



Our ref: DEV2020/1145/4

11 April 2022

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

Lendlease Communities (Yarrabilba) Pty Ltd
C/- RPS Australia East Pty Ltd
Att: Mr Ken Burmeister
PO Box 1559
FORTITUDE VALLEY QLD 4006

Email: ken.burmeister@rpsgroup.com.au

Dear Mr Burmeister

Section 99 Approval - application to change PDA development approval

Reconfiguring a lot – 1 lot into 7 non-residential lots, open space, new road and balance lots, and associated plan of development at corner of Yarrabilba Drive and Fauna Way, Yarrabilba described as part of Lot 907 on SP304357 and part of Lot 907 on SP308725

On 11 April 2022 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 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	Corner of Yarrabilba Drive and Fauna Way, Yarrabilba	
Lot on plan description	Lot number	Plan description
	part of Lot 907	SP304357
	part of Lot 907	SP308725
PDA development application details		
DEV reference number	DEV2020/1145/4	
'Properly made' date	21 February 2022	
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	<u>Proposed Changes:</u> 1. The establishment of an additional open space lot	
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.	
Original Decision date	6 July 2021	
Change to approval date	11 April 2022	
Currency period	4 years from original date of 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 03D Proposed Reconfiguration 2, prepared by Lendlease	P03D-ROL2-211124 Sheet 1 of 2	24/11/2021
2.	Precinct 03D Proposed Reconfiguration 2, prepared by Lendlease	P03D-ROL2-211124 SHT 2 of 2	24/11/2021
3.	Precinct 03D - Reconfiguration of a Lot 2, Plan of Development, prepared by Lendlease	P03D-POD2-211124 SHT 1 of 2	24/11/2021

Plans and documents previously approved on 6 July 2021		Number	Date
1.	Precinct 03D Reconfiguration of a Lot 2, Common Clause Document, prepared by Lendlease	P03D-POD2-CC-210505	05/05/2021
2.	Precinct 03D - Reconfiguration of a Lot 2, Plan of Development, prepared by Lendlease	P03D-POD2-210505 SHT 2 of 2	05/05/2021
3.	Functional Layout Roadworks Plan and Typical Sections, prepared by KN Group Pty Ltd Consulting Engineers	15-111-SK111 Rev F Sheet 1 of 4	30/04/21
4.	Functional Layout Services Plan, prepared by KN Group Pty Ltd Consulting Engineers	15-111-SK112 Rev F Sheet 2 of 4	30/04/21
5.	Functional Layout Earthworks Plan, prepared by KN Group Pty Ltd Consulting Engineers	15-111-SK113 Rev F Sheet 3 of 4	30/04/21
6.	Functional Layout Preliminary Trunk Sewer, prepared by KN Group Pty Ltd Consulting Engineers	15-111-SK114 Rev G Sheet 4 of 4	30/04/21
7.	Geotechnical Desktop Review, Yarrabilba Precinct 3D, prepared by SGS	SGS/18/E003B	23/02/2018
8.	Sub-Precinct Specific Bushfire Hazard Assessment And Mitigation Plan for Lots 15 – 18 & 20-22 Sub-precinct 3D, Yarrabilba, Bushland Protection Systems Pty Ltd		23/09/2020
9.	Yarrabilba, Precinct 3D North Traffic and Transport Assessment Memorandum, prepared by SLR Consulting	620.11743-M06-v1.1 Precinct 3D North Traffic Report 2020 09 30.docx	30/09/2020
10.	Precinct 3D Area B (North) Ecological Compliance Certification, Yarrabilba prepared by Natura Consulting	NCO11-0011	16/09/2020
11.	Precinct 3D Response to Information Request: Identification and Mitigation of Edge Impacts to the Fauna Corridor, prepared by Natura Consulting	NCO11-0011_Precinct 3d EDQ RFI_v2.0	06/05/2021
12.	Yarrabilba Precinct 3D Stormwater Management for Reconfiguring a Lot Application 2, prepared by DesignFlow	projects/4284	07/09/2020
13.	Yarrabilba Precinct 3D North Water and Sewerage Servicing Strategy, prepared by Stantec	83502580 - YB Precinct 3D North WS Planning Tech Memo V3	17/09/20

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. **BFP** means Building Format Plan.
3. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
4. **CMP** means Construction Management Plan
5. **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.
6. **Council** means the relevant local government for the land the subject of this approval.
7. **DSDILGP** means the Department of State Development, Infrastructure, Local Government and Planning.
8. **DTRM** means Department of Transport and Main Roads
9. **EDQ** means Economic Development Queensland.
10. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
11. **EDQ TS** means Economic Development Queensland's – Technical Services team.
12. **EP Act** means the *Environmental Protection Act 1994*.
13. **ESCP** means Erosion and Sediment Control Plan
14. **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).
15. **MEDQ** means the Minister for Economic Development Queensland.
16. **Municipal IA** means the Yarrabilba Infrastructure Agreement (Municipal) in effect on 19 May 2017 (as amended from time to time).
17. **PDA** means Priority Development Area.
18. **RPEQ** means Registered Professional Engineer of Queensland.
19. **SRIA** means the Yarrabilba PDA & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 24 May 2019 (as amended from time to time).
20. **TMP** means Traffic Management Plan.

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@DSDILGP.qld.gov.au.
- b) EDQ TS at: EDQ_PrePostConstruction@DSDILGP.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.

PDA Development Conditions – Reconfiguring a Lot		
Ref	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
2.	Street naming Submit to EDQ DA a schedule of street names approved by Council.	Prior to survey plan endorsement
3.	Entry walls or features The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ DA, DSDILGP.	As indicated
Construction		
4.	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
5.	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
6.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
7.	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
8.	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;	a) Prior to commencing work

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

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	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
9.	Erosion and sediment management a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by an 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
10.	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: 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. NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require	a) Prior to commencing work b) During construction

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	<i>authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	
11.	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. NOTE: <i>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 b) Prior to survey plan endorsement
Earthworks and retaining walls		
12.	Earthworks a) Submit to EDQ TS detailed earthworks plans, certified by an RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - the approved Functional Layout Earthworks Plan, drawing No. 15-111-SK113 revision F, prepared by KN Group and dated 30/04/2021; - the approved Geotechnical Desktop Review Reference No. SGS/18/E003B, prepared by SGS and dated 23/02/2018. The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, as required by condition 9 – Erosion and sediment management; - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - 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: - all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and - any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencing earthworks b) Prior to survey plan endorsement c) Prior to survey plan endorsement

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
13.	Retaining walls a) Submit to EDQ TS detailed engineering plans, certified by an 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 approved Functional Layout Earthworks Plan, drawing No. 15-111-SK113 revision F, prepared by KN Group and dated 30/04/2021; and iv) the approved Geotechnical Desktop Review Reference No. SGS/18/E003B, prepared by SGS and dated 23/02/2018 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.	a) Prior to commencing earthworks b) Prior to survey plan endorsement c) Prior to survey plan endorsement
Roadworks, urban servicing and stormwater management		
14.	Roadworks a) Submit to EDQ TS detailed engineering plans, certified by an 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) the following approved plans and documents: 1. Yarrabilba Precinct 3D North Traffic and Transport Assessment Memorandum, prepared by SLR Consulting Australia, document Ref: 620.11743-M06-v1.1 Precinct 3D North Traffic Report 2020 09 30, and dated 30/09/2020; 2. Functional Layout Roadworks Plan and Typical Sections, drawing No. 15-111-SK111 revision F, prepared by KN Group and dated 30/04/2021; and 3. Functional Layout Service Plan, drawing No. 15-111-SK112 revision F, prepared by KN Group and dated 30/04/2021; 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 an RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	a) Prior to commencing site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
15.	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 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 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 an RPEQ, in a format acceptable to Council.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement c) Prior to survey plan endorsement
16.	Water - internal a) Submit to EDQ TS detailed water reticulation design plans, certified by an 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) the approved Yarrabilba Precinct 3D North Water and Sewerage Servicing Strategy report, document ref: 83502580, prepared by Stantec and dated 17/09/2020; iii) the approved Geotechnical Desktop Review Reference No. SGS/18/E003B, prepared by SGS and dated 23/02/2018. 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 an 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's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior to commencing site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
17.	Sewer - internal a) Submit to EDQ TS detailed sewer reticulation design plans, certified by an 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) the approved Yarrabilba Precinct 3D North Water and Sewerage Servicing Strategy report, document ref: 83502580 - YB Precinct 3D North WS Planning Tech Memo V3, prepared by Stantec and dated 17/09/2020; and iii) the approved Geotechnical Desktop Review Reference No. SGS/18/E003B, prepared by SGS and dated 23/02/2018.	a) Prior to commencing site works

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	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’s current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
18.	Sub-Regional Sewer Rising Main within proposed road Where an Infrastructure Agreement is entered into pursuant to Section 11 of the SRIA: a) Submit to EDQ TS detailed design plans, certified by an RPEQ and endorsed by Council, for the portion of sub-regional rising main within the proposed road reserve in front of Lot 20, 21 and 22, generally in accordance with: i) Council’s adopted Standards and Specifications; b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ TS ‘as–constructed’ plans, asset register, pressure test and CCTV results in accordance with Council current adopted standards. Note to Applicant: <i>The Maintenance Period for this infrastructure will be for a period of 12 months from the rising main becoming operational</i>	a) Prior to survey plan endorsement of the first stage b) Prior to survey plan endorsement of the first stage c) Prior to survey plan endorsement of the first stage
19.	Compliance Assessment - Stormwater Management (Quality) a) Submit to EDQ DA, for compliance assessment detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for all stormwater devices including bio-retention basins, sediment control pound and proposed open drain along northern boundaries of commercial allotment in Stage 2 designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity and;</i> ii) Stormwater Advice, document ref No. Projects/4284 prepared by DesignFlow and dated 7/09/2020; iii) The approved Geotechnical Desktop Review Reference No. SGS/18/E003B, prepared by SGS and dated 23/02/2018. The basins shall be either sized to ensure the increased in flow for the 1 year ARI event is fully mitigated (preferred outcome) or provide detailed information to demonstrate that any increase will not adversely impact on waterway stability. b) Submit to EDQ TS, detailed engineering drawings certified by a RPEQ for each stormwater devices generally in accordance with the endorsed plans required under part a) of this condition. The design basins stage volume relationships shall be generally in accordance with the outcome of the approved flood study. c) Construct stormwater works generally in accordance with the certified plans submitted under part b) of this condition.	a) Prior to commencing site works b) Prior to commencing site works c) Prior to survey plan endorsement

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	d) Submit to EDQ TS, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	d) Prior to survey plan endorsement
20.	Compliance assessment - Stormwater management (quantity) a) Submit to EDQ DA for compliance assessment, detailed engineering drawings and hydraulic calculations, certified by an RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and; ii) the approved Stormwater Advice, document ref No. Projects/4284 prepared by DesignFlow and dated 7/09/2020. iii) the approved Geotechnical Desktop Review Reference No. SGS/18/E003B, prepared by SGS and dated 23/02/2018. 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 an RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencing site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
21.	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 b) Prior to survey plan endorsement
22.	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 b) Prior to survey plan endorsement
23.	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 b) Prior to survey plan endorsement
Landscape and environment		
24.	Compliance Assessment - Streetscape works a) Submit to EDQ DA, for Compliance Assessment, 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) Yarrabilba Precinct 3D North Traffic and Transport Assessment Memorandum, prepared by SLR Consulting Australia, document	a) Prior to commencing site works

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	Ref: 620.11743-M06-v1.1 Precinct 3D North Traffic Report 2020 09 30, and dated 30/09/2020. 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 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 c) Prior to survey plan endorsement
25.	Landscape works (Parks and Open Space) – Compliance Assessment 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) the following approved plans: 1. Precinct 03D – Proposed Reconfiguration of a Lot 2 Plan of Development, Drawing No. P03D-POD2-211124 SHT 1 of 2, prepared by Lendlease and dated 24/11/2021. 2. Precinct 03D – Proposed Reconfiguration 2, Drawing No. P03D-ROL2-211124 Sheet 1 of 2, prepared by Lendlease and dated 24/11/2021. 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; 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.	a) Prior to commencing site works b) Prior to survey plan endorsement

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	c) Submit to EDQ TS, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	c) Prior to survey plan endorsement
26.	Vegetation Clearing and Site Rehabilitation Undertake vegetation clearing and site rehabilitation in accordance with the following documents: - Endorsed Overarching Site Strategy - Natural Environment; - Precinct 3D Area B (North) Ecological Compliance Certification, Yarrabilba, Ref: NCO11-0011 prepared by Natura Consulting dated 16/09/2020.	Ongoing
27.	Bushfire Management and Mitigation Carry out the development in accordance with the recommendations of approved Sub-Precinct Specific Bushfire Hazard Assessment and Mitigation Plan for Lots 15-18 and 20-22 Sub-Precinct 3D Yarrabilba prepared by Bushland Protection Systems Pty Ltd, dated 23 September 2020.	Prior to the commencement of use and to be maintained
Surveying, land transfers and easements		
28.	Land transfers – Contaminated Land Demonstrate to EDQ Development Assessment, DSDILGP 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 of the relevant stage
29.	Land transfers – park and open space Transfer, in fee simple, to Council as trustee Lots 7001 and 7002 as shown on the approved plans for park and open space purposes.	At registration of survey plan
30.	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
Infrastructure charges		
31.	Municipal and State Charge In lieu of paying the Municipal and State Charges, the applicant will provide the infrastructure in accordance with the following endorsed Infrastructure Master Plans: - Community Facilities; - Movement Network; - Sewer; - Water; and - Community Greenspace.	In accordance with the IFF
32.	Sub-Regional Charge and Implementation Charge Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before four (4) years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or	In accordance with the IFF

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than four (4) years from the original decision date – in accordance with the IFF in force at the time of the payment.	

Development Conditions – Plan of Development (POD)		
Ref	Condition	Timing
Development in accordance with a POD		
33.	Carry out the approved development Carry out the approved development generally in accordance with: - the approved POD; and - any documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
34.	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
35.	Documentation – POD - Submit to EDQ DA, for Compliance Assessment, documentation for development, for assessment against the approved POD. - The documentation submitted under part a) of this condition is to detail and/or include the following: - site location; - lot size and configuration; - building height; - plot ratio, gross floor area (GFA) and site cover; - number and size, using GFA, of dwellings; - interface with adjoining dwellings; - built-form including floor plans, sections, elevations and details of materials; - landscaping and open space provision; - on-site parking, access and servicing; and - urban servicing arrangements including sewer, water, stormwater connections; and - an assessment of compliance with the approved POD.	- Prior to commencement of building works - Prior to commencement of building works
Construction of development in accordance with a POD		
36.	Out of 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
37.	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 ⁴ .	Minimum of 10 business days prior to proposed out of hours work commencement date
38.	Certification of Operational Work Carry out all Operational Work, for a use permitted under the approved POD, in accordance with the <i>Certification Procedures Manual</i> .	At all times

⁴ The out of hours work request form is available at EDQ's website.

Development Conditions – Plan of Development (POD)		
Ref	Condition	Timing
39.	Construction management plan - POD 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: - noise and dust in accordance with the EP Act; - 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; - contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; - complaints procedures; - site management: - for the provision of safe and functional alternative pedestrian routes, past, through or around the site; - to mitigate impacts to public sector entity assets, including street trees, on or external to the site; - for safe and functional temporary vehicular access points and frequency of use; - for the safe and functional loading and unloading of materials including the location of any remote loading sites; - for the location of materials, structures, plant and equipment; - of waste generated by construction activities; - detailing how materials are to be loaded/unloaded; - of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); - of employee and visitor parking areas; - of anticipated staging and programming; - for the provision of safe and functional emergency exit routes; and - 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.	a) Prior to commencing work b) During construction c) During construction
40.	Erosion and sediment management - POD a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by an RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: - construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); <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

Development Conditions – Plan of Development (POD)		
Ref	Condition	Timing
41.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved plan of 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 charges		
42.	Municipal and State Charge In lieu of paying the Municipal and State Charges, the applicant will provide the infrastructure in accordance with the following endorsed Infrastructure Master Plans: • Community Facilities; • Movement Network; • Sewer; • Water; and • Community Greenspace.	In accordance with the IFF
43.	Sub-Regional Charge and Implementation Charge Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: • where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before four (4) years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or • where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than four (4) years from the original decision date – in accordance with the IFF in force at the time of the payment.	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 ****