under part b) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, including an asset register and maintenance management plan, certified by an RPEQ and AILA, in a format acceptable to the Council.	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
20.	Stormwater Management (Quantity) a) Submit to EDQ Development Assessment, DSDMIP detailed engineering design and construction drawings, certified by an RPEQ, for the proposed stormwater treatment devices generally in accordance with: i. PDA Guideline No. 13 Engineering standards – Stormwater quantity and ii. P05RO2 Functional Layout Services Plan, Dwg No 16-217-SK102 Rev F, dated 20 January 2021; and iii. Yarrabilba Precinct 5 – Stormwater Management Plan Version 2, prepared by Design Flow and dated 19 September 2017. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, including an asset register, certified by an RPEQ, in a format acceptable to the Council.	a) Prior to commencement of works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage
21.	Street Lighting a) Design and install a <u>Rate 2</u> street lighting system certified by an RPEQ to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i. meet the relevant standards of Energex; ii. be acceptable to Energex as 'Rate 2 Public Lighting'; iii. be endorsed by Council as the Energex 'billable customer';	a) Prior to survey plan endorsement for each stage

No	Condition	Timing
	iv. be generally in accordance with Australian Standards AS1158 – <i>‘Lighting for Roads and Public Spaces’</i>. Or the following: b) Submit to EDQ Development Assessment, DSDMIP detailed engineering design plans certified by an RPEQ-electrical for <u>Rate 3</u> (Council owned) street lighting to all roads, including footpaths/bikeways within road reserves generally in accordance with Australian Standards AS1158 – <i>‘Lighting for Roads and Public Spaces’</i> and AS3000 – <i>‘SAA Wiring Rules’</i>. c) Install the lighting generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP ‘as-constructed’ plans and test documentation certified by an RPEQ-electrical in a format acceptable to Council	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
22.	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
23.	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
24.	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
25.	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		
26.	Streetscape Works Either: a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans for streetscape works, including a schedule of assets, certified by an	a) Prior to commencement of site

No	Condition	Timing
	AILA, generally in accordance with Council's Infrastructure Planning Scheme Policy – Landscaping. The location and size of stormwater treatment devices proposed within the road reserve are required to be certified by an RPEQ. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment DSDMIP 'As Constructed' plans and asset register in a format acceptable to Council. Or: d) Where the streetscape works do not comply with Council's Infrastructure Planning Scheme Policy – Landscaping, submit to EDQ Development Assessment DSDMIP for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets (with justification) to be donated to Council certified by an AILA. The detailed functional layout plans are to include where applicable: 1. location and type of street lighting; 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices, certified by a RPEQ; and 5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines. e) Submit to EDQ Development Assessment, DSDMIP detailed streetscape works plans certified by an AILA generally in accordance with the endorsed plans required under part d) of this condition. f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition. g) Submit to EDQ Development Assessment DSDMIP 'As Constructed' plans and asset register in a format acceptable to Council.	works for each sub-stage b) Prior to survey plan endorsement for each sub-stage c) Prior to survey plan endorsement for each sub-stage d) Prior to commencement of site works for each sub-stage e) Prior to commencement of site works for each sub-stage f) Prior to survey plan endorsement for each sub-stage g) Prior to survey plan endorsement for each sub-stage
27.	Compliance Assessment – Environmental Submit to EDQ Development Assessment, DSDMIP certification by a suitably qualified environmental professional that the design complies with the Recommendations for Precinct 5 (where applicable to the subject land) listed in the Precinct 5 Ecological Compliance Certification, prepared by Natura Consulting, report reference NCO11-0011, dated 14 June 2017.	Prior to commencement of site works for the relevant stage
28.	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

No	Condition	Timing
29.	Bushfire Management Carry out the development in accordance with the recommendations of the <i>Sub-Precinct Specific Bushfire Hazard Assessment and Mitigation Plan for the Residential Component of Sub-precinct 5B Yarrabilba</i> prepared by Bushland Protection Systems Pty Ltd, dated 10 January 2018.	Prior to the commencement of use and to be maintained
30.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP, an Acid Sulfate Soils Management Plan (ASSMP), prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i> and certified by a suitably qualified professional. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of or during site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage
31.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP), certified by an RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following: i. The construction phase stormwater management design objectives of the State Planning Policy ii. Healthy Land and Water Technical Note: <i>Complying with the SPP – Sediment Management on Construction Sites</i>; iii. <i>Urban Stormwater Quality Planning Guidelines</i>, prepared by the former Department of Environment and Heritage Protection; and iv. <i>Best Practice Erosion and Sediment Control</i>, prepared by the International Erosion Control Association Australasia. b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works for each stage b) At all times during construction
Surveying, Land Transfers and Easements		
32.	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
33.	Small lot development easements for lots $\leq 300\text{m}^2$ For standard format lot sub-divisions where a lot is 300m^2 or less and the lot adjoins another lot 300m^2 or less and the proposed construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i> (LTA) to permit the application and registration of high density development easements, provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights for one or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance;	Prior to survey plan endorsement for the relevant stage

No	Condition	Timing
	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.	
34.	Small lot development easements for lots >300m² If a lot is more than 300m² and adjoins another lot irrespective of the size of the adjoining lot and the construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i>, provide reciprocal easements in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist).	Prior to survey plan endorsement for the relevant stage
35.	Municipal and State Charge In lieu of paying the Municipal and State Charges, provide the infrastructure in accordance with the following endorsed Infrastructure Master Plans: i. Community Facilities; ii. Movement Network; iii. Sewer; iv. Water; and v. Community Greenspace.	In accordance with the IFF
36.	Implementation Charge Pay to the MEDQ: a) the relevant implementation charge in accordance with the ICID; OR: b) If the ICID is no longer in effect, the relevant implementation charges calculated in accordance with the IFF and indexed to the date of payment.	In accordance with: a) the ICID OR b) the IFF
37.	Sub-Regional Charges and Value Capture In lieu of paying the sub-regional infrastructure charges and value capture: a) Submit to the MEDQ an acknowledgement from Council of the applicable sub-regional charges (calculated in accordance with the SRIA and DSRCA) and value capture payable and confirmation that these charges have been paid to Council; OR b) If the SRIA and DSRCA are no longer in effect, pay to the MEDQ the relevant charges calculated in accordance with the IFF and indexed to the date of payment.	In accordance with: a) the SRIA and DSRCA OR b) the IFF
Plan of Development		
38.	Carry out the Approved Development – POD Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to commencement of use and to be maintained

No	Condition	Timing
39.	Compliance Assessment – Plans/Supporting Information – Plans of Development a) For lots identified as a Multiple Residential (<i>Multi Family Strata</i>) and comprising 3 or more multiple residential dwellings on the approved Plan of Development, submit to EDQ Development Assessment, DSDMIP, for compliance assessment, plans/supporting information. The plans and supporting information must detail the following as applicable: 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 landscaping; ix. traffic engineering report addressing vehicular access, on-site parking and servicing arrangements; x. engineering services report; and xi. site-based stormwater management plan; xii. compliance with the applicable Plan of Development. The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.	a) Prior to commencement of building works b) Prior to commencement of use and to be maintained
Infrastructure Contributions		
40.	Municipal and State Charge In lieu of paying the Municipal and State Charges, provide the infrastructure in accordance with the following endorsed Infrastructure Master Plans: i. Community Facilities; ii. Movement Network; iii. Sewer; iv. Water; and v. Community Greenspace.	In accordance with the IFF
41.	Implementation Charge Pay to the MEDQ a) the relevant implementation charge in accordance with the ICID; OR: b) If the ICID is no longer in effect, the relevant implementation charges calculated in accordance with the IFF and indexed to the date of payment.	In accordance with: a) the ICID OR b) the IFF
42.	Sub-Regional Charges and Value Capture In lieu of paying the sub-regional infrastructure charges and value capture: a) Submit to the MEDQ an acknowledgement from Council of the applicable sub-regional charges (calculated in accordance with the SRIA and DSRCIA)	In accordance with a) the SRIA and DSRCIA

No	Condition	Timing
	and value capture payable and confirmation that these charges have been paid to Council; OR b) If the SRIA and DSRCIA are no longer in effect, pay to the MEDQ the relevant charges calculated in accordance with the IFF and indexed to the date of payment.	OR b) the IFF

STANDARD ADVICE

Please note that 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 ****