



Our ref: DEV2023/1373

26 March 2025

Lendlease Communities (Yarrabilba) Pty Ltd
C/- RPS AAP Consulting Pty Ltd
Att: Mr Gavin Edwards and Ms Lyndelle Seymour
PO Box 1559
FORTITUDE VALLEY QLD 4006

Email: gavin.edwards@rpsconsulting.com, lyndelle.seymour@rpsconsulting.com

Dear Gavin and Lyndelle

S89(1)(a) Approval of PDA Development Application
Development Permit for Reconfiguring a Lot - 1 into 3 lots, creating open space at Lot 3002 McKenny Boulevard, Yarrabilba described as Lot 3002 on SP327425

On 26 March 2025, 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 website at [Current applications and approvals](#).

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@edq.qld.gov.au, who will assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	Lot 3002 McKenny Boulevard, Yarrabilba	
Lot on plan description	Lot number	Plan description
	3002	SP327425
PDA development application details		
DEV reference number	DEV2023/1373	
'Properly made' date	10 February 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	1 into 3 lots, creating open space (recreation and sports parks)	
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: • 1 into 3 lots	
Decision date	26 March 2025	
Currency period	4 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Gabrielle Shepherd, Principal Planner	
Manager	Leila Torrens, Manager	
Engineer	Jack Landsberg, Principal Technical Officer	
Delegate	Amanda Dryden, Director	

Approved plans and documents

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

Approved plans and documents		Number	Date
1.	Precinct Four – Application Six. Reconfiguration of a Lot – Cancelling Lot 3002 on SP327425	7952-ROL-1115	21/01/2025
2.	Precinct Four – Application Six. Plan of Development	7952-POD-1116	21/01/2025
3.	District Sports Park – Masterplan	148795-8 DS02 (I)	24/02/2025
4.	District Sports Park – Concept Plan	148795-8 DS02 (I)	24/02/2025
5.	District Sports Park – Future Clubhouse (by Others) Siting Plan	148795-8 DS02 (I)	24/02/2025
Supporting plans and documents		Number	Date
6.	Precinct 4 – ROL 6 – Functional Layout Services Plan	16-217-SK300 (A)	08/02/2023
7.	P4 District Sports Park – Entrance Intersection Functional Layout– Sheet 1	SKC.10 (C)	19/9/24
8.	P4 District Sports Park – Entrance Intersection Functional Layout– Sheet 2	SKC.11 (C)	19/9/24
9.	P4 District Sports Park – Entrance Intersection Ultimate Functional Layout	SKC.16 (C)	19/9/24
10.	P4 District Sports Park – Overall Carpark Layout - Adjustments and Features	9951-D SKC.22 Rev C	21/01/2025
11.	P4 District Sports Park – Carpark Autoturn Layouts – Garbage Truck – Sheet 1	9951-D SKC.25 Rev D	24/02/2025
12.	P4 District Sports Park – Carpark Autoturn Layouts – Sheet 2	9951-D SKC.24 Rev D	24/02/2025
13.	Statement of Advice: Yarrabilba Masterplan Community – Precinct 4 District Sports Park Access Intersection Traffic Engineering Statement, prepared by SLR	620.11743 _ V1.1	23/10/2024

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.

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.

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*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

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.

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.

- d) The process and timeframes that apply to Compliance Assessment are as follows:
- i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

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

Submitting documentation to EDQ

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

- a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

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
Construction		
2.	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
3.	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	Minimum of 10 business days prior to proposed out of hours work commencement date

[illegible]

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

PDA Development Conditions		
No.	Condition	Timing
6.	Erosion and Sediment Management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a suitably qualified 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
7.	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 b) During construction
8.	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 b) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
Earthworks and Retaining Walls		
9.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a suitably qualified RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - The supporting plans as listed above 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 6 – Erosion and sediment management; - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: - all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and - any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencing earthworks b) Prior to survey plan endorsement c) Prior to survey plan endorsement
10.	Acid Sulfate Soil Management Plan (ASSMP) a) Where on-site ASS is encountered, submit to EDQ IS an Acid sulfate soil 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 b) Prior to survey plan endorsement c) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
11.	Retaining Walls a) Submit to EDQ IS detailed engineering plans, certified by a suitably qualified 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 supporting plans listed above. 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 a suitably qualified RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks b) Prior to survey plan endorsement c) Prior to survey plan endorsement
Roadworks, urban servicing and stormwater management		
12.	Roadworks – Compliance Assessment a) Submit to EDQ IS, for Compliance Assessment, Roadworks Functional Layout Plans, generally in accordance with the above approved and supporting documentation list. The plans are to be certified by a suitably qualified RPEQ, for any public transport infrastructure or works within an existing or proposed road reserve, including: i) all intersection modifications; ii) any proposed shared zone(s); iii) horizontal and vertical alignment, pavement depth, service corridors, access points, cross sections, signage and servicing; iv) the function of shared zone(s) for pedestrians, cyclists and vehicles, including safe and effective design treatments to address user conflicts between pedestrians, cyclists and vehicles; v) clear sight lines to ensure legibility and visibility for all users; vi) effective wayfinding treatments (e.g. visual and textural cues including paving, materiality, lighting, planting, bollards and signage) to clearly define the function of the road and the use of shared zone(s); vii) the following supporting information: 1. referenced design and performance criteria; 2. referenced supporting documentation used to inform designs; 3. RPEQ confirmation that all works within existing or proposed road reserves accord with Council's standards; or 4. for works inconsistent with Council's standards, an executed Management Agreement with Council detailing maintenance, replacement, security, and insurance requirements. b) Submit to EDQ IS engineering design and construction drawings, certified by a suitably qualified RPEQ, for all roadworks shown on the Functional Layout Plans endorsed under part a) of this condition.	a) Prior to commencing roadworks b) Prior to commencing roadworks

PDA Development Conditions		
No.	Condition	Timing
	c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ IS the following: i) RPEQ certification that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; ii) all documentation as required by the Construction Procedures Manual; iii) as-constructed drawings, asset register and test results, certified by a suitably qualified RPEQ, in a format acceptable to the end asset owners for all works constructed in accordance with this condition.	c) Prior to survey plan endorsement d) Prior to survey plan endorsement
13.	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 suitably qualified 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 suitably qualified RPEQ, in a format acceptable to Council.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement c) Prior to survey plan endorsement
14.	Electric Vehicle Readiness a) Provision of electrical conduits for future wiring and installation of EV charging stations by a third party to a minimum of 16 parking bays; b) Submit to EDQ IS, certified evidence from a suitably qualified RPEQ, that the electric vehicle readiness required by part a) of this condition has been provided.	For all parts prior to survey plan endorsement
15.	Water Reticulation a) Submit to EDQ IS detailed water reticulation design plans, certified by a suitably qualified 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 supporting plans listed above:	a) Prior commencing water reticulation work

PDA Development Conditions		
No.	Condition	Timing
	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 suitably qualified 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 ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
16.	Sewer Reticulation a) Submit to EDQ IS detailed sewer reticulation design plans, certified by a suitably qualified 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 supporting plans listed above: 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 a suitably qualified 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 to commencing sewer reticulation work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
17.	Updated SWMP Technical Memorandum Submit to EDQ IS for compliance assessment, an updated technical memorandum to the Yarrabilba Precinct 5 Stormwater Management Plan Version 2, 2017, prepared by a suitably qualified RPEQ, to reflect the current proposal (ie the District Sports Park)	Prior to commencing stormwater works
18.	Stormwater Management (Quality) – Compliance Assessment a) Submit to EDQ IS, for Compliance Assessment, detailed engineering drawings, certified by a suitably qualified 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 stormwater management plan, Yarrabilba Precinct 5 Stormwater Management Plan Version 2, 2017, as updated by condition 17 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 suitably qualified RPEQ, including an asset register, in a format acceptable to Council.	a) Prior to commencing stormwater work b) Prior to survey plan endorsement c) Prior to survey plan endorsement

PDA Development Conditions		
No.	Condition	Timing
19.	Stormwater Management (Quantity) – Compliance Assessment a) Submit to EDQ IS, for Compliance Assessment, detailed engineering drawings and hydraulic calculations, certified by a suitably qualified RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity and:</i> ii) The approved stormwater management plan, Yarrabilba Precinct 5 Stormwater Management Plan Version 2, 2017, as updated by condition 17 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 suitably qualified RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencing stormwater work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
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 b) Prior to survey plan endorsement
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 b) Prior to survey plan endorsement
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 b) Prior to survey plan endorsement
Landscape and environment		
23.	Landscape Works (Parks and Open Space) – Compliance Assessment a) Submit to EDQ IS, for Compliance Assessment, detailed landscape plans, certified by an AILA and a suitably qualified RPEQ, for proposed landscape works within parks and open space,. The	a) Prior to commencement of landscape work for each use

PDA Development Conditions		
No.	Condition	Timing
	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 plans. The certified plans are to include, where relevant: i) existing contours or site levels, services and features; ii) proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads or water bodies, retaining walls or batters); iii) location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; iv) locations of electricity and water connections to parks; v) location and details of public safety fencing around all basins and overland flow paths; vi) details and locations of any proposed building works including bridges, park furniture, picnic facilities, play equipment, public amenities, footpaths and cycling paths; vii) Refuse collection areas viii) trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. 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 c) Prior to survey plan endorsement
24.	Vegetation Management and Clearing a) Carry out vegetation clearing generally in accordance with endorsed Natural Environment Site Strategy and the approved plans b) Submit to EDQ IS certification from a qualified Ecologist or Arborist (AQF Level 5 or above) that vegetation clearing has been carried out in accordance with part a) of this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
25.	Refuse Collection a) Submit to EDQ IS evidence of approved waste management plan, from Council or a private waste contractor. The approved waste management plan is to accord with SC6.2.9 Waste Management of the Logan City Council Planning Scheme Policy. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to survey plan endorsement b) At all times following commencement of the sports park
Surveying, Land Transfers and Easements		
26.	Land Transfers – Drainage Transfer, in fee simple, to Council as trustee, Lots 4901 and 4902 as shown on the approved plans for drainage purposes.	At registration of survey plan

PDA Development Conditions		
No.	Condition	Timing
27.	Land Transfers – Park and Open Space Transfer, in fee simple, to Council as trustee Lots 4903, 4904, and 4905 as shown on the approved plans for park and open space purposes.	At registration of survey plan
28.	Land Transfers – Outdoor sport and recreation (District Sports Park) Transfer, in fee simple, to Council as trustee Lot 4900 as shown on the approved plans for outdoor sport and recreation (District Sports Park) purposes.	At registration of survey plan
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. 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

Development Conditions – Plan of Development (POD)		
No	Condition	Timing
Development in accordance with a POD		
30.	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
31.	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
32.	Documentation – POD a) Submit to EDQ DA, for Compliance Assessment, documentation for the District Sports Park, 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) existing contours or site levels, services and features; ii) proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads or water bodies, retaining walls or batters); iii) location of fields, courts and/or ovals; iv) location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; v) urban servicing arrangements including sewer, water, stormwater connections; vi) Location of conduit for EV charging as required by condition 14 vii) location and details of vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access;	a) Prior to commencing work b) Prior to commencing work

Development Conditions – Plan of Development (POD)		
No	Condition	Timing
	viii) location and details of public safety fencing around all basins and overland flow paths; ix) details and locations of any proposed building works including public amenities, car parking, driveways, footpaths and cycling paths; x) Refuse collection areas xi) trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; xii) Swept paths for the largest vehicle type, certified by a suitably qualified RPEQ; xiii) Confirmation of minimum sight distances certified by a suitably qualified RPEQ; xiv) Carpark and aisle widths, dimensions and markings in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> certified by a suitably qualified RPEQ; xv) Location of PWD spaces xvi) Identification of carparks that are EV ready per condition 14 xvii) Carpark grades and external batters certified by a suitably qualified RPEQ; - xviii) Location of bicycle parking; xix) public lighting in accordance with <i>Australian Standard AS1158 – Lighting for Roads and Public Spaces</i>.	
Construction of development in accordance with a POD		
33.	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
34.	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
35.	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
36.	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
37.	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
38.	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 survey plan endorsement, whichever occurs first b) Prior to commencement of use or survey plan endorsement, whichever occurs first

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****