

Our ref: DEV2025/1636

21 November 2025

SRCP (Yarrabilba) Pty Limited
C/- RPS AAP Consulting Pty Ltd
Att: Boti Hajos

Email: boti.hajos@rpsconsulting.com

Dear Boti

PDA Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

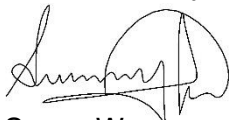
Priority Development Area (PDA):	Yarrabilba
PDA Development Type:	Development Permit for Reconfiguring a Lot for 1 lot into 846 residential lots, balance lot, drainage lots, parks and new road over 29 stages and associated Plan of Development
Property Location:	Lot 3103 Waterford Tamborine Road, and Lots 6053 and 6054 Diamond Drive, Yarrabilba
Property Description:	Part of Lot 3101 on SP338330, and Part of Lots 6053 and 6054 on SP338331

On 21 November 2025, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Gabrielle Shepherd, Principal Planner on (07) 3452 7914 or by email at gabrielle.shepherd@edq.qld.gov.au.

Yours sincerely



Sunny Wong
Director
Development Services
Economic Development Queensland

Cc: Logan City Council – Email council@logan.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Yarrabilba	
Site address	Lot 3103 Waterford Tamborine Road, and Lots 6053 and 6054 Diamond Drive, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Part of Lot 3101	SP338330
	Part of Lots 6053 and 6054	SP338331
PDA Development Approval details		
DEV Reference No.	DEV2025/1636	
PDA Development Approval Type	☐ Material change of use ☐ PDA Preliminary Approval ☐ PDA Development Permit ☒ Reconfiguring a lot ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit	
Approval details	Subdivision - 1 lot into 846 residential lots, balance lot, drainage lots, parks and new road over 29 stages and associated Plan of Development	
Decision	EDQ 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	21 November 2025	
Currency Period	4 years from the Decision date	

Approved plans and documents

The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.

Plan/Document Name		Reference No.	Prepared By	Date
•	Yarrabilba Precinct 8 – Application 1, Reconfiguration of a Lot – Overall	AU13933 – 35 Rev C	RPS	17/11/2025
•	Yarrabilba Precinct 8 – Application 1, Development Statistics	AU13933 – 36 Rev C	RPS	17/11/2025
•	Yarrabilba Precinct 8 – Application 1, Reconfiguration of a Lot – Sheet 1 of 7	AU13933 – 37 Rev C	RPS	17/11/2025
•	Yarrabilba Precinct 8 – Application 1, Reconfiguration of a Lot – Sheet 2 of 7	AU13933 – 38 Rev C	RPS	17/11/2025
•	Yarrabilba Precinct 8 – Application 1, Reconfiguration of a Lot – Sheet 3 of 7	AU13933 – 39 Rev C	RPS	17/11/2025
•	Yarrabilba Precinct 8 – Application 1, Reconfiguration of a Lot – Sheet 4 of 7	AU13933 – 40 Rev C	RPS	17/11/2025
•	Yarrabilba Precinct 8 – Application 1, Reconfiguration of a Lot – Sheet 5 of 7	AU13933 – 41 Rev C	RPS	17/11/2025
•	Yarrabilba Precinct 8 – Application 1, Reconfiguration of a Lot – Sheet 6 of 7	AU13933 – 42 Rev C	RPS	17/11/2025
•	Yarrabilba Precinct 8 – Application 1, Reconfiguration of a Lot – Sheet 7 of 7	AU13933 – 43 Rev C	RPS	17/11/2025
•	Yarrabilba Precinct 8 – Application 1, Plan of Development – Sheet 1 of 7	AU13933 – 44 Rev C	RPS	17/11/2025
•	Yarrabilba Precinct 8 – Application 1, Plan of Development – Sheet 2 of 7	AU13933 – 45 Rev C	RPS	17/11/2025
•	Yarrabilba Precinct 8 – Application 1, Plan of Development – Sheet 3 of 7	AU13933 – 46 Rev C	RPS	17/11/2025

•	Yarrabilba Precinct 8 – Application 1, Plan of Development – Sheet 4 of 7	AU13933 – 47 Rev C	RPS	17/11/2025
•	Yarrabilba Precinct 8 – Application 1, Plan of Development – Sheet 5 of 7	AU13933 – 48 Rev C	RPS	17/11/2025
•	Yarrabilba Precinct 8 – Application 1, Plan of Development – Sheet 6 of 7	AU13933 – 49 Rev C	RPS	17/11/2025
•	Yarrabilba Precinct 8 – Application 1, Plan of Development – Sheet 7 of 7	AU13933 – 50 Rev C	RPS	17/11/2025
•	Yarrabilba Precinct 8 – Application 1, Plan of Development – Design Criteria	AU13933 – 51 Rev C	RPS	17/11/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – General Locality Plan, Drawing Index and Notes, prepared by KN Group	24-153-SK001 Rev A	KN Group	30/05/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Staging Plan, Sheet 1, prepared by KN Group	24-153-SK002 Rev B	KN Group	10/06/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Staging Plan, Sheet 2, prepared by KN Group	24-153-SK003 Rev A	KN Group	30/05/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Staging Plan, Sheet 3, prepared by KN Group	24-153-SK004 Rev A	KN Group	30/05/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Staging Plan, Sheet 4, prepared by KN Group	24-153-SK005 Rev A	KN Group	30/05/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Roadworks Plan, Sheet 1, prepared by KN Group	24-153-SK006 Rev B	KN Group	10/06/2025

•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Roadworks Plan, Sheet 2, prepared by KN Group	24-153-SK007 Rev A	KN Group	30/05/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Roadworks Plan, Sheet 3, prepared by KN Group	24-153-SK008 Rev A	KN Group	30/05/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Roadworks Plan, Sheet 4, prepared by KN Group	24-153-SK009 Rev A	KN Group	30/05/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Typical Cross Sections, prepared by KN Group	24-153-SK010 Rev A	KN Group	30/05/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Services Plan, Sheet 1, prepared by KN Group	24-153-SK011 Rev C	KN Group	05/09/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Services Plan, Sheet 2, prepared by KN Group	24-153-SK012 Rev B	KN Group	05/09/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Services Plan, Sheet 3, prepared by KN Group	24-153-SK013 Rev A	KN Group	30/05/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Services Plan, Sheet 4, prepared by KN Group	24-153-SK014 Rev B	KN Group	05/09/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Stormwater Plan, Sheet 1, prepared by KN Group	24-153-SK015 Rev B	KN Group	10/06/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Stormwater Plan, Sheet 2, prepared by KN Group	24-153-SK016 Rev A	KN Group	30/05/2025

•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Stormwater Plan, Sheet 3, prepared by KN Group	24-153-SK017 Rev A	KN Group	30/05/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Stormwater Plan, Sheet 4, prepared by KN Group	24-153-SK018 Rev B	KN Group	30/10/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Sewer Reticulation Plan, Sheet 1, prepared by KN Group	24-153-SK019 Rev B	KN Group	10/06/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Sewer Reticulation Plan, Sheet 2, prepared by KN Group	24-153-SK020 Rev A	KN Group	30/05/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Sewer Reticulation Plan, Sheet 3, prepared by KN Group	24-153-SK021 Rev A	KN Group	30/05/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Sewer Reticulation Plan, Sheet 4, prepared by KN Group	24-153-SK022 Rev B	KN Group	30/10/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Water Reticulation Plan, Sheet 1, prepared by KN Group	24-153-SK023 Rev B	KN Group	10/06/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Water Reticulation Plan, Sheet 2, prepared by KN Group	24-153-SK024 Rev A	KN Group	30/05/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Water Reticulation Plan, Sheet 3, prepared by KN Group	24-153-SK025 Rev A	KN Group	30/05/2025

•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Water Reticulation Plan, Sheet 4, prepared by KN Group	24-153-SK026 Rev B	KN Group	30/10/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Earthworks Contour Plan, Sheet 1, prepared by KN Group	24-153-SK027 Rev A	KN Group	30/05/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Earthworks Contour Plan, Sheet 2, prepared by KN Group	24-153-SK028 Rev A	KN Group	30/05/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Earthworks Contour Plan, Sheet 3, prepared by KN Group	24-153-SK029 Rev A	KN Group	30/05/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Earthworks Contour Plan, Sheet 4, prepared by KN Group	24-153-SK030 Rev A	KN Group	30/05/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Retaining Walls Plan, Sheet 1, prepared by KN Group	24-153-SK031 Rev A	KN Group	30/05/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Retaining Walls Plan, Sheet 2, prepared by KN Group	24-153-SK032 Rev A	KN Group	30/05/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Retaining Walls Plan, Sheet 3, prepared by KN Group	24-153-SK033 Rev A	KN Group	30/05/2025
•	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Retaining Walls Plan, Sheet 4, prepared by KN Group	24-153-SK034 Rev A	KN Group	30/05/2025

•	Yarrabilba Precinct 8 ROL 1, Precinct Network Plan – Water and Wastewater Infrastructure, prepared by Stantec	Revision 2	Stantec	06/06/2025
•	Yarrabilba Precinct 8 ROL 1, Stormwater Management Plan, prepared by DesignFlow	Version 1	DesignFlow	30/05/2025
•	Desktop Review and Summary of Geotechnical Investigations, prepared by PTG Consulting	PTG/02227-001-Rev0	PTG Consulting	17/04/2025
•	Yarrabilba, Precinct 8 ROL 1, Traffic Impact Assessment, prepared by SLR	620.V11743.00006 Rev v1.0	SLR	30/05/2025
•	Road Traffic Noise Assessment - Residential Subdivision, Proposed Precinct 8, Yarrabilba, prepared by MWA Environmental	25050 Version 1	MWA Environmental	30/05/2025
•	Yarrabilba Precinct 8 – Application 1, On-street Parking	AU13933-54 Rev C	RPS	17/11/2025
•	Yarrabilba Precinct 8 Master Plan Landscape Design Package	014607-1 Issue B	RPS	30/05/2025
•	Bushfire Hazard Assessment and Mitigation Plan, prepared by Bushland Protection Systems	Version 2	Bushland Protection Systems	30/05/2025
•	Yarrabilba Precinct 8 – Application 1, Open Space Types	AU13933-52 Rev C	RPS	17/11/2025
•	Precinct 8 Ecological Compliance Certification, Yarrabilba, prepared Natura Pacific		Natura Pacific	05/05/2025
Endorsed plans				
•	Yarrabilba Precinct 8 and 9 Context Plan	AU13933-06-03 Rev C	RPS	21/05/2025

Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

- a) The Applicant must:
 - i) pay to EDQ 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 DS a duly completed Compliance Assessment form².
 - iii) submit to EDQ DS the documentation as required under the relevant condition.
- b) Where EDQ DS 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) the Applicant submits items required under a) above to EDQ Development Services 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 EDQ Development Services use the online Customer Portal https://portal.edq.qld.gov.au/ or send to developmentservices@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 for the relevant stage
2.	Street naming Submit to EDQ DS 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 DS, 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 DS 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;	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		
No	Condition	Timing
	ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 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.	b) During construction
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
7.	Erosion and Sediment Management a) Submit to EDQ DS an Erosion and Sediment Control Plan (ESCP), certified by an accredited professional in erosion and sediment control (CPESC), and prepared generally in accordance with the following:	a) Prior to commencing work for the relevant stage

PDA Development Conditions		
No	Condition	Timing
	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.	b) During construction
8.	Traffic Management Plan a) Submit to EDQ DS 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
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.	a) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No	Condition	Timing
	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.	b) Prior to survey plan endorsement for the relevant stage
Earthworks and Retaining Walls		
10.	Retaining Walls a) Submit to EDQ DS 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) A maximum height of 2.5m, where comprising a single tier wall; iii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iv) located and designed generally in accordance with the approved functional layout plans. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ DS 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 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		
11.	Roadworks a) Submit to EDQ DS detailed engineering plans, certified by a suitably qualified RPEQ, for all roadworks, including intersections, parking bays, bus stops (accommodating a bus of 14.5m in length), traffic devices, bike paths and footpaths. The certified engineering plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; ii) the approved Roadworks Functional Layout Plans; and iii) the approved Traffic Impact Assessment report	a) Prior to commencing roadworks

PDA Development Conditions		
No	Condition	Timing
	b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DS: 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 suitably qualified RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition. Note: Direct access is not permitted between the Waterford Tamborine Road and the subject site.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
12.	Pine Forest Way Interface – Compliance Assessment a) Submit to EDQ DS for compliance assessment, detailed engineering plans, certified by a suitably qualified RPEQ, of all works within Pine Forest Way. The plans are to demonstrate: i) Evidence of appropriate retaining wall designs to accommodate swale infiltration and wind loading on associated fencing ii) Drainage capacity calculations for proposed swale with designated stormwater discharge points detailed on plans iii) Batter grades in accordance with Logan City Council Planning Scheme requirements: <i>SC6.2.5 Infrastructure, Part 3 Standards Section 3.3.6.1 Batters</i>. iv) located and designed generally in accordance with the approved Functional Layout Plans v) Landscaping outcomes b) Construct works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ DS certification from a suitably qualified RPEQ that all works 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

PDA Development Conditions		
No	Condition	Timing
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 DS 'as-constructed' plans and test documentation, certified by a suitably qualified 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
14.	Water Reticulation a) Submit to EDQ DS 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 approved plans and documents. b) Construct water reticulation works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DS '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	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		
No	Condition	Timing
	ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	
15.	Sewer Reticulation a) Submit to EDQ DS 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 approved plans and documents b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition. c) Submit to EDQ DS '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 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
16.	Contribution towards DMA installations in established Precincts Pay to Council \$1,250,000 (exc. GST), as financial contribution towards the design and construction works associated with the establishment of five (5) District Management Areas (DMA) to the existing trunk water supply systems within Precincts 1-4 of the PDA.	Prior to the survey plan endorsement for the first stage, unless paid under approval DEV2025/1646.
17.	Stormwater Management (Quality) a) Submit to EDQ DS 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 plans and documents. d) b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DS "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 for the relevant stage c) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No	Condition	Timing
18.	Stormwater Management (Quantity) a) Submit to EDQ DS 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 plans and documents. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DS "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 for the relevant stage c) Prior to survey plan endorsement for the relevant stage
19.	Electricity a) Submit to EDQ DS 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 DS 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 DS 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>.	a) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No	Condition	Timing
	b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage
Landscape and environment		
22.	Streetscape Works - (compliance assessment d)-g)) Either: a) Submit to EDQ DS 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 DS '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 DS 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 DS detailed streetscape works plans certified by an AILA generally in accordance with the endorsed plans required under part a) of this condition.	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

PDA Development Conditions		
No	Condition	Timing
	f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition. g) Submit to EDQ DS 'As Constructed' plans and asset register in a format acceptable to Council.	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 DS, 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 plans. The certified plans are to include, where relevant: iii) existing contours or site levels, services and features; iv) 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); v) location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; vi) locations of electricity and water connections to parks; vii) location and details of vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access; viii) 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; ix) trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; and x) 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		
No	Condition	Timing
	c) Submit to EDQ DS 'as constructed' plans, certified by a suitably qualified RPEQ and an asset register.	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, Lots 2018, 2019 and 2020 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 2013, 2014, 2015, 2016 and 2017 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 DS high density development easement documentation, in a registerable form, for approved lots $\leq 300\text{m}^2$ in area and involving common wall construction. b) Register all high density development easements required under part a) of this condition.	a) At or prior to survey plan endorsement for the relevant stage b) At registration of survey plan for the relevant stage
32.	Reciprocal Easements (lots $> 300\text{m}^2$ in area) a) Submit to EDQ DS reciprocal easement documentation, in a registerable form, for approved lots $> 300\text{m}^2$ in area and involving common wall construction. b) Register all reciprocal easements required under part a) of this condition. NOTE: For the purposes of this condition, common wall construction includes the circumstances listed under section 94(2) (a) of the LTA (e.g. terrace housing on standard format lots).	a) At or prior to survey plan endorsement for the relevant stage b) At registration of survey plan for the relevant stage

PDA Development Conditions		
No	Condition	Timing
Infrastructure contributions		
33.	Municipal & State Charges 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) If the ICID applies to the development, the applicant will pay to the MEDQ the ID Implementation Charge (calculated in accordance with the ICID); or b) If the ICID does not apply to the development, the applicant must pay the MEDQ the relevant charges calculated 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 a) If the SRIA or DSRCIA applies to the development, the applicant will provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the IA Sub-regional charges (calculated in accordance with the SRIA) and written evidence that those charges have been paid to the Council; or b) If the SRIA or DSRCIA do not apply to the development, the applicant must pay to the MEDQ the Sub-regional and Value Capture charges in accordance with the IFF, indexed to the date of payment.	a) In accordance with the SRIA, DSRCIA; or b) In accordance with the IFF

PDA 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

PDA 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 DS, for Compliance Assessment, documentation for multiple residential (more than two units) 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; 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 DS, 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

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

PDA Development Conditions – Plan of Development (POD)

No	Condition	Timing
42.	Construction management plan a) Submit to EDQ DS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 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.	a) Prior to commencing work b) During construction

PDA Development Conditions – Plan of Development (POD)		
No	Condition	Timing
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
43.	Erosion and sediment management a) Submit to EDQ DS 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
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
Infrastructure contributions (uses in accordance with a POD)		
45.	Municipal & State Charges 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.

PDA Development Conditions – Plan of Development (POD)		
No	Condition	Timing
46.	Implementation Charge The applicant will: a) If the ICID applies to the development, the applicant will pay to the MEDQ the ID Implementation Charge (calculated in accordance with the ICID); or b) If the ICID does not apply to the development, the applicant must pay the MEDQ the relevant charges calculated 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 If the SRIA or DSRCIA applies to the development, the applicant will: a) provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the IA Sub-regional charges (calculated in accordance with the SRIA) and written evidence that those charges have been paid to the Council; or b) If the SRIA or DSRCIA do not apply to the development, the applicant must pay to the MEDQ the Sub-regional and Value Capture charges in accordance with the IFF, 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 ****