



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

Our ref: DEV2021/1195

23 November 2021

Lendlease Communities (Yarrabilba) Pty Ltd
C/- RPS Group
Att: Ms Samantha Buchanan
Level 4, 520 Wickham Street
FORTITUDE VALLEY QLD 4006

Email: Samantha.buchanan@rpsgroup.com.au

Dear Samantha

S89(1)(a) Approval of PDA development application

PDA Development Permit for Reconfiguring a Lot - 2 Lots into 28 Lots, Road, District Recreational Park and Plan of Development at Lot 5 Steele Road and Lot 35 Waterford Tambourine Road, Yarrabilba described as Lot 4001 on SP327419

On 23 November 2021, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the Department website at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Brandon Bouda, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7422 or at brandon.bouda@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

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

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Yarrabilba PDA	
Site address	Lot 5 Steele Road and Lot 35 Waterford Tamborine Road, Yarrabilba	
Lot on plan description	Lot number	Plan description
	4001	SP327419

PDA development application details	
DEV reference number	DEV2021/1195
'Properly made' date	28 June 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
Proposed development	Reconfiguring a Lot - 2 lots into 28 lots, road and district park with an associated 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.
Decision date	23 November 2021
Currency period	4 years from the date of the decision

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 A – Application Three Reconfiguration of a Lot	YAR-PO4-ROL3-ROL-210915	15 September 2021
2.	Precinct Four A – Application Three Plan of Development	YAR-PO4-ROL3-POD3-210922, SHT 1 of 2	22 September 2021 (Amended in Red – 11 November 2021)

3.	Precinct Four A – Application Three Plan of Development	YAR-PO4-ROL3-POD-210922, SHT 2 of 2	22 September 2021 (Amended in Red – 11 November 2021)
4.	P04RO3 Functional Layout Roadworks Plan and Typical Sections	16-217-SK151 Revision B	13 September 2021
5.	P04RO3 Functional Layout Services Plan	16-217-SK152 Revision B	13 September 2021
6.	P04RO3 Functional Layout Earthworks Plan	16-217-SK153 Revision B	13 September 2021
7.	P04RO3 Functional Layout On-Street Parking	16-217-SK154 Revision B	13 September 2021
8.	District Recreation Park - Yarrabilba – Precinct 4 – Landscape Master Plan	Issue B	26 May 2021
9.	Ecological Compliance Certification prepared by Natura Consulting	NCO11-0011_Yarrabilba \ Precinct \ Precinct 4 \ Corro \ Precinct 4 Ecological Compliance	15 June 2021
10	Bushfire Hazard Assessment and Mitigation Plan prepared by Bushland Protection Systems	Version 2	12 June 2021

Supporting plans and documents

Plans and documents		Number	Date
1.	Preliminary Earthworks Levels		Received Date 7 October 2021

PDA development conditions

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS:

The following is a list of abbreviations utilised in this approval:

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 EDQ, dated April 2020 (as amended from time to time).
3. **Contributed Asset** 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 definitions apply:
 - a. **External Authority** means a public-sector entity other than the MEDQ;
 - b. **Parkland** means carrying out operational work related to the provision of parkland infrastructure;

- c. **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
 - d. **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
 - e. **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
 - f. **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational work related to the provision of water infrastructure.
4. **Council** means the relevant local government for the land the subject of this approval.
 5. **DSDILGP** means the Department of State Development, Infrastructure Local Government and Planning.
 6. **DSRCIA** means the Yarrabilba PDA Developer Sub-regional Charges Infrastructure Agreement Lendlease in effect on 24 May 2019 (as amended from time to time).
 7. **EDQ** means Economic Development Queensland.
 8. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
 9. **EDQ TS** means Economic Development Queensland's – Technical Services team.
 10. **EP Act** means the *Environmental Protection Act 1994*.
 11. **ICID** means the Yarrabilba PDA Implementation Charge Infrastructure Deed Lendlease in effect on 24 May 2019 (as amended from time to time).
 12. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).
 13. **MEDQ** means the Minister for Economic Development Queensland.
 14. **Municipal IA** means the Yarrabilba Infrastructure Agreement (Municipal) in effect on 19 May 2017 (as amended from time to time).
 15. **PDA** means Priority Development Area.
 16. **RPEQ** means Registered Professional Engineer of Queensland.
 17. **SRIA** means the Yarrabilba PDA & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 24 May 2019 (as amended from time to time).

COMPLIANCE ASSESSMENT:

Where a condition of this 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 EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
- ii) submit to EDQ DA a duly completed Compliance Assessment form².
- iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- 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) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. 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 v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

SUBMITTING DOCUMENTATION TO EDQ:

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, submit the documentation to:

- a) EDQ DA at: pdadevelopmentassessment@dsdmip.qld.gov.au.
- b) EDQ TS at: EDQ_PrePostConstruction@dsdmip.qld.gov.au

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement for the relevant stage
2.	Street naming Submit to EDQ DA a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
Construction		
3.	Hours of work - construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
4.	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6.	Construction management plan a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) complaints procedures; iv) site management:	a) Prior to commencing work for the relevant stage

³ The out of hours work request form is available at EDQ's website.

	1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
7.	Erosion and sediment management a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i> b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work for the relevant stage b) During construction
8.	Traffic management plan a) Submit to EDQ TS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:	a) Prior to commencing work for the relevant stage

	i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	b) During construction
9.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
Earthworks and retaining walls		
10.	Earthworks a) Submit to EDQ TS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:	a) Prior to commencing site works for the relevant stage

	i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the supporting plan Preliminary Earthworks Levels plan provided by RPS dated 7/10/2021. The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) 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
11.	Retaining walls a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the supporting plan	a) Prior to commencing site works for the relevant stage

	Preliminary Earthworks Levels Plan provided by RPS dated 7/10/2021. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ TS 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 submitted under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
Roadworks, urban servicing and stormwater management		
12.	Roadworks a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, for all roadworks, including parking bays, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) <i>P04ROL3 Functional Layout Roadworks and Typical Sections</i>, Drawing No. 16-217-SK151 Revision B, prepared by KN Group and dated 13/09/2021. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS: i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	a) Prior to commencing 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]
13.	Street lighting Comply with either parts a) and c) or parts b) and c) of this condition. a) Design and install a <u>Rate 2</u> street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) meet the relevant standards of Energex;	a) Prior to survey plan endorsement for the relevant stage

	ii) be endorsed by Energex as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Energex 'billable customer'; iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> ii) meet the requirements of AS3000 – 'SAA Wiring Rules'. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority. c) Submit to EDQ TS 'as-constructed' plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
14.	Water reticulation a) Submit to EDQ TS detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) <i>P04ROL3 Functional Layout Service Plan</i>, Drawing No. 16-217-SK152 Revision B, prepared by KN Group and dated 13/09/2021. b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS 'as constructed' plans, certified by a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Logan Water current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior commencing site work for Stage 30 b) Prior to survey plan endorsement for Stage 30 c) Prior to survey plan endorsement for Stage 30

15.	Sewer reticulation a) Submit to EDQ TS detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) <i>P04ROL3 Functional Layout Service Plan</i>, Drawing No. 16-217-SK152 Revision B, prepared by KN Group and dated 13/09/2021. b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition. c) Submit to EDQ TS 'as constructed' plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: i) Logan Water current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior the commencing site work for Stage 30 b) Prior to survey plan endorsement for Stage 30 c) Prior to survey plan endorsement for Stage 30
16.	Stormwater management (quality) a) Submit to EDQ TS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and: ii) The approved <i>P04ROL3 Functional Layout Service Plan</i>, Drawing No. 16-217-SK152 Revision B, prepared by KN Group and dated 13/09/2021. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council.	a) Prior to commencing site work for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
17.	Stormwater management (quantity) a) Submit to EDQ TS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and: ii) <i>P04ROL3 Functional Layout Service Plan</i>, Drawing No. 16-217-SK152 Revision B, prepared by KN Group and dated 13/09/2021.	a) Prior to commencing site work for the relevant stage

	b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
18.	Electricity a) Submit to EDQ TS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to survey plan endorsement for Stage 30 b) Prior to survey plan endorsement for Stage 30
19.	Telecommunications a) Submit to EDQ TS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to survey plan endorsement for Stage 30 b) Prior to survey plan endorsement for Stage 30
20.	Broadband a) Submit to EDQ TS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to survey plan endorsement for Stage 30 b) Prior to survey plan endorsement for Stage 30
Landscape and environment		
21.	Streetscape works a) Submit to EDQ TS detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with the following approved plans/ documents: i) <i>P04ROL3 Functional Layout Service Plan</i>, drawing No. 16-217-SK152 Revision B, prepared by KN Group and dated 13/09/2021	a) Prior to commencing site work for Stage 30

	The certified drawings are to include, where relevant: 1. location and type of street lighting in accordance with AS1158 – <i>‘Lighting for Roads and Public Spaces’</i>; 2. footpath treatments; 3. location and specifications of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines. b) Construct streetscape works generally in accordance with the streetscape plans approved under part a) of this condition. c) Submit to EDQ TS ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.	b) Prior to survey plan endorsement for Stage 30 c) Prior to survey plan endorsement for Stage 30
22.	Compliance Assessment - Landscape works (Parks and Open Space) a) Submit to EDQ DA, for Compliance Assessment, detailed landscape plans, certified by an AILA, for proposed landscape works within parks and open space. The certified plans must include a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council and landscaping designed generally in accordance with: i) <i>PDA Guideline No. 12 – Park planning and design</i>; and ii) <i>District Recreation Park – Yarrabilba - Precinct 4 - Landscape Master Plan, Issue B</i>, prepared by RPS and dated 26/05/2021. The certified plans are to include, where relevant: 1. existing contours or site levels, services and features; 2. proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads or water bodies, retaining walls or batters); 3. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; 4. locations of electricity and water connections to parks; 5. location and details of vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access;	a) Prior to commencement of site works for Stage 31

	6. details and locations of any proposed building works including bridges, park furniture, picnic facilities, play equipment, public amenities, car parking, driveways, footpaths and cycling paths; 7. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; and 8. public lighting in accordance with <i>Australian Standard AS1158 –Lighting for Roads and Public Spaces</i>. b) Construct landscape works generally in accordance with the plans endorsed under part a) of this condition. c) Submit to EDQ TS, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	b) Prior to survey plan endorsement for Stage 31 c) Prior to survey plan endorsement for Stage 31
23.	Bushfire Management Carry out the development in accordance with the recommendations of the <i>Bushfire Hazard Assessment and Mitigation Plan, Version 2 prepared by Bushland Protection Systems Pty Ltd, dated 12 June 2021</i>.	Prior to the commencement of use and to be maintained
Surveying, land transfers and easements		
24.	Land transfers – park and open space Transfer, in fee simple, to Council as trustee Lot 3003 as shown on the approved plans for park and open space purposes.	In accordance with the timing nominated in the Yarrabilba Infrastructure Agreement (Municipal)
25.	Easements over infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	At registration of survey plan for the relevant stage
Infrastructure contributions		
26.	Municipal & State Charge In lieu of paying the Municipal and State Charges, provide the infrastructure in accordance with the endorsed Infrastructure Master Plans, the Municipal IA and State Community Facilities IA.	In accordance with the Municipal IA, State Community Facilities IA and Infrastructure Master Plans.

27.	Implementation Charge The applicant will: a) Pay to the MEDQ the relevant implementation charge in accordance with the ICID; or b) If the ICID is no longer in effect, pay to the MEDQ the relevant implementation charges calculated in accordance with the IFF and indexed to the date of payment.	a) In accordance with the ICID; or b) In accordance with the IFF
28.	Sub-Regional Charges & Value Capture Charges In lieu of paying the sub-regional & value capture charges infrastructure charges, the applicant will: a) Submit to the MEDQ an acknowledgement from Council of the applicable sub-regional & value capture charges (calculated in accordance with the SRIA and DSRCIA) 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.	a) In accordance with the SRIA, DSRCIA; or b) In accordance with the IFF
Development in accordance with a POD		
29.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved POD; and b) any documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
30.	Maintain the approved development Maintain the approved development generally in accordance with any documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
31.	Documentation – POD a) Submit to EDQ DA, for Compliance Assessment, documentation for multiple residential development, for assessment against the approved POD. b) The documentation submitted under part a) of this condition is to detail and/or include the following: i) site location; ii) lot size and configuration; iii) building height; iv) plot ratio, gross floor area (GFA) and site cover; v) number and size, using GFA, of dwellings; vi) interface with adjoining dwellings;	a) Prior to commencement of building works b) Prior to commencement of building works

	vii) built-form including floor plans, sections, elevations and details of materials; viii) landscaping and open space provision; ix) on-site parking, access and servicing; and x) urban servicing arrangements including sewer, water, stormwater connections; and xi) an assessment of compliance with the approved POD.	
Construction of development in accordance with a POD		
32.	Construction management plan a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment.	a) Prior to commencing work

	b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
33.	Erosion and sediment management a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i> b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
34.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first b) Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
Infrastructure contributions (uses in accordance with a POD)		
35.	Municipal & State Charge In lieu of paying the Municipal and State Charges, provide the infrastructure in accordance with the endorsed Infrastructure Master Plans, the Municipal IA and State Community Facilities IA.	In accordance with the Municipal IA, State Community Facilities IA and Infrastructure Master Plans.

36.	Implementation Charge The applicant will: a) Pay to the MEDQ the relevant implementation charge in accordance with the ICID; or b) If the ICID is no longer in effect, pay to the MEDQ the relevant implementation charges calculated in accordance with the IFF and indexed to the date of payment.	a) In accordance with the ICID; or b) In accordance with the IFF
37.	Sub-Regional Charges & Value Capture Charges In lieu of paying the sub-regional & value capture charges infrastructure charges, the applicant will: a) Submit to the MEDQ an acknowledgement from Council of the applicable sub-regional & value capture charges (calculated in accordance with the SRIA and DSRCIA) payable and confirmation that these charges have been paid to Council; or a) 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.	a) In accordance with the SRIA, DSRCIA; or a) In accordance with 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 ****