Our ref: DEV2017/860/65

Queensland Government

Department of
State Development, Infrastructure, Local Government and Planning

29 March 2023

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

Email: gavin.edwards@rpsgroup.com.au

Dear Mr Edwards

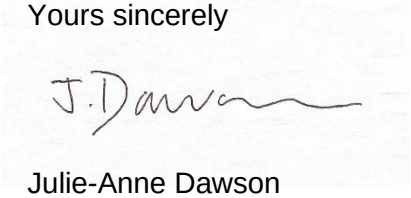
Section 99 Approval - application to change PDA development approval
Reconfiguring a lot - 15 lots into 17 lots (7 balance lots, 4 management lots and 7 remnant lots); and reconfiguring a lot – 1 lot into 673 residential lots, open space lots, state primary school lot and new road with plans of development and a context plan at 2-126 Pine Forest Way, Yarrabilba; 512-664, 513-637, 641-913, 666-750 and 752-954 Steele Road, Kairabah; Yarrabilba Drive, Kairabah, Lots 35, 36 and 1668-1730 Waterford Tamborine Road, Kairabah; Darlington Drive, Kairabah; and Plunkett Road, Kairabah described as part Lot 1 on RP36803, Lot 3 on RP36803, part Lot 3 on RP36802, part Lot 3 on RP27535, part Lot 1 on WD3523, Lot 104 on SP287372, part Lot 35 on W31950, part Lot 36 on W31950, part Lot 38 on W311080, part Lot 42 on W311428, part Lot 900 on SP264260, part Lot 105 on SP291900, Lot 106 on SP291900, Lot 107 on SP291900 and part Lot 108 on SP291900

On 29 March 2023 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 Nicole Tobias, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6752 or at nicole.tobias@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely



Julie-Anne Dawson
A/Director
Development Assessment
Economic Development Queensland

Economic Development Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	2-126 Pine Forest Way, Yarrabilba; 512-664, 513-637, 641-913, 666-750 and 752-954 Steele Road, Kairabah; Yarrabilba Drive, Kairabah, Lots 35, 36 and 1668-1730 Waterford Tamborine Road, Kairabah; Darlington Drive, Kairabah; and Plunkett Road, Kairabah	
Lot on plan description	Lot number	Plan description
	part Lot 1	RP36803
	Lot 3	RP36803
	part Lot 3	RP36802
	part Lot 3	RP27535
	part Lot 1	WD3523
	Lot 104	SP287372
	part Lot 35	W31950
	part Lot 36	W31950
	part Lot 38	W311080
	part Lot 42	W311428
	part Lot 900	SP264260
	part Lot 105	SP291900
	Lot 106	SP291900
	Lot 107	SP291900
	part Lot 108	SP291900
PDA development application details		
DEV reference number	DEV2017/860/85	
'Properly made' date	10 January 2023	
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	

Economic Development Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

Description of proposal applied for	Change to Reconfiguring a lot - 15 lots into 17 lots (7 balance lots, 4 management lots and 7 remnant lots); and reconfiguring a lot – 1 lot into 673 residential lots, open space lots, state primary school lot and new road with plans of development and a context plan

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: • Amendment to the timing of Condition 12(b), (c) and (d) • Amendment to the timing of Condition 13(b), (c) and (d) • Delete Condition 39.
Original Decision date	23 August 2019
1st Change to approval date	17 June 2021
2nd Change to approval date	14 October 2021
3rd Change to approval date	27 January 2022
4th Change to approval date	29 March 2023
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.

	Supporting plans and documents 27 January 2022	**Number**	**Date**
1.	Yarrabilba Master Plan Development Waterford-Tamborine Road Intersections Trigger Assessment	620.11743-M03-v0.3-20211222.docx	22 December 2021
	Plans and documents previously approved on 14 October 2021	**Number**	**Date**
1.	Precinct Four – Application One Plan of Development	P04-ROL1-POD210914 Sheet 1 of 10	14 September 2021
2.	Precinct Four – Application One Plan of Development	P04-ROL1-POD210914 Sheet 2 of 10	14 September 2021
3.	Precinct Four – Application One Plan of Development	P04-ROL1-POD210914 Sheet 3 of 10	14 September 2021
4.	Precinct Four – Application One Plan of Development	P04-ROL1-POD210914 Sheet 4 of 10	14 September 2021
5.	Precinct Four – Application One Plan of Development	P04-ROL1-POD210914 Sheet 5 of 10	14 September 2021
6.	Precinct Four – Application One Plan of Development	P04-ROL1-POD210914 Sheet 6 of 10	14 September 2021

7.	Precinct Four – Application One Plan of Development	P04-ROL1-POD210914 Sheet 7 of 10	14 September 2021
8.	Precinct Four – Application One Plan of Development	P04-ROL1-POD210914 Sheet 8 of 10	14 September 2021
9.	Precinct Four – Application One Plan of Development	P04-ROL1-POD210914 Sheet 9 of 10	14 September 2021
10.	Precinct Four – Application One Plan of Development	P04-ROL1-POD210914 Sheet 10 of 10	14 September 2021
11.	Precinct Four – Application One Reconfiguration of a Lot	P04-ROL1-210914 Sheet 1 of 9	14 September 2021
12.	Precinct Four – Application One Reconfiguration of a Lot	P04-ROL1-210914 Sheet 2 of 9	14 September 2021
13.	Precinct Four – Application One Reconfiguration of a Lot	P04-ROL1-210914 Sheet 3 of 9	14 September 2021
14.	Precinct Four – Application One Reconfiguration of a Lot	P04-ROL1-210914 Sheet 4 of 9	14 September 2021
15.	Precinct Four – Application One Reconfiguration of a Lot	P04-ROL1-210914 Sheet 5 of 9	14 September 2021
16.	Precinct Four – Application One Reconfiguration of a Lot	P04-ROL1-210914 Sheet 6 of 9	14 September 2021
17.	Precinct Four – Application One Reconfiguration of a Lot	P04-ROL1-210914 Sheet 7 of 9	14 September 2021
18.	Precinct Four – Application One Reconfiguration of a Lot	P04-ROL1-210914 Sheet 8 of 9	14 September 2021
19.	Precinct Four – Application One Reconfiguration of a Lot	P04-ROL1-210914 Sheet 9 of 9	14 September 2021
20.	Precinct 4 - Application One Management Lot Strategy – Plan 1, prepared by Lendlease	P04-ROL-MGMT 210625 Sht 1 of 3	25 June 2021
21.	Precinct 4 - Application One Management Lot Strategy – Plan 2, prepared by Lendlease	P04-ROL-MGMT 210625 Sht 2 of 3	25 June 2021
22.	Precinct 4 - Application One Management Lot Strategy – Plan 3, prepared by Lendlease	P04-ROL-MGMT 210625 Sht 3 of 3	25 June 2021

Plans and documents previously approved on 17 June 2021		Number	Date
1.	P04ROL1 Functional Layout Roadworks Plan Sheet 1	16-217-SK001 Revision D	18.01.2021
2.	P04ROL1 Functional Layout Roadworks Plan Sheet 2	16-217-SK002 Revision D	18.01.2021
3.	P04ROL1 Functional Layout Roadworks Plan Sheet 3	16-217-SK003 Revision D	18.01.2021
4.	P04ROL1 Functional Layout Roadworks Plan Sheet 4	16-217-SK004 Revision H	18.01.2021
5.	P04ROL1 Functional Layout Roadworks Plan Sheet 5	16-217-SK005 Revision H	09.04.2021
6.	P04ROL1 Functional Layout Roadworks Plan Sheet 6	16-217-SK006 Revision E	18.01.2021
7.	P04ROL1 Functional Layout Roadworks Plan Sheet 7	16-217-SK007 Revision E	18.01.2021
8.	P04ROL1 Functional Layout Typical Sections Sheet 1	16-217-SK008 Revision E	09.07.2018
9.	P04ROL1 Functional Layout Typical Sections Sheet 2	16-217-SK009 Revision F	10.05.2021
10.	P04ROL1 Functional Layout Typical Sections Sheet 3	16-217-SK010 Revision C	22.06.2018
11.	P04ROL1 Functional Layout Service Plan Sheet 1	16-217-SK011 Revision C	18.01.2021
12.	P04ROL1 Functional Layout Service Plan Sheet 2	16-217-SK012 Revision C	18.01.2021
13.	P04ROL1 Functional Layout Service Plan Sheet 3	16-217-SK013 Revision D	18.01.2021
14.	P04ROL1 Functional Layout Service Plan Sheet 4	16-217-SK014 Revision F	18.01.2021
15.	P04ROL1 Functional Layout Service Plan Sheet 5	16-217-SK015 Revision G	09/04/2021
16.	P04ROL1 Functional Layout Service Plan Sheet 6	16-217-SK016 Revision E	18.01.2021
17.	P04ROL1 Functional Layout Service Plan Sheet 7	16-217-SK017 Revision D	18.01.2021
18.	P04ROL1 Functional Layout Earthworks Plan Sheet 1	16-217-SK018 Revision C	18.01.2021
19.	P04ROL1 Functional Layout Earthworks Plan Sheet 2	16-217-SK019 Revision C	18.01.2021
20.	P04ROL1 Functional Layout Earthworks Plan Sheet 3	16-217-SK020 Revision D	18.01.2021
21.	P04ROL1 Functional Layout Earthworks Plan Sheet 4	16-217-SK021 Revision F	18.01.2021
22.	P04ROL1 Functional Layout Earthworks Plan Sheet 5	16-217-SK022 Revision G	09/04/2021

23.	P04ROL1 Functional Layout Earthworks Plan Sheet 6	16-217-SK023 Revision E	18.01.2021
24.	P04ROL1 Functional Layout Earthworks Plan Sheet 7	16-217-SK024 Revision D	18.01.2021
25.	P04ROL1 Functional Layout On-Street Parking Sheet 1	16-217-SK025 Revision F	18.01.2021
26.	P04ROL1 Functional Layout On-Street Parking Sheet 2	16-217-SK026 Revision G	09/04/2021
27.	P04ROL1 Functional Layout On-Street Parking Sheet 3	16-217-SK027 Revision E	18.01.2021
28.	P04ROL1 Functional Layout On-Street Parking Sheet 4	16-217-SK028 Revision D	18.01.2021
29.	P04ROL1 Functional Layout Powerlink Easement Layout Sheet 1	16-217-SK029 Revision B	11.01.2021
30.	P04ROL1 Functional Layout Powerlink Easement Layout Sheet 2	16-217-SK030 Revision B	11.01.2021
31.	P04ROL1 Road Carriageway Options Sheet 1	16-217-SK031 Revision A	08.06.2018
32.	P04ROL1 Road Carriageway Options Sheet 2	16-217-SK032 Revision A	08.06.2018
33.	P04ROL1 Road Carriageway Options Sheet 3	16-217-SK033 Revision A	08.06.2018
34.	P04ROL1 Functional Layout Details Plan	16-217-SK034 Revision C	18.01.2021
35.	Updated Traffic Noise Impact Assessment – Proposed Precinct 4 (ROL 1) Development Yarrabilba	19-051 Revision 2	19.02.2021
Supporting plans and documents		**Number**	**Date**
36.	Geotechnical Desktop Review prepared by SGS Australia Pty Ltd dated	SGSE/17/E0161	15/06/2017
Approved plans and documents on 23 August 2019		**Number**	**Date**
37.	Precinct 5 – Application One Plan of Development Education, prepared by Lendlease	P05-ROL1-PODE 190417	17.04.2019
38.	Yarrabilba Precinct 5 – Precinct Network Plan – Water and Wastewater Infrastructure, prepared by MWH	As amended in red 30 July 2019	12 January 2018
39.	Yarrabilba Precinct 5 – Stormwater Management Plan Version 2, prepared by Design Flow		19 September 2017
40.	Precinct 5 Ecological Compliance Certification, prepared by Natura Consulting	Report Reference NCO11-0011	14 June 2017
41.	Context Bushfire Hazard Assessment and Mitigation Plan for Precinct 5 Yarrabilba, prepared by Bushland Protection Systems Pty Ltd		14 July 2017
42.	Sub-precinct Specific Bushfire Hazard Assessment and Mitigation Plan for Sub-precinct 5A Yarrabilba, prepared by Bushland Protection Systems Pty Ltd		24 July 2018

Endorsed plans and documents on 23 August 2019		Number	Date
43.	Precinct 5 – Indicative Context Plan	P05 – ICP-180827	27 August 2018
44.	Natural Environment Overarching Site Strategy, prepared by Natura Consulting	NCO11-0011_Yarrabilba	30 March 2016 Endorsed on 22 April 2016
45.	Precinct 5 – Street Tree Planting Master Plan, prepared by RPS	Dwg No 116660-10-LA-00-05 Rev D	13 July 2017
46.	Precinct 5 – South Rock Park (Neighbourhood Park), prepared by RPS	Dwg No 116660-10-LA-00-02 Rev D	13 July 2017
47.	Precinct 5 – Linear Park prepared by RPS	116660-10-LA-00-03 Rev D	13 July 2017
Supporting plans and documents		**Number**	**Date**
48.	Traffic Impact Assessment Precinct 5 Yarrabilba Master Plan Development, prepared by SLR Consulting	As amended in red 30 July 2019	25 September 2017
49.	Precinct 5, ROL Road Reference Plan	Project No 124141-4	August 2019

PDA development conditions

PREAMBLE AND ABBREVIATIONS

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, DSDILGP 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, DSDILGP 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, DSDILGP 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, DSDILGP **within 20 business days** from the date of the notice.

v. **within 20 business days** – EDQ Development Assessment, DSDILGP 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, DSDILGP 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, DSDILGP 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. Parkland means carrying out operational works related to the provision of parkland infrastructure
   c. **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;

d. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
e. **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;
f. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
g. **Water Works** means carrying out any operational works related to the provision of water infrastructure.

4. **Council** means Logan City Council.

5. **DSDILGP** means the Department of State Development, Infrastructure, Local Government and Planning.

6. **DSRIA** means the Developer Sub-regional 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.

SRIA means the Yarrabilba PDA & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 24 May 2019

No.	Condition	Timing
ROL		
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 *Certification Procedures Manual.*	As required by the *Certification Procedures Manual*

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 10) for any variations to the configuration of the layout, lots and/ or building envelopes. All revised plans must comply with item 17 ("Criteria for Variations to an approved plan assessed via compliance assessment") on approved Precinct Four – Application One Plan of Development, drawing no. P04-ROL1-POD210914, Sheet 10 of 10, dated 14 SEPT 2021 ***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
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 *Environmental Protection Act 1994*; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the *Environmental Protection Act 1994*), causing erosion, creating any ponding and causing	a) Prior to commencement of works for each stage

	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.	 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: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; iii. risk identification, assessment and identification of mitigation measures; iv. ongoing monitoring, management review and certified updates (as required); v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP. b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	 a) Prior to commencement of site works for each stage

	iii) in accordance with: 1. the approved P04RO1 Functional Layout Earthworks plans Sheets 1-7; 2. the approved Plan of Development; and 3. the approved Updated Traffic Noise Impact Assessment – Proposed Precinct 4 (ROL 1) Development Yarrabilba Revision 2, prepared by MWA Environmental and dated 19/02/2021. Retaining walls shall be generally in accordance with *PDA Practice Note No. 10 – Plans of development* 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.	b) Prior to survey plan endorsement for the relevant stage
	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.	c) Prior to survey plan endorsement for the relevant stage
10.	**Filling and Excavation**	
	a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans, certified by an RPEQ, generally in accordance with *AS3798 – 2007 "Guidelines on Earthworks for Commercial and Residential Developments*, Geotechnical Desktop Review SGSE/17/E0161 prepared by SGS Australia Pty Ltd dated 15/06/2017 and the approved P04RO1 Functional Layout Earthworks plans Sheets 1-7. The certified earthworks plans shall: i. be consistent with the Erosion and Sediment Control plans; ii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iii. provide full details of any areas where surplus soils are to be stockpiled.	a) Prior to commencement of site works for the relevant stage
	b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage
	c) 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.	c) Prior to survey plan endorsement for the relevant stage

11.	**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 12-19 have been satisfied.
12.	**Compliance Assessment – Town Centre East-West Road (Yarrabilba Drive to Waterford-Tamborine Road/Dollarbird Road - shown as Road 1 on the Road Reference Plan)**	
	a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment functional road layout and cross-section plans certified by an RPEQ of the interim and ultimate layouts of the proposed Road 1 (Town Centre East-West Road between Yarrabilba Drive and Waterford-Tamborine Road) 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 Translink Public Transport Infrastructure Manual 2015 and Disability Standards for Accessible Public Transport 2004.	a) Prior to the two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 1,916vph
	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.	b) Prior to the two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 2,107vph
	c) Construct the interim roadworks generally in accordance with the certified plans as required under part b) of this condition.	c) Prior to the two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 2,634vph
	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***.**	d) Prior to the two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 2,634vph

13.	**Compliance Assessment –Waterford-Tamborine Road/Dollarbird Road Intersection** a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed concept functional layout plans certified by an RPEQ for the interim and ultimate intersection configurations. The intersection shall provide priority to cyclists generally in accordance with TMR TN128: Selection and Design of Cycle Tracks (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 acceptable to the Council of all interim intersection roadworks constructed in accordance with this condition. **Advice Notes:** • *It is recognised that the delivery and timing of the ultimate work is set out in the Infrastructure Agreement.* • *Some of the intersection works on Waterford-Tamborine Road may need to be approved by DTMR.*	a) Prior to the two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 1,916vph b) Prior to the two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 2,107vph c) Prior to the two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 2,634vph d) Prior to the two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 2,634vph
14.	**Compliance Assessment – Town Centre East-West Road (Yarrabilba Drive to Eastern Perimeter Link road - shown as Road 2 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 2 (Town Centre East-West Road between Yarrabilba Drive and the Eastern Perimeter Link Road) as shown on Precinct 5, ROL Road Reference Plan Project No 124141-4, dated August 2019, and including details of the proposed fauna crossing in accordance with DTMR's Fauna Sensitive Road Design. Proposed indented bus bays and in line bus stops shall be designed in accordance with the Translink Public	a) Prior to the two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 1,916vph

	Transport Infrastructure Manual 2015 and Disability Standards for Accessible Public Transport 2004. Functional road layout and cross-section plans for Road 2 are to be generally in accordance with the P04RO1 Functional Layout Roadworks Plans Sheets 1-7, prepared by KN Group Consulting Engineers except where otherwise specified by any condition of approval.	
	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.	b) Prior to the two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 1,916vph
	c) Construct the interim roadworks generally in accordance with the certified plans as required under part b) of this condition.	c) Prior to the two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 2,395vph
	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 notes:** • *The intersection with the Eastern Perimeter Link road is to be configured generally in accordance with TMR TN128: Selection and Design of Cycle Tracks, and without slip lanes to improve safety for pedestrians and cyclists.* • *It is recognised that the delivery and timing of the ultimate work is set out in the Infrastructure Agreement.*	d) Prior to the two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 2,395vph
15.	**Compliance Assessment – Town Centre East-West Road (Eastern Perimeter Link road to eastern development boundary of Stages 5C and 5E, 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 5C and 5E) as shown on Precinct 5, ROL Road Reference Plan Project No 124141-4, dated August 2019, generally in accordance with the P04RO1 Functional Layout Roadworks Plans Sheets 1-7, prepared by KN Group Consulting Engineers except where otherwise specified by any condition of approval.	a) Prior to the commencement of works for this road

	Proposed indented bus bays and in line bus stops shall be designed in accordance with the Translink Public Transport Infrastructure Manual 2015 and Disability Standards for Accessible Public Transport 2004. The cross section shall include a 3.0m shared path on one side, except along the proposed school frontage where a separated 3.0m wide two-way cycle track is required in addition to the proposed 1.5m wide footpath (refer PO4RO1 Functional Layout Plans Dwg. Nos 16-217-SK004 Rev H, SK005 Rev H, SK008 Rev E, SK009 Rev F and SK034 Rev C). The intersection with the Eastern Perimeter Link road shall provide priority to cyclists generally in accordance with TMR TN128: Selection and Design of Cycle Tracks, 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.*	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
16.	**Compliance Assessment – Yarrabilba Drive Extension (Fauna Way to Town Centre East-West Road – shown as Road 5 on the 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 Road 5 (Yarrabilba Drive extension from Fauna Way (Road 4) to Town Centre East-West Road) 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 Translink Public Transport Infrastructure Manual 2015 and Disability Standards for Accessible Public Transport 2004.	a) Prior to the earlier of (i) two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 1,916vph; or (ii) the commencement of works for this road

	The cross section shall include a 3.0m wide shared path on one side. Functional road layout and cross-section plans for Road 5 are to be generally in accordance with the P04RO1 Functional Layout Roadworks Plans Sheets 1-7, prepared by KN Group Consulting Engineers except where otherwise specified by any condition of approval.	
	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.	b) Prior to the earlier of (i) two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 1,916vph; or (ii) the commencement of works for this road
	c) Construct the interim roadworks generally in accordance with the certified plans as required under part b) of this condition.	c) Prior to the earlier of (i) the survey plan endorsement for the relevant stage that relies on this road for access; or (ii) two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tambourine Road) exceeding 2,395vph.
	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.*	d) Prior to the earlier of (i) the survey plan endorsement for the relevant stage that relies on this road for access; or (ii) two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tambourine Road) exceeding 2,395vph.
17.	**Compliance Assessment –Yarrabilba Drive/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 TMR TN128: Selection and Design of Cycle Tracks (where Cycle Tracks are	a) Prior to the earlier of (i) two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 1,916vph; or (ii) the

	used) and be configured without slip lanes to improve safety for pedestrians and cyclists.	commencement of works for this intersection
	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.	b) Prior to the earlier of (i) two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 1,916vph; or (ii) the commencement of works for this intersection
	c) Construct the interim intersection roadworks generally in accordance with the certified plans as required under part b) of this condition.	c) Prior to the earlier of (i) the survey plan endorsement for the relevant stage that relies on this road for access; or (ii) two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 2,395vph
	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 intersection 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.*	d) Prior to the earlier of (i) the survey plan endorsement for the relevant stage that relies on this road for access; or (ii) two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 2,395vph
18.	**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 Precinct 5, ROL Road Reference Plan Project No 124141-4, dated August 2019which shall provide priority to cyclists generally in accordance with TMR TN128: Selection and Design of Cycle Tracks 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	a) Prior to commencement of works for this road

	accordance with the Translink Public Transport Infrastructure Manual 2015 and Disability Standards for Accessible Public Transport 2004. The cross section shall include a 3.0m wide shared path on one side. Functional road layout and cross-section plans for Road 6 are to be generally in accordance with the P04RO1 Functional Layout Roadworks Plans Sheets 1-7, prepared by KN Group Consulting Engineers except where otherwise specified by any condition of approval. 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:*** *It is recognised that the delivery and timing of the ultimate work is set out in the Infrastructure Agreement.*	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
19.	**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 TMR TN128: Selection and Design of Cycle Tracks (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.	a) Prior to commencement of works for this intersection b) Prior to commencement of works for this intersection

	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 acceptable to the Council of all interim intersection 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.*	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
20.	**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 approved P04RO1 Functional Layout Roadworks Plans (Sheets 1-7), and P04RO1 Functional Layout Typical Sections (Sheets 1-3), and the approved Updated Traffic Noise Impact Assessment – Proposed Precinct 4 (ROL 1) Development Yarrabilba, Revision 2, prepared by MWA Environmental and dated 19/02/2021 The roads identified as 'regional service' and 'local service' on Figure 8 of the report "Traffic Impact Assessment Precinct 5 Yarrabilba Master Plan Development" by SLR Consulting, 25 September 2017 must be designed and constructed by the applicant to be in accordance with: i. Transport Planning and Coordination Regulation 2005 (Schedule – Code for IDAS) to accommodate a single unit rigid bus of 14.5m in length. ii. Proposed indented bus bays and in line bus stops shall be designed in accordance with the Translink Public Transport Infrastructure Manual 2015 and Disability Standards for Accessible Public Transport 2004. 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

21.	**Compliance Assessment – Off Road Recreational Paths** a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a consolidated Precinct 4 off-road recreational path network concept functional layout plan and associated documentation which addresses but is not limited to the following: i. The requirements for cycle paths in Council's Planning Scheme Policy 5 – Infrastructure, with the exception of public lighting; ii. Concept details of planned major road crossings; iii. Concept details of planned creek crossings; iv. Endorsement in writing from Powerlink for paths located within the power easement; v. Links to earlier approved precinct plans. b) Submit to EDQ, Development Assessment, DSDMIP detailed design plans certified by an RPEQ for the recreational path network generally in accordance with the endorsed functional layout plan required under part a) of this condition. c) Construct the path works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, test results and asset register certified by an RPEQ in a format acceptable to Council.	a) Prior to commencement of works for any relevant stage that includes off-road recreational paths. b) Prior to commencement of works for any relevant stage that includes off-road recreational paths. c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
22.	**Water – Internal** a) Submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans, certified by an RPEQ, generally in accordance with PDA Guideline No. 13 Engineering standards – Sewer and Water and: i. Yarrabilba Precinct 5 – Precinct Network Plan - Water and Wastewater Infrastructure prepared by MWH, dated 12 January 2018; ii. the approved P04RO1 Functional Layout Services Plans Sheets 1-7. 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

23.	**Sewer – Internal**	
	a) Submit to EDQ Development Assessment, DSDMIP detailed sewerage reticulation design plans, certified by an RPEQ, generally in accordance with PDA Guideline No. 13 Engineering standards – Sewer and Water and: i. Yarrabilba Precinct 5 – Precinct Network Plan - Water and Wastewater Infrastructure prepared by MWH and dated 12 January 2018; ii. the approved P04RO1 Functional Layout Services Plans Sheets 1-7.	a) Prior to commencement of works for the relevant stage
	b) Construct the works generally in accordance with the certified plans required under part b) of this condition.	b) Prior to survey plan endorsement for the relevant stage
	c) Submit to EDQ Development Assessment, DSDMIP 'as–constructed' plans, asset register, pressure test and CCTV results in accordance with council current adopted standards.	c) Prior to survey plan endorsement for the relevant stage
24.	**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. Yarrabilba Precinct 5 – Stormwater Management Plan Version 2, prepared by Design Flow and dated 19 September 2017; ii. the approved P04RO1 Functional Layout Services Plans Sheets 1-7.	a) Prior to commencement of works for the relevant stage
	b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage
	c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, including an asset register, certified by an RPEQ, in a format acceptable to the Council.	c) Prior to survey plan endorsement for the relevant stage
25.	**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 PDA Guideline No. 13 Engineering standards – Stormwater quantity and the approved P04RO1 Functional Layout Services Plans Sheets 1-7.	a) Prior to commencement of works for each stage
	b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	b) Prior to survey plan endorsement for each stage

	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.	c) Prior to survey plan endorsement for each stage
26.	**Street Lighting** a) Design and install a Rate 2 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'; iv. be generally in accordance with Australian Standards AS1158 - 'Lighting for Roads and Public Spaces. Or the following: b) Submit to EDQ Development Assessment, DSDMIP detailed engineering design plans certified by an RPEQ-electrical for Rate 3 (Council owned) street lighting to all roads, including footpaths/bikeways within road reserves generally in accordance with Australian Standards AS1158 –'Lighting for Roads and Public Spaces' and AS3000 – 'SAA Wiring Rules'. 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.	a) Prior to survey plan endorsement for each stage b) Prior to commencement of works for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage
27.	**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

28.	**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
29.	**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 Telecommunications Act 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
30.	**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		
31.	**Streetscape Works** Either: a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans for streetscape works, including a schedule of assets, certified by an AILA, generally in accordance with Council's Infrastructure Planning Scheme Policy - Landscaping 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	a) Prior to commencement of site 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

	streetscape works drawings, including a schedule of proposed standard and non-standard assets 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; 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 a) 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.	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
32.	**Compliance Assessment – Environmental** a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment, certification by a suitably qualified environmental professional that detailed plans and reports that demonstrate the following items i) to vii) have been incorporated into the design and comply with the following *Recommendations for Precinct 5* (where relevant) listed in the approved Precinct 5 Ecological Compliance Certification, prepared by Natura Consulting, report reference NCO11-0011, dated 14 June 2017: i. With exception to crossings or linear infrastructure, the final earthworks are to remain outside of the Fauna Corridors and Koala Habitat and Offset areas; ii. All vegetation buffers, corridors and linkages are identified and protected during construction by installing vegetation protection / safety fencing and sediment control fencing to meet Australian Standards; iii. Flora Management: where practical, restoration works are to include EVNT listed species in planting pallets; iv. Fauna Management: Fauna friendly design aspects are incorporated, such as using food and shelter trees in parks and street scapes and use of fauna friendly fencing;	a) Prior to commencement of site works for the relevant stage

	v. Detailed design of fauna crossings and underpasses are in accordance with requirements set up in the endorsed Natural Environment Overarching Site Strategy and Fauna Corridor Infrastructure Master Plan, specifically: a. Install one-way directional fencing and climb poles along the top of fauna underpass entrances, parallel to the road crossing; b. Placement of lighting is strategic, whereby it is away from remnant vegetation and water bodies focusing on main arteries of infrastructure where faunal movement is likely to be reduced; c. Avoid LED lighting as these bulbs emit light in the blue end of the spectrum which is the most detrimental to natural melatonin cycles in animals. As an alternative, the new metal halide lamps are among the most efficient in energy conservation and emit light in the more yellow spectrum. If used with green bulbs these can be a very good way of reducing faunal impact; d. Avoid bright lights near water bodies that are known to contain native frog species; e. Ensure bright lights are as low as possible to minimise effect on nocturnally-active / migrating birds which can become 'entrapped' in these areas, thus depleting energy resources; f. Link existing native vegetation either side of underpasses by using mature-age habitat trees to start and end each underpass; g. Place hooded protective 500 mm cowl platforms at either end of underpasses to protect animals from aerial predators and rehabilitate any work zones around the base of support poles with at least 3 m radius of native shrub and tree vegetation. h. Deliver natural, dry substrate as the preferred choice (not concrete) in fauna underpasses to encourage crossing through culverts by koalas; i. Place appropriate fauna furniture within and leading up to fauna crossings. This furniture will be monitored by IR camera systems for fauna movement; j. Provide culverts with a height slightly smaller than the width as these are more commonly used by fauna; and k. Provide separate drainage fauna movement structures as dual purpose culverts designed for both drainage and fauna passage has been known to have problems. vi. Koala Design: Koala sensitive urban design will be used to ensure that koalas can move safely throughout the linear open space and fauna corridors; and vii. Rehabilitation of degraded areas such as corridors, buffers, waterways, drainage lines and linkages is undertaken through assisted regeneration (weed	

	control) and revegetation. These actions will enhance ecosystem functioning and ensure the continued health of the vegetation and fauna which rely on these areas for habitat. b) Submit to EDQ Development Assessment, DSDMIP certification from a suitably qualified environmental professional that parts i) to vii) of this condition have been complied with.	b) Prior to survey plan endorsement for the relevant stage
33.	**Compliance Assessment – Landscape Works (Parks & Open Space)** a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed landscape plans, including a schedule of proposed standard and non–standard assets to be transferred to Council, certified by an AILA, for improvement works within the proposed parkland and open space areas generally in accordance with *PDA Guideline No. 12 – Park planning and design* and the following approved concept plans: i. Precinct 5 – South Rock Park (Neighbourhood Park), prepared by RPS, dwg no.116660-10-LA-00-02 Rev D dated 13/07/2017; and ii. Precinct 5 – Linear Park prepared by RPS, dwg no. 116660-10-LA-00-03 Rev D, dated 13/07/2017. And generally documenting the following: i. existing contours or site levels, services and features; ii. proposed finished levels, including sections across and through the open space at critical points (e.g. Interface with roads or water bodies, retaining walls or batters); iii. location of proposed drainage and stormwater works within open space, including cross–sections and descriptions; iv. locations of electricity and water connections to parks; v. location and details of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; vi. details and locations of any proposed building works, including: bridges, park furniture, picnic facilities and play equipment; vii. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; viii. public lighting in accordance with AS1158 *'Lighting for Roads and Public Spaces'*. b) Construct the works generally in accordance with the endorsed 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) Submit to EDQ Development Assessment, DSDMIP, 'As Constructed' plans certified by an AILA and asset register in a format acceptable to Council.	c) Prior to survey plan endorsement for the relevant stage
34.	**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
35.	**Bushfire Management** Carry out the development in accordance with the recommendations of approved Sub-Precinct Specific Bushfire Hazard Assessment and Mitigation Plan for Sub-precincts 5A, 5B, 5C and 5E Yarrabilba prepared by Bushland Protection Systems Pty Ltd.	Prior to the commencement of use and to be maintained
36.	**Acid Sulfate Soils (ASS)** a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP, an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: i. prepared generally in accordance with the *State Planning Policy*, July 2014 (as amended from time to time) and relevant guidelines; and ii. certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on–site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of or during site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage
37.	**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 guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works for each stage b) At all times during construction

Surveying, Land Transfers and Easements		
38.	**Land transfers – State Primary School** Unless an Infrastructure Agreement provides to the contrary, transfer in fee simple to the State of Queensland (represented by the Department of Education and Training), Lot 5080 as serviced land, to be used for State primary school (SP2).	In accordance with the timing nominated in the Yarrabilba Infrastructure Agreement (State Community Facilities)
~~39.~~	**Condition deleted**	
40.	**Land transfers – Parks and Open Space** Transfer, in fee simple, to Council as trustee, Lots 2000 and 2001 for park and open space purposes.	At registration of survey plan for the relevant stage
41.	**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
42.	**Small lot development easements for lots ≤300m^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 *Land Title Act 1994 (*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; 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 *Land Title Act 1994* are not required to be identified on a plan of survey.	Prior to survey plan endorsement for the relevant stage

43.	**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 *Land Title Act 1994*, 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
44.	**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 SRIA
45.	**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
46.	**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 DSRIA) and value capture payable and confirmation that these charges have been paid to Council; OR b) If the SRIA and DSRIA 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 DSRIA OR b) the IFF
Plan of Development		
47.	**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

48.	**Compliance Assessment – Plans/Supporting Information – Plans of Development** a) For lots identified as a Multiple Residential (*Multi Family Strata*) and comprising 3 or more multiple residential dwellings on the approved Plan of Development, and Lot 5080 for the State Primary School, 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		
49.	**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 SRIA

50.	**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
51.	**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 DSRIA) and value capture payable and confirmation that these charges have been paid to Council; OR b) If the SRIA and DSRIA 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 DSRIA 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 ****