



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

Our ref: DEV2022/1341

5 June 2023

Lendlease Communities (Yarrabilba) Pty Ltd
C/- RPS Australia East Pty Ltd
Att: Mr Gavin Edwards and Ms Lyndelle Seymour
Level 4, 520 Wickham Street
FORTITUDE VALLEY QLD 4006

Email: lyndelle.seymour@rpsgroup.com.au, gavin.edwards@rpsgroup.com.au

Dear Mr Edwards and Ms Seymour

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

Development Permit for Reconfiguring a Lot (involving 331 residential lots, drainage lot, parks, new road and balance lots) and associated Plan of Development at Lots 113 and 3004 McKenny Boulevard and Lots 3002 and 3006 Steele Rd, Yarrabilba described as part of Lot 113 on SP327418, part of Lot 3004 on SP327425, part of Lot 3002 on SP327417 and Lot 3006 SP327417

On 5 June 2023, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

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

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

Yours sincerely

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

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Lots 113 and 3004 McKenny Boulevard and Lots 3002 and 3006 Steele Rd, Yarrabilba	
Lot on plan description	Lot number	Plan description
	part of Lot 113	SP327418
	part of Lot 3004	SP327425
	part of Lot 3002	SP327417
	Lot 3006	SP327417

PDA development application details	
DEV reference number	DEV2022/1341
'Properly made' date	31 October 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
Proposed development	Reconfiguring a Lot (involving 331 residential lots, drainage lot, parks, new road and balance lots) and associated Plan of Development

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.
Decision date	5 June 2023
Currency period	6 years from the date of the decision

Approved plans and documents

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

Approved plans and documents		Number	Date
1.	Precinct Four - Application Five Plan of Development, prepared by Lendlease	YAR-P04-ROL5-POD-230213 SHT 1 of 2	03 February 2023
2.	Precinct Four - Application Five Plan of Development, prepared by Lendlease	YAR-P04-ROL5-POD-230213 SHT 2 of 2	03 February 2023
3.	Precinct Four - Application Five Reconfiguration of a Lot, prepared by Lendlease	YAR-P04-ROL5-ROL-230213	13 February 2023
4.	P04F Functional Layout Roadworks Plan Sheet 1, prepared by KN Group	21-233-SK001 Rev F	27/04/2023
5.	P04F Functional Layout Roadworks Plan Sheet 2, prepared by KN Group	21-233-SK002 Rev F	27/04/2023
6.	P04F Functional Layout Typical Sections Plan, prepared by KN Group	21-233-SK003 Rev F	03/05/2023
7.	P04F Functional Layout Services Plan Sheet 1, prepared by KN Group	21-233-SK004 Rev B	22/03/2023
8.	P04F Functional Layout Services Plan Sheet 2 prepared by KN Group	21-233-SK005 Rev C	22/03/2023
9.	P04F Functional Layout Earthworks Plan Sheet 1, prepared by KN Group	21-233-SK006 Rev B	22/03/2023
10.	P04F Functional Layout Earthworks Plan Sheet 2, prepared by KN Group	21-233-SK007 Rev C	22/03/2023
11.	P04F Functional Layout On-street Parking Sheet 1, prepared by KN Group	21-233-SK008 Rev B	22/03/2023
12.	P04F Functional Layout On-street Parking Sheet 2, prepared by KN Group	21-233-SK009 Rev C	22/03/2023
13.	P04F Functional Layout Roundabout Site Lines, prepared by KN Group	21-233-SK010 Rev B	22/03/2023
14.	P04F Functional Layout Turn Paths, prepared by KN Group	21-233-SK011 Rev B	22/03/2023
15.	Geotechnical Investigation prepared by Morrison Geotechnic	DE21/264	4 May 2022
16.	Traffic Noise Impact Assessment, Proposed Precinct 4F Development, Yarrabilba, prepared by MWA Environmental	22-084 V1	30 September 2022
17.	Stormwater Management Plan, prepared by Designflow	V2	24 March 2023
18.	Bushfire hazard assessment and mitigation plan, proposed residential development in Sub-Precinct 4F Yarrabilba (Precinct 4, Application 5), prepared by Bushland Protection Systems	V2	30/09/2022
19.	Precinct 4F Ecological Compliance Certification, Yarrabilba, prepared by Natura Pacific	NCO11-0011_Yarrabilba\Precinct\Precinct 4\Corro\Precinct 4 Ecological Compliance 4F	30 September 2022
20.	Precinct 4 F Landscape Concept Plans	Issue B	12 August 2022

Supporting plans and documents

The plans and documents used to support the application for the PDA development approval are detailed below.

21.	Yarrabilba Masterplan Community Precinct 4F Application Traffic Engineering Statement, prepared by SLR Consulting	620.11743-M01-v1.0-20220930.docx	30 September 2022
22.	Yarrabilba Masterplan Community Precinct 4F Application Response to Further Information Request (Traffic), prepared by SLR Consulting	620.11743-M02-v1.1-20230201.docx	1 February 2023

Preamble, abbreviations, and definitions

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:

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

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.

COUNCIL means the relevant local government for the land the subject of this approval.

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

DSRCIA means the {"Yarrabilba PDA" if relevant} Developer Sub-regional Charges Infrastructure Agreement {developer name confirmed by EDQ infrastructure} in effect on 24 May 2019 (as amended from time to time).

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

ICID means the {"Yarrabilba PDA" OR "Greater Flagstone PDA"} Implementation Charge Infrastructure Deed {developer name confirmed by EDQ infrastructure} in effect on 24 May 2019 (as amended from time to time).

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).

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

Municipal IA means the Yarrabilba Infrastructure Agreement (Municipal) in effect on 19 May 2017 (as amended from time to time).

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

SRIA means the Yarrabilba PDA & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 24 May 2019 (as amended from time to time).

STATE COMMUNITIES FACILITIES IA means the Yarrabilba Infrastructure Agreement (State Community Facilities) in effect on 19 May 2017 (as amended from time to time).

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@dsdilgp.qld.gov.au
- b) EDQ IS: 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		
No	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement for the relevant stage
2.	Street naming Submit to EDQ DA a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
Construction		
3.	Hours of work - construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
4.	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6.	Construction management plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas;	a) Prior to commencing work for the relevant stage

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

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
7.	Erosion and sediment management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by an REPQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work for the relevant stage b) During construction
8.	Traffic management plan a) Submit to EDQ IS 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 authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.	a) Prior to commencing work for the relevant stage b) During construction

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
9.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
Earthworks and retaining walls		
10.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by an REPQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - P04F Functional Layout Earthworks Plan Sheet 1, prepared by KN Group 21-233-SK006 Rev B - P04F Functional Layout Earthworks Plan Sheet 2, prepared by KN Group 21-233-SK007 Rev C - Geotechnical Investigation prepared by Morrison Geotechnic DE21/264 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 7 – 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 IS 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 for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
11.	Acid sulfate soils (ASS) - Where on-site ASS are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). - Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition. - Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	- Prior to or during earthworks for the relevant stage - Prior to survey plan endorsement for the relevant stage - Prior to survey plan endorsement for the relevant stage
12.	Retaining walls - Submit to EDQ IS detailed engineering plans, certified by an REPQ, of all retaining walls 1m or greater in height. Retaining walls must be: - certified to achieve a minimum 50 year design life; - designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); - located and designed generally in accordance with - P04F Functional Layout Earthworks Plan Sheet 1, prepared by KN Group 21-233-SK006 Rev B - P04F Functional Layout Earthworks Plan Sheet 2, prepared by KN Group 21-233-SK007 Rev C - Geotechnical Investigation prepared by Morrison Geotechnic DE21/264, dated 4 May 2023 - Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. - Submit to EDQ IS 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.	- Prior to commencing earthworks for the relevant stage - Prior to survey plan endorsement for the relevant stage - Prior to survey plan endorsement for the relevant stage
Roadworks, urban servicing and stormwater management		
13.	Traffic Counts – Yarrabilba Drive Undertake 7-day traffic counts on Yarrabilba Drive and submit to EDQ DA 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 14 and 15 have been satisfied.

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
14.	Town Centre East-West Road (Yarrabilba Drive to Waterford-Tamborine Road/Dollarbird Road) a) Submit to EDQ IS detailed engineering plans certified by an RPEQ for the interim roadworks of the proposed Town Centre East-West Road between Yarrabilba Drive and Waterford-Tamborine Road, generally in accordance with the functional layout plans endorsed through compliance assessment under P4 ROL1 (DEV2016/860). b) Construct the interim roadworks generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ IS ‘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: <i>It is recognised that the delivery and timing of the ultimate work is set out in the Infrastructure Agreement.</i>	a) Prior to the two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 2,107vph b) Prior to the two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 2,634vph c) Prior to the two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 2,634vph
15.	Waterford-Tamborine Road/Dollarbird Road Intersection a) Submit to EDQ IS detailed engineering plans certified by an RPEQ for the interim intersection configurations, generally in accordance with the functional layout plans endorsed through compliance assessment under P4 ROL1 (DEV2016/860) . 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) Construct the interim intersection roadworks generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ DA ‘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: • <i>It is recognised that the delivery and timing of the ultimate work is set out in the Infrastructure Agreement.</i> • <i>Some of the intersection works on Waterford-Tamborine Road may need to be approved by DTMR.</i>	a) Prior to the two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 2,107vph b) Prior to the two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 2,634vph c) Prior to the two-way peak hour volume on Yarrabilba Drive (east of Waterford-Tamborine Road) exceeding 2,634vph

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
16.	Roadworks a) Submit to EDQ IS detailed engineering plans, certified by an REPQ, 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) P04F Functional Layout Roadworks Plan Sheet 1, 21-233-SK001 Rev F, dated 27/04/2023, prepared by KN Group iii) P04F Functional Layout Roadworks Plan Sheet 2, 21-233-SK002 Rev F, dated 27/04/2023, prepared by KN Group iv) P04F Functional Layout Typical Sections Plan, 21-233-SK003 Rev F, dated 03/05/2023, prepared by KN Group v) P04F Functional Layout On-street Parking Sheet 1, 21-233-SK008 Rev B, dated 22/03/2023, prepared by KN Group vi) P04F Functional Layout On-street Parking Sheet 2, 21-233-SK009 Rev C, dated 22/03/2023, prepared by KN Group vii) P04F Functional Layout Roundabout Site Lines, 21-233-SK010 Rev B, dated 22/03/2023, prepared by KN Group viii) P04F Functional Layout Turn Paths, 21-233-SK011 Rev B, dated 22/03/2023, prepared by KN Group b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS: 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 REPQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	a) Prior to commencing roadworks b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
17.	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 REPQ, 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 – '<i>SAA Wiring Rules</i>'. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority. c) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by an REPQ, in a format acceptable to Council.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
18.	Water reticulation a) Submit to EDQ IS detailed water reticulation design plans, certified by an REPQ. The certified water reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) P04F Functional Layout Services Plan Sheet 1, 21-233-SK004 Rev B, dated 22/03/2023, prepared by KN Group iii) P04F Functional Layout Services Plan Sheet 2 21-233-SK005 Rev C, dated 22/03/2023, prepared by KN Group b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by an REPQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior commencing water reticulation work for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
19.	Sewer reticulation a) Submit to EDQ IS detailed sewer reticulation design plans, certified by an REPQ. The certified sewer reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) P04F Functional Layout Services Plan Sheet 1, 21-233-SK004 Rev B, dated 22/03/2023, prepared by KN Group iii) P04F Functional Layout Services Plan Sheet 2 21-233-SK005 Rev C, dated 22/03/2023, prepared by KN Group b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition. c) Submit to EDQ IS '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) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior the commencing sewer reticulation work for the first stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
20.	Stormwater management (quality) a) Submit to EDQ IS detailed engineering drawings, certified by an REPQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) P04F Functional Layout Services Plan Sheet 1, 21-233-SK004 Rev B, dated 22/03/2023, prepared by KN Group iii) P04F Functional Layout Services Plan Sheet 2, 21-233-SK005 Rev C, dated 22/03/2023, prepared by KN Group iv) Stormwater Management Plan, Version 2, dated 24 March 2023 prepared by Designflow b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing stormwater work b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
Landscape and environment		
25.	Streetscape Works (compliance assessment d)-g)) Either: a) Submit to EDQ DA 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. The location and size of stormwater treatment devices proposed within the road reserve are required to be certified by an RPEQ. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DA '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 DA for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets (with justification) to be donated to Council certified by an AILA. The detailed functional layout plans are to include where applicable: 1. location and type of street lighting; 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices, certified by an RPEQ; and 5. street trees, including species, size and location generally in accordance with Council adopted planting schedules and guidelines. e) Submit to EDQ IS detailed streetscape works plans certified by an AILA generally in accordance with the endorsed plans required under part d) of this condition. f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition. g) Submit to EDQ IS 'as constructed' plans and asset register in a format acceptable to Council.	a) Prior to commencement of site works for each stage b) Prior to survey plan endorsement for each stage c) Prior to survey plan endorsement for each stage d) Prior to commencement of site works for each stage e) Prior to commencement of site works for each sub-stage f) Prior to survey plan endorsement for each sub-stage g) Prior to survey plan endorsement for each sub-stage
26.	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 4F Ecological Compliance Certification, Yarrabilba, prepared by Natura Pacific NCO11-	a) Prior to commencement of landscape work for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	0011_Yarrabilba\Precinct\Precinct 4\Corro\Precinct 4 Ecological Compliance 4F, dated 30 September 2022 2. Precinct 4 F Landscape Concept Plans Issue B, dated 12 August 2022 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. c) Submit to EDQ IS, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
27.	Environmental a) Submit to EDQ DA certification by a suitably qualified environmental professional that detailed plans and reports demonstrating that the recommendations of the approved Precinct 4F Ecological Compliance Certification, prepared by Natura Consulting, report reference NCO11-0011, dated 30 September 2022, have been incorporated into the design. b) Submit to EDQ IS certification from a suitably qualified environmental professional that all works have been carried out generally in accordance with the endorsed plans 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
28.	Vegetation Clearing and Site Rehabilitation All vegetation clearing and site rehabilitation must be undertaken in accordance with the endorsed Overarching Site Strategy - Natural Environment and subsequent endorsed Vegetation Management Plans.	Ongoing
29.	Bushfire Management Carry out the development in accordance with the recommendations of approved Sub-Precinct Specific Bushfire Hazard Assessment and Mitigation Plan Proposed Residential Development in Sub-precinct 4F Yarrabilba (Precinct 4, Application 5), v2 dated 30/09/2022 prepared by Bushland Protection Systems Pty Ltd.	Prior to the commencement of use and to be maintained
30.	Acoustic treatments (noise barrier) a) Submit to EDQ IS detailed engineering plans, certified by an RPEQ, for the approved noise barrier(s). The noise barrier(s) must be designed generally in accordance with following documents and approved plans: i) PDA Engineering Guideline No. 13 – Engineering standards – Acoustic treatments; and	a) Prior to commencement of noise barrier works for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	ii) Traffic Noise Impact Assessment Proposed Precinct 4F Development, Yarrabilba, 22-084 Version 1, dated 30 September 2022, prepared by MWA Environmental. b) Construct barrier(s) works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by an REPQ and an asset register.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
Surveying, land transfers and easements		
31.	Land transfers – drainage Transfer, in fee simple, to Council as trustee, Lot 901 as shown on the approved plans for drainage purposes.	At registration of survey plan for the relevant stage
32.	Land transfers – park and open space Transfer, in fee simple, to Council as trustee Lot 900 as shown on the approved plans for park and open space purposes.	At registration of survey plan for the relevant stage
33.	Easements over infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	At registration of survey plan for the relevant stage
34.	High density development easements (lots $\leq 300\text{m}^2$ in area) a) Submit to EDQ DA high density development easement documentation, in a registerable form, for approved lots $\leq 300\text{m}^2$ in area and involving common wall construction. b) Register all high density development easements required under part a) of this condition. NOTE: For the purposes of this condition, common wall construction includes the circumstances listed under section 94(2) (a) of the LTA (e.g. terrace housing on standard format lots).	a) At or prior to survey plan endorsement for the relevant stage b) At registration of survey plan for the relevant stage
35.	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: i. Community Facilities; ii. Movement Network; iii. Sewer; iv. Water; and v. Community Greenspace.	In accordance with the IFF
36.	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		
No	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)		
No	Condition	Timing
Development in accordance with a POD		
37.	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
38.	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
39.	Documentation – POD - Submit to EDQ DA, for Compliance Assessment, documentation for multiple residential 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		
40.	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
41.	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
42.	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)		
No	Condition	Timing
43.	Construction management plan a) Submit to EDQ IS 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
44.	Erosion and sediment management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by an REPQ 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)		
No	Condition	Timing
45.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first b) Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first

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 ****