

Our ref: DEV2022/1306/7

26 February 2024



Department of
State Development and Infrastructure

Lendlease Communities (Yarrabilba) Pty Ltd
C/- RPS AAP Consulting Pty Ltd
Att: Mr Boti Hajos
PO Box 1559
FORTITUDE VALLEY QLD 4006

Email boti.hajos@rpsgroup.com.au

Dear Boti

Section 99 Approval - Application to Change PDA Development Approval

Material Change of Use for uses in accordance with a Plan of Development, and reconfiguring a lot 49 non-residential lots, new road, drainage lot and open space lots, and associated Context Plan at 1644-1666 and 1668-1730 Waterford Tamborine Road, Yarrabilba described as Lot 903 SP291907, Lot 101 SP271601 and part Lot 3000 SP327417

On 26 February 2024 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.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Vivian Lun, Planner, Development Assessment, in Economic Development Queensland, on (07) 3452 6781 or at Vivian.lun@dsdlgp.qld.gov.au, who will assist.

Yours sincerely

Amanda Dryden
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	1644-1666, Lot 101 and 1668-1730 Waterford Tamborine Rd, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 903	SP291907
	Lot 101	SP271601
	Part Lot 3000	SP327417
PDA development application details		
DEV reference number	DEV2022/1306/7	
'Properly made' date	18 January 2024	
Type of application	☐ PDA Development Application for: ☐ Material change of use ☐ Preliminary Approval ☐ Development Permit ☐ Reconfiguring a lot ☐ Preliminary Approval ☐ Development Permit ☐ Operational work ☐ Preliminary Approval ☐ Development Permit ☒ Application to Change PDA Development Approval ☐ Application to Extend Currency Period	
Description of proposal applied for	Material Change of Use for uses in accordance with a Plan of Development; and Reconfiguring a Lot for 49 non-residential lots, new road, drainage lot and open space lots, and associated 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: Further subdivision on Lots 43 and 46 into four (4) smaller lots ranging between 1,010m² and 1,015m² in size	
Original Decision Date	3 February 2023	
Change to Approval Date	26 February 2024	
Currency Period	10 years from the original decision date	

Approved plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved plans and documents		Number	Date
1.	Yarrabilba MIBA, Precinct 2A & Part of Precinct 5, Plan of Subdivision, prepared by RPS	124141 – 48 Rev L	19 December 2023
2.	Yarrabilba MIBA, Precinct 2A & Part of Precinct 5, Plan of Development, prepared by RPS	124141 – 52 Rev L	19 December 2023
3.	P05A Functional Layout Roadworks Plan Sheet 1, prepared by KN Group	18-102-SK001 Rev H	11 January 2024
4.	P05A Functional Layout Roadworks Plan Sheet 2, prepared by KN Group	18-102-SK002 Rev F	11 January 2024
5.	P05A Functional Layout Services Plan Sheet 1, prepared by KN Group	18-102-SK003 Rev G	11 January 2024
6.	P05A Functional Layout Services Plan Sheet 2, prepared by KN Group	18-102-SK004 Rev C	11 January 2024
7.	P05A Functional Layout Earthworks Plan Sheet 1, prepared by KN Group	18-102-SK006 Rev G	11 January 2024
8.	P05A Functional Layout Earthworks Plan Sheet 2, prepared by KN Group	18-102-SK007 Rev D	11 January 2024
9.	Yarrabilba MIBA North – Stage 3 Landscape Documentation – Coversheet, prepared by RPS	P5-MIBA-ST3-CS01, Rev 02	10 January 2024
10.	Yarrabilba MIBA North – Stage 3 Landscape Documentation – Safety in Design, prepared by RPS	P5-MIBA-ST3-CS02, Rev 02	10 January 2024
11.	Yarrabilba MIBA North – Stage 3 Landscape Documentation – Landscape Plan, prepared by RPS	P5-MIBA-ST3-LP01, Rev 02	10 January 2024
12.	Yarrabilba MIBA North – Stage 3 Landscape Documentation – Landscape Plan, prepared by RPS	P5-MIBA-ST3-LP02, Rev 02	10 January 2024
13.	Yarrabilba MIBA North – Stage 3 Landscape Documentation – Landscape Plan, prepared by RPS	P5-MIBA-ST3-LP03, Rev 02	10 January 2024
14.	Yarrabilba MIBA North – Stage 3 Landscape Documentation – Landscape Plan, prepared by RPS	P5-MIBA-ST3-LP04, Rev 02	10 January 2024
15.	Yarrabilba MIBA North – Stage 3 Landscape Documentation – Landscape Plan, prepared by RPS	P5-MIBA-ST3-LP04, Rev 02	10 January 2024
Plans and documents previously approved on 3 February 2023		Number	Date
16.	P05A Functional Layout Services Plan Sheet 3, prepared by KN Group	18-102-SK005 Rev A	30 June 2022
17.	P05A Functional Layout Powerlink Easement Plan, prepared by KN Group	18-102-SK008 Rev C	13 January 2023
18.	P05A Functional Layout Vehicle Turnpaths, prepared by KN Group	18-102-SK009 Rev B	19 December 2022
19.	Yarrabilba Masterplan Community - MIBA North Precinct 5A Application Traffic Engineering Statement, Prepared by SLR Consulting Australia Pty Ltd	620.11743-M01-v1.0-20220630.docx	30 June 2022
20.	Yarrabilba - MIBA North Precinct 5A, Response to Information Request, prepared by SLR Consulting Australia Pty Ltd	620.11743-M02-v0.1-20221006.docx	6 October 2022

21.	Yarrabilba Precinct 5a MIBA North Stormwater Management Plan, prepared by DesignFlow	Version 1	30 June 2022
22.	Updated Bushfire Hazard Assessment and Mitigation Plan - Proposed Mixed Industry Business Area in Sub-Precinct 5A, Yarrabilba, prepared by Bushland Protection Systems	Version 3	16 January 2023
23.	Precinct 5 MIBA North Ecological Compliance Certification, Yarrabilba, prepared by Natura Consulting	NCO11011_Yarrabilba\ Precinct 5 MIBA North	15 July 2022
24.	Yarrabilba Precinct 5 MIBA North Landscape Concept	Issue C	26 July 2022
25.	Geotechnical Desktop Review Precinct 5 - MIBA (North), Yarrabilba, prepared by Morrison Geotechnic	DE22/126	23 June 2022
26.	Yarrabilba Precinct 5 MIBA North Precinct Network Plan – Water and Wastewater Infrastructure	Rev 2	1 August 2022
Endorsed plans on 3 February 2024		Number	Date
27.	Yarrabilba MIBA Precinct 5A Context Plan, prepared by RPS	124141 – 53 Rev I	16 December 2022

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.

BFP means Building Format Plan.

BASIC (SLOW) CHARGERS means an electric vehicle charging facility on a dedicated electrical circuit, typically used in long park situations such as dwellings and workplaces. Basic (slow) EV chargers use AC (240 volts) power and require a minimum 20 Amps, as well as installation of an Electric Vehicle Supply Equipment (EVSE) unit capable of supplying up to 7kW of power.

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:

- External Authority** means a public-sector entity other than the MEDQ;
- Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- 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;
- Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- 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.

DC (FAST) CHARGERS means an electric vehicle charging facility capable of supplying a minimum of 50kW of power per parking bay. DC (fast) charging is used for short term parking situations up to 1 hour in duration and provides convenience fast charging. DC (fast) chargers, generally operated by third parties, are suited to developments providing services on highways and major roads.

DESTINATION (FASTER) CHARGERS means an electric vehicle charging facility capable of supplying up to 25kW of power. Destination (faster) charging is typically used for short term parking, up to 2 hours duration. Destination (faster) charging usually requires three-phase (415 volts) power with 20-32 Amps. However, if three-phase power is unavailable, single-phase power with 40 Amps is acceptable.

DSDI means the Department of State Development and Infrastructure.

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*.

LGIA means the Caloundra South Priority Development Area Infrastructure Agreement (Local Government Infrastructure) in effect 2 November 2015 (as amended from time to time).

MEDIUM TO LONG-TERM PARKING for the purposes of electric vehicle charging, means any other parking that is not short term.

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.

SHORT-TERM PARKING for the purposes of electric vehicle charging, means land uses where parking is generally for a period of less than 2 hours, and includes uses such as: hardware and trade supplies, food and drink outlet, garden centre, shop, showroom, health care services, veterinary services and the like.

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).

STIA means the Caloundra South Priority Development Area Infrastructure Agreement (State Transport Infrastructure) in effect on 28 September 2015 (as amended from time to time)

WIA means the Caloundra South Infrastructure Agreement (Water and Wastewater Infrastructure) in effect 20 March 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.

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.

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@dsgmip.qld.gov.au

b) EDQ IS: EDQ_PrePostConstruction@dsgilqp.qld.gov.au

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:	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
	1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
7.	Erosion and sediment management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by an RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work 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 the External Authority's 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 RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>; and - The following approved plans: - P05A Functional Layout Earthworks Plan Sheet 1, prepared by KN Group, drawing no. 18-102-SK006 Rev G, dated 11 January 2024. - P05A Functional Layout Earthworks Plan Sheet 2, prepared by KN Group drawing no. 18-102-SK007 Rev D, dated 11 January 2024. 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; and - where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). The certified plans are to demonstrate that any works adjacent to Waterford-Tamborine Road and other works involving ground disturbance will not: - encroach upon or de-stabilise or cause damage to the state-controlled road or the land supporting this infrastructure, or cause similar adverse impact; - adversely impact on the state-controlled road through the addition or removal of lateral loads or additional surcharge load; b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks for the relevant stage b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	c) Prior to survey plan endorsement for the relevant stage
11.	Acid sulfate soils a) 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). b) 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. c) 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.	a) Prior to or during 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
12.	Retaining walls a) Submit to EDQ IS detailed engineering plans, certified by an RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be certified to achieve a minimum 50 year design life, and designed generally in accordance with: i) <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); and ii) The following approved plans: 1. P05A Functional Layout Earthworks Plan Sheet 1, prepared by KN Group, drawing no. 18-102-SK006 Rev G, dated 11 January 2024; and 2. P05A Functional Layout Earthworks Plan Sheet 2, prepared by KN Group drawing no. 18-102-SK007 Rev D, dated 11 January 2024. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) 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.	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
Roadworks, urban servicing and stormwater management		
13.	Roadworks a) Submit to EDQ IS detailed engineering plans, certified by an RPEQ, for all roadworks, including parking bays, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with the following approved plans: i) P05A Functional Layout Roadworks Plan Sheet 1, prepared by KN Group, drawing no. 18-102-SK001 Rev H, dated 11 January 2024; and ii) P05A Functional Layout Roadworks Plan Sheet 2, prepared by KN Group drawing no. 18-102-SK002 Rev F, dated 11 January 2024. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing roadworks b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	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 RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	c) Prior to survey plan endorsement for the relevant stage
14.	Street lighting Comply with either parts a) and c) or parts b) and c) of this condition. a) Design and install a <u>Rate 2</u> street lighting system, certified by an RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) meet the relevant standards of Energex; ii) be endorsed by Energex as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Energex 'billable customer'; iv) be generally in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces</i>. b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) be in accordance with <i>Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'</i> ii) meet the requirements of AS3000 – 'SAA Wiring Rules'. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority. c) Submit to EDQ IS 'as-constructed' plans and test documentation, certified by an RPEQ, in a format acceptable to Council. NOTE: Any streetlights to be installed under the Powerlink easement will also require Powerlink approval.	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
15.	Water reticulation a) Submit to EDQ IS detailed water reticulation design plans, certified by an RPEQ. The certified water reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved Yarrabilba Water Supply and Sewerage – IMP 2017, dated 1 August 2017 or as updated and endorsed from time to time; and the following approved plans: 1. P05A Functional Layout Services Plan Sheet 1, prepared by KN Group, drawing number 18-102-SK003, revision G, dated 11 January 2024; and 2. P05A Functional Layout Services Plan Sheet 2, prepared by KN Group, drawing number 18-102-SK004 revision C, dated 11 January 2024. b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS 'as constructed' plans, certified by an RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Logan Water's current adopted standards; and	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

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	
16.	Sewer reticulation a) Submit to EDQ IS detailed sewer reticulation design plans, certified by an RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: <i>PDA Guideline No. 13 Engineering standards</i>; and - The following approved plans and documents: - the approved Yarrabilba Water Supply and Sewerage – IMP 2017, dated 1 August 2017 or as updated and endorsed from time to time; - P05A Functional Layout Services Plan Sheet 1, prepared by KN Group, drawing number 18-102-SK003, revision G, dated 11 January 2024; - P05A Functional Layout Services Plan Sheet 2, prepared by KN Group, drawing number 18-102-SK004 revision C, dated 11 January 2024; and - P05A Functional Layout Services Plan Sheet 3, prepared by KN Group, drawing number 18-102-SK005 revision A, dated 30 June 2022. 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: - Logan Water’s current adopted standards; and - 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
17.	Stormwater management (quality) a) Submit to EDQ IS detailed engineering drawings, certified by an RPEQ, for stormwater treatment devices designed generally in accordance with: <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>; and - The following approved plans and documents: - Yarrabilba Precinct 5A MIBA North Stormwater Management Plan Version 1, prepared by DesignFlow, dated 30 June 2022; - P05A Functional Layout Services Plan Sheet 1, prepared by KN Group, drawing no. 18-102-SK003 Rev G, dated 11 January 2024; and - P05A Functional Layout Services Plan Sheet 2, prepared by KN Group drawing no. 18-102-SK004 Rev C, dated 11 January 2024. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed 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 c) Prior to survey plan endorsement for the relevant stage
18.	Stormwater management (quantity) a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by an RPEQ, for the stormwater drainage system designed generally in accordance with:	a) Prior to commencing stormwater work

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	i) <i>PDA Guideline No. 13 Engineering standards</i> – Stormwater quantity: and ii) the following approved plans and documents: 1. Yarrabilba Precinct 5A MIBA North Stormwater Management Plan Version 1, prepared by DesignFlow, dated 30 June 2022; 2. P05A Functional Layout Services Plan Sheet 1, prepared by KN Group, drawing no. 18-102-SK003 Rev G, dated 11 January 2024; and 3. P05A Functional Layout Services Plan Sheet 2, prepared by KN Group drawing no. 18-102-SK004 Rev C, dated 11 January 2024. The certified plans must demonstrate no net worsening or actionable nuisance to the state-controlled road, including : 1. creating any new discharge points for stormwater runoff onto the state-controlled road; 2. interfering with and/or cause damage to the existing stormwater drainage on the state-controlled road; or 3. surcharging of any existing culvert or drain on the state-controlled road. b) Construct stormwater 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 RPEQ including an asset register in a format acceptable to Council.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
19.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
20.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
21.	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
Landscape and environment		
22.	Streetscape Works Either: a) Submit to EDQ IS 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 IS '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 functional streetscape layout plans, including a schedule of proposed standard and non-standard assets to be transferred 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 IS 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 IS 'As Constructed' plans and asset register in a format acceptable to Council.	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 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
23.	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 including within the Powerlink easement corridor. 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 approved Yarrabilba – MIBA Precinct Landscape Concept Plans (Plan 1-5) prepared by RPS, dated 10 January 2024.	a) Prior to commencement of landscape work for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	The certified plans are to include, where relevant: - existing contours or site levels, services and features; - 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); - location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; - locations of electricity and water connections to parks; - location and details of vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access; - 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; - trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; - any vegetation within the easement corridor not exceeding a mature height of 3.5m; and - 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
24.	Vegetation Clearing and Site Rehabilitation Undertake vegetation clearing and site rehabilitation in accordance with the following documents: - Endorsed Overarching Site Strategy - Natural Environment; and - Precinct 5 MIBA North Ecological Compliance Certification, Yarrabilba, Ref: NCO11-0011 prepared by Natura Consulting dated 15 July 2022.	Ongoing
25.	Bushfire Management and Mitigation Carry out the development in accordance with the recommendations of approved Sub-Precinct Specific Bushfire Hazard Assessment and Mitigation Plan – Proposed Mixed Industry and Business Area in Sub-precinct 5A, Yarrabilba prepared by Bushland Protection Systems Pty Ltd, dated 16 January 2023.	Prior to survey plan endorsement for the relevant stage, and to be maintained at all times
26.	Vehicular Access to State-Controlled Road Direct access is not permitted between the Waterford-Tamborine Road and the subject site.	At all times.
Surveying, land transfers and easements		
27.	Land transfers – drainage Transfer, in fee simple, to Council as trustee, Lot 999 as shown on the approved plans for drainage purposes.	At registration of survey plan for the relevant stage
28.	Land transfers – park and open space Transfer, in fee simple, to Council as trustee Lots 997 and 998 as shown on the approved plans for park and open space purposes.	At registration of survey plan for the relevant stage
29.	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.	At registration of survey plan for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No	Condition	Timing
	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.	
Infrastructure contributions		
30.	Municipal & State Charge In lieu of paying the Municipal and State Charges, provide the infrastructure in accordance with the endorsed Infrastructure Master Plans, the Municipal IA and State Community Facilities IA.	In accordance with the Municipal IA, State Community Facilities IA and Infrastructure Master Plans.
31.	Implementation Charge The applicant will: a) Pay to the MEDQ the relevant implementation charge in accordance with the ICID; or b) If the ICID is no longer in effect, pay to the MEDQ the relevant implementation charges calculated in accordance with the IFF and indexed to the date of payment.	a) In accordance with the ICID; or b) In accordance with the IFF
32.	Sub-Regional Charges In lieu of paying the sub-regional infrastructure charges, the applicant will: a) Submit to the MEDQ an acknowledgement from Council of the applicable sub-regional charges (calculated in accordance with the SRIA and DSRCIA) payable and confirmation that these charges have been paid to Council; or b) If the SRIA and DSRCIA are no longer in effect, pay to the MEDQ the relevant charges calculated in accordance with the IFF and indexed to the date of payment.	a) In accordance with the SRIA, DSRCIA; or b) In accordance with the IFF

Development Conditions – Plan of Development (POD)		
No	Condition	Timing
Development in accordance with a POD		
33.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved POD; and b) any documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
34.	Maintain the approved development Maintain the approved development generally in accordance with any documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
35.	Documentation – POD a) Submit to EDQ DA, for Compliance Assessment, documentation for development in accordance with the approved Plan of Development, for assessment against the approved POD. b) The documentation submitted under part a) of this condition is to detail and/or include the following: i) site location; ii) lot size and configuration; iii) building height;	a) Prior commencement of building works b) Prior commencement of building works

Development Conditions – Plan of Development (POD)		
No	Condition	Timing
	iv) plot ratio, gross floor area (GFA) and site cover; v) number and size, using GFA, of dwellings; vi) interface with adjoining dwellings; vii) built-form including floor plans, sections, elevations and details of materials; viii) landscaping and open space provision; ix) on-site parking, access and servicing; and x) urban servicing arrangements including sewer, water, stormwater connections; xi) earthworks plans; xii) traffic impact statement; and xiii) an assessment of compliance with the approved POD.	
Construction of development in accordance with a POD		
36.	Out of hours of work – construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
37.	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ⁴ .	Minimum of 10 business days prior to proposed out of hours work commencement date
38.	Certification of Operational Work Carry out all Operational Work, for a use permitted under the approved POD, in accordance with the <i>Certification Procedures Manual</i> .	At all times
39.	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;	a) Prior to commencing work

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

Development Conditions – Plan of Development (POD)		
No	Condition	Timing
	8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
40.	Erosion and sediment management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by an RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
41.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first b) Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
Infrastructure contributions		
42.	Municipal & State Charge In lieu of paying the Municipal and State Charges, provide the infrastructure in accordance with the endorsed Infrastructure Master Plans, the Municipal IA and State Community Facilities IA.	In accordance with the Municipal IA, State Community Facilities IA and Infrastructure Master Plans.
43.	Implementation Charge The applicant will: a) Pay to the MEDQ the relevant implementation charge in accordance with the ICID; or b) If the ICID is no longer in effect, pay to the MEDQ the relevant implementation charges calculated in accordance with the IFF and indexed to the date of payment.	a) In accordance with the ICID; or b) In accordance with the IFF

Development Conditions – Plan of Development (POD)		
No	Condition	Timing
44.	Sub-Regional Charges In lieu of paying the sub-regional infrastructure charges, the applicant will: a) Submit to the MEDQ an acknowledgement from Council of the applicable sub-regional charges (calculated in accordance with the SRIA and DSRCIA) payable and confirmation that these charges have been paid to Council; or b) If the SRIA and DSRCIA are no longer in effect, pay to the MEDQ the relevant charges calculated in accordance with the IFF and indexed to the date of payment.	a) In accordance with the SRIA, DSRCIA; or b) In accordance with the IFF

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 ****