

Our ref: DEV-2026-YAR-4663

5 June 2026

SRCP (Yarrabilba) Pty Limited
C/- RPS AAP Consulting Pty Ltd
Att: Gavin Edwards

Email: gavin.edwards@rpsconsulting.com

Dear Gavin

Changed PDA Decision Notice

Notices given for the purposes of section 99 of the Economic Development Act 2012

Priority Development Area (PDA):	Yarrabilba PDA
PDA Development Type:	Development Permit for Reconfiguring a Lot for 1 lot into 897 residential lots, balance lot, drainage lots, parks and new road over 32 stages and associated Plan of Development
Property Location:	Lot 3204 Waterford Tamborine Road, Yarrabilba
Property Description:	Lot 3204 on SP355009

On 5 June 2026, Economic Development Queensland (EDQ) decided to approve **all** of the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed Decision Notice.

The Changed 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 Nicole Tobias, Principal Planner on (07) 3452 6752 or by email at nicole.tobias@edq.qld.gov.au.

Yours sincerely



Jennifer Sneesby
Manager
Development Services
Economic Development Queensland

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

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Yarrabilba	
Site address	Lot 3204 Waterford Tamborine Road, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 3204	SP355009
PDA Development Approval details		
DEV Reference No.	DEV-2026-YAR-4663	
Original Approval details	PDA Development Approval for Development Permit for RAL for Precinct 8 (1 lot into 897 residential lots, balance lot, drainage lots, parks and new road over 32 stages) and associated Plan of Development	
Change to Approval Decision	EDQ has decided to grant <u>all</u> of the changes to the PDA Development Approval applied for, <u>subject to</u> PDA Development Conditions forming part of this Changed Decision Notice. The approval is for changes to the following: • Updated plans and reports • Increased yield and residential lots • Additional terrace lots. • Additional substaging • Minor alterations to the Plan of Development	
Original decision date	21 November 2025	
Change to Approval decision date	5 June 2026	
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
1.	Yarrabilba Precinct 8 – Application 1, Reconfiguration of a Lot – Overall	AU13933 – 98 Rev A	RPS	08/04/2026
2.	Yarrabilba Precinct 8 – Application 1, Development Statistics	AU13933 – 99 Rev A	RPS	08/04/2026
3.	Yarrabilba Precinct 8 – Application 1, Reconfiguration of a Lot – Sheet 1 of 7	AU13933 – 100 Rev A	RPS	08/04/2026
4.	Yarrabilba Precinct 8 – Application 1, Reconfiguration of a Lot – Sheet 2 of 7	AU13933 – 101 Rev A	RPS	08/04/2026
5.	Yarrabilba Precinct 8 – Application 1, Reconfiguration of a Lot – Sheet 3 of 7	AU13933 – 102 Rev A	RPS	08/04/2026
6.	Yarrabilba Precinct 8 – Application 1, Reconfiguration of a Lot – Sheet 4 of 7	AU13933 – 103 Rev A	RPS	08/04/2026
7.	Yarrabilba Precinct 8 – Application 1, Reconfiguration of a Lot – Sheet 5 of 7	AU13933 – 104 Rev A	RPS	08/04/2026
8.	Yarrabilba Precinct 8 – Application 1, Reconfiguration of a Lot – Sheet 6 of 7	AU13933 – 105 Rev A	RPS	08/04/2026
9.	Yarrabilba Precinct 8 – Application 1, Reconfiguration of a Lot – Sheet 7 of 7	AU13933 – 106 Rev A	RPS	08/04/2026
10.	Yarrabilba Precinct 8 – Application 1, Plan of Development – Sheet 1 of 8	AU13933 – 107 Rev C	RPS	05/06/2026
11.	Yarrabilba Precinct 8 – Application 1, Plan of Development – Sheet 2 of 8	AU13933 – 108 Rev C	RPS	05/06/2026
12.	Yarrabilba Precinct 8 – Application 1, Plan of Development – Sheet 3 of 8	AU13933 – 109 Rev C	RPS	05/06/2026
13.	Yarrabilba Precinct 8 – Application 1, Plan of	AU13933 – 110 Rev C	RPS	05/06/2026

	Development – Sheet 4 of 8			
14.	Yarrabilba Precinct 8 – Application 1, Plan of Development – Sheet 5 of 8	AU13933 – 111 Rev C	RPS	05/06/2026
15.	Yarrabilba Precinct 8 – Application 1, Plan of Development – Sheet 6 of 8	AU13933 – 112 Rev C	RPS	05/06/2026
16.	Yarrabilba Precinct 8 – Application 1, Plan of Development – Sheet 7 of 8	AU13933 – 113 Rev C	RPS	05/06/2026
17.	Yarrabilba Precinct 8 – Application 1, Plan of Development – Sheet 8 of 8	AU13933 – 114 Rev C	RPS	05/06/2026
18.	Yarrabilba Precinct 8 – Application 1, Plan of Development – Design Criteria Type A	AU13933 – 115 Rev C	RPS	05/06/2026
19.	Yarrabilba Precinct 8 – Application 1, Plan of Development – Design Criteria Type B	AU13933 – 116 Rev C	RPS	05/06/2026
20.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – General Locality Plan, Drawing Index and Notes	24-153-SK001 Rev B	KN Group	08/04/2026
21.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Staging Plan, Sheet 1	Sheet 1 24-153-SK002 Rev C	KN Group	08/04/2026
22.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Staging Plan, Sheet 2	24-153-SK003 Rev B	KN Group	08/04/2026
23.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Staging Plan, Sheet 3	24-153-SK004 Rev B	KN Group	08/04/2026
24.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Staging Plan, Sheet 4	24-153-SK005 Rev B	KN Group	08/04/2026
25.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Roadworks Plan, Sheet 1	24-153-SK006 Rev C	KN Group	08/04/2026

26.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Roadworks Plan, Sheet 2	24-153-SK007 Rev B	KN Group	08/04/2026
27.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Roadworks Plan, Sheet 3	24-153-SK008 Rev B	KN Group	26/05/2026
28.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Roadworks Plan, Sheet 4	24-153-SK009 Rev B	KN Group	08/04/2026
29.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Typical Cross Sections	24-153-SK010 Rev A	KN Group	30/05/2025
30.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Services Plan, Sheet 1	24-153-SK011 Rev D	KN Group	08/04/2026
31.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Services Plan, Sheet 2	24-153-SK012 Rev C	KN Group	08/04/2026
32.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Services Plan, Sheet 3	24-153-SK013 Rev B	KN Group	08/04/2026
33.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Services Plan, Sheet 4	24-153-SK014 Rev C	KN Group	08/04/2026
34.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Stormwater Plan, Sheet 1	24-153-SK015 Rev C	KN Group	08/04/2026
35.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Stormwater Plan, Sheet 2	24-153-SK016 Rev B	KN Group	08/04/2026
36.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Stormwater Plan, Sheet 3	24-153-SK017 Rev B	KN Group	08/04/2026
37.	Precinct 8 - ROL1 Preliminary	24-153-SK018 Rev C	KN Group	08/04/2026

	Planning Functional Drawings – Functional Layout Stormwater Plan, Sheet 4			
38.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Sewer Reticulation Plan, Sheet 1	24-153-SK019 Rev C	KN Group	08/04/2026
39.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Sewer Reticulation Plan, Sheet 2	24-153-SK020 Rev B	KN Group	08/04/2026
40.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Sewer Reticulation Plan, Sheet 3	24-153-SK021 Rev B	KN Group	08/04/2026
41.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Sewer Reticulation Plan, Sheet 4	24-153-SK022 Rev C	KN Group	08/04/2026
42.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Water Reticulation Plan, Sheet 1	24-153-SK023 Rev D	KN Group	26/05/2026
43.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Water Reticulation Plan, Sheet 2	24-153-SK024 Rev C	KN Group	26/05/2026
44.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Water Reticulation Plan, Sheet 3	24-153-SK025 Rev C	KN Group	26/05/2026
45.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Water Reticulation Plan, Sheet 4	24-153-SK026 Rev D	KN Group	26/05/2026
46.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Earthworks Contour Plan, Sheet 1	24-153-SK027 Rev B	KN Group	08/04/2026
47.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Earthworks Contour Plan, Sheet 2	24-153-SK028 Rev B	KN Group	08/04/2026
48.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings –	24-153-SK029 Rev B	KN Group	08/04/2026

	Functional Layout Earthworks Contour Plan, Sheet 3			
49.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Earthworks Contour Plan, Sheet 4	24-153-SK030 Rev B	KN Group	08/04/2026
50.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Retaining Walls Plan, Sheet 1	24-153-SK031 Rev B	KN Group	08/04/2026
51.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Retaining Walls Plan, Sheet 2	24-153-SK032 Rev B	KN Group	08/04/2026
52.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Retaining Walls Plan, Sheet 3	24-153-SK033 Rev B	KN Group	08/04/2026
53.	Precinct 8 - ROL1 Preliminary Planning Functional Drawings – Functional Layout Retaining Walls Plan, Sheet 4	24-153-SK034 Rev B	KN Group	08/04/2026
54.	Yarrabilba Precinct 8 ROL 1, Precinct Network Plan – Water and Wastewater Infrastructure	Revision 3	Stantec	20/05/2026
55.	Yarrabilba Precinct 8 ROL 1, Stormwater Management Plan	Version 2	DesignFlow	09/04/2026
56.	Statement of Advice - Yarrabilba, Precinct 8 ROL1 – Minor Change Application – Traffic Assessment	620.V11743.00006 Rev v1.2	SLR	28/05/2026
57.	Minor Change Road Traffic Noise Assessment - Residential Subdivision, Proposed Precinct 8, Yarrabilba	25050 Version 4	MWA Environmental	5/06/2026
58.	Yarrabilba Precinct 8 – Application 1, On-street Parking	AU13933-54 Rev E	RPS	28/05/2026
59.	Yarrabilba Precinct 8 Master Plan Landscape Design Package	014607-1 Issue C	RPS	02/04/2026
60.	Bushfire Hazard Assessment and Mitigation Plan	Version 4	Bushland Protection Systems	08/04/2026
61.	Yarrabilba Precinct 8 –	AU13933-52 Rev D	RPS	09/04/2026

	Application 1, Open Space Types			
62.	Precinct 8 – Reconfiguration of a Lot (ROL) – Amendment - Ecological Compliance Certification, Yarrabilba		Natura Pacific	09/04/2026
Plans and documents previously approved on 21 November 2025				
63.	Desktop Review and Summary of Geotechnical Investigations, prepared by PTG Consulting	PTG/02227-001-Rev0	PTG Consulting	17/04/2025
64.	Yarrabilba, Precinct 8 ROL 1, Traffic Impact Assessment	620.V11743.00006 Rev v1.0	SLR	30/05/2025
Endorsed plans				
65.	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, Compliance Assessment is required in accordance with the following:

- 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 Services Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ a duly completed Compliance Assessment form².
 - iii) submit to EDQ the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment complies with 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 for Compliance Assessment.

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.

- 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) 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 MEDQ notifies the Applicant as stated under iv) 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 EDQ, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

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 a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No	Condition	Timing
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, 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 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;	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
	2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
7.	Erosion and Sediment Management a) Submit to EDQ 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: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work for the relevant stage b) During construction

PDA Development Conditions		
No	Condition	Timing
8.	Traffic Management Plan a) Submit to EDQ a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.	a) Prior to commencing work for the relevant stage b) During construction

PDA Development Conditions		
No	Condition	Timing
9.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
Earthworks and Retaining Walls		
10.	Retaining Walls a) Submit to EDQ 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 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		

PDA Development Conditions		
No	Condition	Timing
11.	Roadworks a) Submit to EDQ 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 b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ: 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.	a) Prior to commencing roadworks b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
12.	Pine Forest Way Interface – Compliance Assessment a) Submit to EDQ 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	a) Prior to commencing earthworks for the relevant stage

PDA Development Conditions		
No	Condition	Timing
	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 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.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
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>	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No	Condition	Timing
	ii) meet the requirements of AS3000 – ‘SAA Wiring Rules’. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority. c) Submit to EDQ ‘as-constructed’ plans and test documentation, certified by a suitably qualified RPEQ, in a format acceptable to Council.	c) Prior to survey plan endorsement for the relevant stage
14.	Water Reticulation a) Submit to EDQ 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 ‘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.	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
15.	Sewer Reticulation a) Submit to EDQ 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	a) Prior the commencing sewer reticulation work for the first stage

PDA Development Conditions		
No	Condition	Timing
	b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition. c) Submit to EDQ '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.	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 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. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ "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 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</i> and: 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 "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 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 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	

PDA Development Conditions		
No	Condition	Timing
	a) Submit to EDQ 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		
22.	Streetscape Works - (compliance assessment d)-g)) Either: a) Submit to EDQ 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 '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 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;	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

PDA Development Conditions		
No	Condition	Timing
	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 detailed streetscape works plans certified by an AILA generally in accordance with the endorsed plans required under part a) of this condition. f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition. g) Submit to EDQ 'As Constructed' plans and asset register in a format acceptable to Council.	e) Prior to commencement of site works for each sub-stage f) Prior to survey plan endorsement for each sub-stage g) Prior to survey plan endorsement for each sub-stage
23.	Landscape Works (Parks and Open Space) – Compliance Assessment a) Submit to EDQ, 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;	a) Prior to commencement of landscape work for the relevant stage

PDA Development Conditions		
No	Condition	Timing
	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. c) Submit to EDQ, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
24.	Vegetation Clearing and Site Rehabilitation All vegetation clearing and site rehabilitation must be undertaken in accordance with the endorsed Overarching Site Strategy - Natural Environment and subsequent submitted Vegetation Management Plans.	Ongoing
25.	Vegetation Clearing and Site Rehabilitation – Pine Forest Way a) Submit to EDQ a vegetation clearing and management plan from a suitably qualified professional, for the clearing of vegetation along Pine Forest Way b) Carry out vegetation clearing in accordance with the plans required by part a) of this condition.	a) Prior to commencing clearing works b) During works
26.	Bushfire management Carry out the development in accordance with the recommendations of approved Bushfire Hazard Assessment and Mitigation Plan	Prior to the commencement of use and to be maintained
27.	Acoustic Treatments (Noise Barrier)	

PDA Development Conditions		
No	Condition	Timing
	a) Submit to EDQ detailed engineering plans, certified by a suitably qualified 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) the approved acoustic report. Note: Any noise barriers (for example noise fences, earth mounds and associated structures such as retaining walls) along the boundary of Waterford-Tambourine Road, as identified in the approved acoustic report, must be located wholly within the subject site and constructed in accordance with: i) the Department of Transport and Main Roads' Transport Noise Management Code of Practice Vol 1, Chapter 7 and ii) the Department of Transport and Main Roads specifications MRTS15 b) Construct barrier(s) works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ 'as constructed' plans, certified by a suitably qualified 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, 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	At registration of survey plan for the

PDA Development Conditions		
No	Condition	Timing
	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.	relevant stage
31.	High Density Development Easements (lots $\leq 300\text{m}^2$ in area) a) Submit to EDQ 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 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
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) In accordance with the ICID; or

PDA Development Conditions		
No	Condition	Timing
	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.	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)		
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
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, for Compliance Assessment, documentation for multiple residential (more than two units) development, for assessment against the approved POD.	a) Prior to commencement of building works

PDA Development Conditions		
No	Condition	Timing
	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.	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, 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 a site-based Construction Management Plan (CMP), prepared by the principal site contractor and	a) Prior to commencing work

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

PDA Development Conditions		
No	Condition	Timing
	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.	b) During construction

PDA Development Conditions		
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 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)		

PDA Development Conditions		
No	Condition	Timing
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.
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 DSRICA 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 DSRICA 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, DSRICA; 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 ****