

Our ref: DEV2023/1448

7 June 2024

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

Email: boti.hajos@rpsgroup.com.au

Dear Boti

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

PDA Development Permit for Reconfiguring a Lot for 1 lot into 470 lots, balance lots, drainage lot, parks and new roads, and associated Plan of Development (residential development) over 14 stages at Lot 6000 Steele Road, Yarrabilba described as Part of Lot 6000 on SP338330

On 7 June 2024, 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)	Yarrabilba	
Site address	Lot 6000 Steele Road, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Part of Lot 6000	SP338330
PDA development application details		
DEV reference number	DEV2023/1448	
'Properly made' date	13 October 2023	
Type of application	☒ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	ROL - 1 lot into 470 lots, balance lots, drainage lot, parks and new roads, and associated Plan of Development (residential development) over 14 stages	
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	7 June 2024	
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 06 – Application Two, Reconfiguration of a Lot, prepared by Lendlease	YAR-P06-ROL2-POD-240423 SHT 1 of 3	23 April 2024
2.	Precinct 06 – Application Two, Reconfiguration of a Lot, prepared by Lendlease	YAR-P06-ROL2- ROL-240423 SHT 2 of 3	23 April 2024
3.	Precinct 06 – Application Two, Reconfiguration of a Lot, prepared by Lendlease	YAR-P06-ROL2- ROL-240423 SHT 3 of 3	23 April 2024
4.	Precinct 06 – Application Two, Plan of Development, prepared by Lendlease	YAR-P06-ROL2-POD-240423 SHT 1 of 4	23 April 2024

5.	Precinct 06 – Application Two, Plan of Development, prepared by Lendlease	YAR-P06-ROL2-POD-240423 SHT 2 of 4	23 April 2024
6.	Precinct 06 – Application Two, Plan of Development, prepared by Lendlease	YAR-P06-ROL2-POD-240423 SHT 3 of 4	23 April 2024
7.	Precinct 06 – Application Two, Plan of Development – Design Criteria, prepared by Lendlease	YAR-P06-ROL1-ROL-240423 SHT 4 of 4	23 April 2024
8.	Precinct 06 – Application Two, Open Space Types, prepared by Lendlease	YAR-P06-ROL2-OST-240423	23 April 2024
9.	P06ROL2 Functional Layout Roadworks Plan, Sheet 1, prepared by KN Group	21-233-SK101 Rev C	30/04/2024
10.	P06ROL2 Functional Layout Roadworks Plan, Sheet 2, prepared by KN Group	21-233-SK102 Rev C	30/04/2024
11.	P06ROL2 Functional Layout Typical Sections, prepared by KN Group	21-233-SK103 Rev A	28/09/2023
12.	P06ROL2 Functional Layout Services Plan, Sheet 1, prepared by KN Group	21-233-SK104 Rev C	30/04/2024
13.	P06ROL2 Functional Layout Services Plan, Sheet 2, prepared by KN Group	21-233-SK105 Rev C	30/04/2024
14.	P06ROL2 Functional Layout Earthworks Plan, Sheet 1, prepared by KN Group	21-233-SK106 Rev C	30/04/2024
15.	P06ROL2 Functional Layout Earthworks Plan, Sheet 2, prepared by KN Group	21-233-SK107 Rev C	30/04/2024
16.	P06ROL2 Functional Layout On-street Parking, Sheet 1, prepared by KN Group	21-233-SK108 Rev C	30/04/2024
17.	P06ROL2 Functional Layout On-street Parking, Sheet 2, prepared by KN Group	21-233-SK109 Rev C	30/04/2024
18.	Yarrabilba Precinct 6-ROL2 Landscape Design Package, prepared by RPS	150787-1 Issue B	19/12/2023
19.	Yarrabilba Precinct 6 ROL2 Stormwater Management Plan, prepared by DesignFlow	Version 1	6 October 2023 Amended in red 06/06/2024
20.	Yarrabilba Precinct 6 ROL2, Traffic Impact Assessment, prepared by SLR	620.V11743.00000 Rev 1.0	6 October 2023 Amended in red 06/06/2024
21.	Bushfire Hazard Assessment and Mitigation Plan, prepared by Bushland Protection Services	Version 3	02/05/2024
22.	Precinct 6 (ROL 2) Ecological Compliance Certification, Yarrabilba, prepared by Natura Pacific	NCO11-0011_Yarrabilba\Precinct\Precinct 6\Corro\Precinct 6 Ecological Compliance	29 September 2023 Amended in red 06/06/2024
23.	Geotechnical Desktop Review for Precinct 6 Yarrabilba, prepared by Morrison Geotechnic	Job No. DE21/113 Ref No: 28651-Rev1	21 July 2023
24.	Traffic Noise Impact Assessment, Proposed Precinct 6 ROL2 Development, Yarrabilba, prepared by MWA Environmental	23060 Version 2	09/05/2024
25.	Yarrabilba Precinct 6 ROL 2, Sub-Precinct Network Plan – Water and Wastewater Infrastructure, prepared by Stantec	Rev 2	9/10/2023 Amended in red 06/06/2024

Preamble, abbreviations, and definitions

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.

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.

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*.

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.

POD means Plan of Development.

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.

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.

- 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@dsgmip.qld.gov.au

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

PDA Development Conditions – Reconfiguring a Lot

Ref	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement for the relevant stage
2.	Community Greenspace Infrastructure Master Plan – Compliance assessment a) Submit to EDQ DA for compliance assessment, an updated Community Greenspace Infrastructure Master Plan, pursuant to the requirements of the whole of site approval (DEV2011/187). b) Submit to EDQ DA, evidence that the updated IMP as required by part a) of this condition, has been endorsed by EDQ	a) Prior to survey plan endorsement for the first residential lot b) Prior to survey plan endorsement of the 450 th lot
3.	Street naming Submit to EDQ DA a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
Construction		
4.	Hours of work - construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
5.	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
6.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times

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

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
7.	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 for the relevant stage b) During construction c) During construction
8.	Erosion and sediment management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: - 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 for the relevant stage b) During construction
9.	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: provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;	a) Prior to commencing work for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	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.	b) During construction
10.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. NOTE: 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.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
Earthworks and retaining walls		
11.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved: 1. Functional Layout Earthworks Plans; and 2. Geotechnical Desktop Review for Precinct 6 Yarrabilba. The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;	a) Prior to commencing earthworks for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ 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.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
12.	Acid sulfate soils (ASS) 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
13.	Retaining walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved: 1. Functional Layout Earthworks Plans; and 2. Geotechnical Desktop Review for Precinct 6 Yarrabilba. 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		
14.	Roadworks a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for all roadworks, including parking bays, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved: 1. Functional Layout Roadworks Plans; and 2. Traffic Impact Assessment	a) Prior to commencing roadworks

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	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 a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	b) Prior to survey plan endorsement [or the relevant stage] c) Prior to survey plan endorsement for the relevant stage
15.	Street lighting Comply with either parts a) and c) or parts b) and c) of this condition. a) Design and install a <u>Rate 2</u> street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) meet the relevant standards of Energex; 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 a RPEQ, 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
16.	Water reticulation a) Submit to EDQ IS detailed water reticulation design plans, certified by a RPEQ. The certified water reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) The approved: 1. Functional Layout Services Plans; and 2. Sub-Precinct Network Plan – Water and Wastewater Infrastructure 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 a RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) Council'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		
Ref	Condition	Timing
	ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	
17.	Sewer reticulation a) Submit to EDQ IS detailed sewer reticulation design plans, certified by a RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) The approved: 1. Functional Layout Services Plans; and 2. Sub-Precinct Network Plan – Water and Wastewater Infrastructure. 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 relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
18.	Stormwater management (quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) The approved: 1. Functional Layout Services Plans; and 2. Stormwater Management Plan. 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 a RPEQ, including an asset register, in a format acceptable to Council.	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
19.	Stormwater management (quantity) a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and; ii) The approved: 1. Functional Layout Services Plans; and 2. Stormwater Management Plan 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 a RPEQ including an asset register in a format acceptable to Council.	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

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20.	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
21.	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
22.	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]
Landscape and environment		
23.	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.	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

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	The detailed functional layout plans are to include where applicable: 1. location and type of street lighting; 2. footpath treatments, ensuring any embellishments within do not obstruct maintenance operations. (e.g. proposed boulders are spaced accordingly to allow for mowing or are located in landscaped beds) 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices, certified by an REPQ; 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. <i>Note: footpath treatments are to ensure any embellishments do not obstruct maintenance operations.</i>	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
24.	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 approved Landscape Design Package The certified plans are to include, where relevant: 1. existing contours or site levels, services and features; 2. proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads or water bodies, retaining walls or batters); 3. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; 4. locations of electricity and water connections to parks; 5. location and details of vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access; 6. details and locations of any proposed building works including bridges, park furniture, picnic facilities, play equipment, public amenities, car parking, driveways, footpaths and cycling paths; 7. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; and 8. public lighting in accordance with <i>Australian Standard AS1158 – Lighting for Roads and Public Spaces</i>. b) Construct landscape works generally in accordance with the plans endorsed under part a) of this condition.	a) Prior to commencement of landscape work for the relevant stage b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	c) Submit to EDQ IS, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	c) Prior to survey plan endorsement for the relevant stage
25.	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
26.	Bushfire management a) Carry out bushfire management works as recommended in section(s) of the approved Bushfire Hazard Assessment and Mitigation Plan b) Submit to EDQ DA, verification from a suitably qualified professional that the works required for bushfire management and mitigation within the relevant stages have been carried out generally in accordance with the relevant approved plans and documents.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
27.	Acoustic treatments (noise barrier) a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ for the approved noise barrier(s). The noise barrier(s) must be designed generally in accordance with: i) <i>PDA Engineering Guideline No. 13 – Engineering standards - Acoustic treatments</i> ; and ii) Acoustic Barrier Locations within the approved Traffic Noise Impact Assessment. 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 a RPEQ and an asset register.	a) Prior to commencement of noise barrier works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
Surveying, land transfers and easements		
28.	Land transfers – drainage Transfer, in fee simple, to Council as trustee, Lot 2012 as shown on the approved plans for drainage purposes.	At registration of survey plan [for the relevant stage]
29.	Land transfers – park and open space Transfer, in fee simple, to Council as trustee Lots 2007, 2008, 2009, 2010, and 2011 as shown on the approved plans for park and open space purposes.	At registration of survey plan [for the relevant stage]
30.	Easements over infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	At registration of survey plan [for the relevant stage]
31.	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 $\leq 3000\text{m}^2$ in area and involving common wall construction.	a) At or prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
Ref	Condition	Timing
	b) Register all high density development easements required under part a) of this condition. <i>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).</i>	b) At registration of survey plan for the relevant stage
32.	Reciprocal easements (lots >300m² in area) a) Submit to EDQ DA reciprocal easement documentation, in a registerable form, for approved lots >300m ² in area and involving common wall construction. b) Register all reciprocal easements required under part a) of this condition. <i>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).</i>	a) At or prior to survey plan endorsement for the relevant stage b) At registration of survey plan for the relevant stage
Infrastructure		
33.	Municipal & State Charges Unless otherwise agreed to, 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.
34.	Implementation Charge The applicant will: a) Pay to the MEDQ the implementation charge (calculated in accordance with the ICID); or b) If the ICID is no longer in effect, the applicant must pay to the MEDQ the relevant charges in accordance with the IFF, indexed to the date of payment.	a) In accordance with the ICID; or b) In accordance with the IFF.
35.	Sub-Regional & Value Capture Charges The applicant will: a) Provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the sub-regional and value capture charges (calculated in accordance with the SRIA) and written evidence that those charges have been paid to the Council; or b) If the SRIA are no longer in effect, the applicant must pay to the MEDQ the relevant charges in accordance with the DCOP of IFF, indexed to the date of payment.	a) In accordance with the SRIA, DSRCA; or b) In accordance with the IFF.

Development Conditions – Plan of Development (POD)		
No	Condition	Timing
Development in accordance with a POD		
36.	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

Development Conditions – Plan of Development (POD)		
No	Condition	Timing
37.	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
38.	Documentation – POD a) Submit to EDQ DA, for Compliance Assessment, documentation for MULTIPLE RESIDENTIAL development (more than 2 dwellings), for assessment against the approved POD. b) The documentation submitted under part a) of this condition is to detail and/or include the following: i) site location; ii) lot size and configuration; iii) building height; iv) plot ratio, gross floor area (GFA) and site cover; v) number and size, using GFA, of dwellings; vi) interface with adjoining dwellings; vii) built-form including floor plans, sections, elevations and details of materials; viii) landscaping and open space provision; ix) on-site parking, access and servicing; and x) urban servicing arrangements including sewer, water, stormwater connections; and xi) an assessment of compliance with the approved POD.	a) Prior to commencement of building works b) Prior to commencement of building works
Construction of development in accordance with a POD		
39.	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
40.	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
41.	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
42.	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;	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
	v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. 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
43.	Erosion and sediment management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
44.	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. NOTE: <i>It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to 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

Development Conditions – Plan of Development (POD)		
No	Condition	Timing
Infrastructure contributions (uses in accordance with a POD)		
45.	Municipal & State Charges Unless otherwise agreed, 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.
46.	Implementation Charge The applicant will: a) Pay to the MEDQ the implementation charge (calculated in accordance with the ICID); or b) If the ICID is no longer in effect, the applicant must pay to the MEDQ the relevant charges in accordance with the IFF, indexed to the date of payment.	a) In accordance with the ICID; or b) In accordance with the IFF.
47.	Sub-Regional & Value Capture Charges The applicant will: a) Provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the sub-regional and value capture charges (calculated in accordance with the SRIA) and written evidence that those charges have been paid to the Council; or b) If the SRIA are no longer in effect, the applicant must pay to the MEDQ the relevant charges in accordance with the DCOP of IFF, indexed to the date of payment. Where the application is an MCU, certified and submitted plans to council detailing the GFA must also be provided at the time 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 ****