

Our ref: DEV-2025-YAR-4087

21 July 2026

SRCP (Yarrabilba) Pty Ltd
C/- RPS Consulting
Att: Mr Boti Hajos
Email: boti.hajos@rpsconsulting.com

Dear Applicant

PDA Decision Notice

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

Priority Development Area (PDA): Yarrabilba PDA

PDA Development Type: Preliminary Approval for Material Change of Use for development in accordance with a Master Plan and Development Permit for Reconfiguring a Lot for part of Precinct 7 (creating 5 management lots, new roads and balance lots) over eight (8) stages and amended context plan

Property Location: Lot 3202 and Lot 7005 Wentland Avenue, Yarrabilba, and 1730 Waterford Tamborine Road, Yarrabilba, and Lot 3000 Yarrabilba Drive, Yarrabilba

Property Description: Lot 3202 on SP351741 (formerly Lot 3102 on SP338330), Lot 7005 on SP351741 (formerly Lot 7004 on SP333762), Lot 3007 on SP333767 and Lot 3000 on SP327425

On 21 July 2026, 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 Nicole Tobias on 07 3452 6752 or by email at nicole.tobias@edq.qld.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to be 'SA' with a flourish, dated 'mm/14'.

Scott Turner
Project Director Partner Growth (Acting)
Development Services
Economic Development Queensland
Cc: Logan City Council

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Yarrabilba PDA	
Site address	Lot 3202 and Lot 7005 Wentland Avenue, Yarrabilba, and 1730 Waterford Tamborine Road, Yarrabilba, and Lot 3000 Yarrabilba Drive, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 3202 (formerly Lot 3102)	SP351741 (formerly SP338330)
	Lot 7005 (formerly Lot 7004)	SP351741 (formerly SP333762)
	Lot 3007	SP333767
	Lot 3000	SP327425
PDA Development Approval details		
DEV Reference No.	DEV-2025-YAR-4087	
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	Preliminary Approval for Material Change of Use for development in accordance with a Master Plan and Development Permit for Reconfiguring a Lot for part of Precinct 7 (creating 5 management lots, new roads and balance lots) over seven (7) stages and amended context plan	
Decision	EDQ has decided to grant <u>all</u> of the PDA Development Approval applied for, <u>subject to</u> PDA Development Conditions forming part of this Decision Notice.	
Decision date	21 July 2026	
Currency Period	6 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 Town Centre – Major Centre Core – Stage 1 – Proposed Reconfiguration of a Lot over Lots: 3202 & 7005 on SP351741, 3007 on SP333767, 300 on SP327425 (amended in red)	AU8248-34 Rev E	RPS	18 May 2026
2.	Yarrabilba Town Centre – Major Centre Core – Stage 1 – Proposed Reconfiguration of a Lot – Inset Plan (amended in red)	AU8248-21 Rev N	RPS	17 July 2026
3.	Yarrabilba Town Centre – Landscape Vision and Masterplan	Revision D	RPS	22 May 2026
4.	Yarrabilba Town Centre: Stage One Masterplan	Revision I	RPS	18 May 2026
5.	Bushfire Hazard Assessment and Mitigation Plan	Version 3	Bushland Protection Systems	2 December 2025
6.	Town Centre ROL1 Stormwater Management Plan	Version 1	DesignFlow	27 November 2025
7.	Yarrabilba Precinct 7 Town Centre RAL1 Precinct Network Plan – Water and Wastewater Infrastructure (amended in red)	Revision 02	Stantec	27 May 2026
8.	Yarrabilba Town Centre – Major Centre Core – Stage 1 RAL Plan - Ecological Compliance Certification, Yarrabilba	-	Natura Pacific	28 November 2025
Supporting Plans and Documents				
9.	Civil Engineering Report	Issue A	MPN Consulting Pty Ltd	27 November 2025

10.	Traffic Impact Assessment	620.V11743.00025 Revision V1.3	SLR	27 May 2026
11.	Bulk Earthworks Plan Sheet 1	10467 DA.01 Rev E	MPN Consulting	15 May 2026
12.	Bulk Earthworks Plan Sheet 2	10467 DA.02 Rev E	MPN Consulting	15 May 2026
13.	Bulk Earthworks Plan Sheet 3	10467 DA.03 Rev E	MPN Consulting	15 May 2026
14.	Bulk Earthworks Plan Sheet 4	10467 DA.04 Rev E	MPN Consulting	15 May 2026
15.	Road Functional Layout Index Sheet	10467 DA.05 Rev E	MPN Consulting	15 May 2026
16.	Road Functional Layout Sheet 1	10467 DA.06 Rev E	MPN Consulting	15 May 2026
17.	Road Functional Layout Sheet 2	10467 DA.07 Rev E	MPN Consulting	15 May 2026
18.	Road Functional Layout Sheet 3	10467 DA.08 Rev E	MPN Consulting	15 May 2026
19.	Road Functional Layout Sheet 4	10467 DA.09 Rev E	MPN Consulting	15 May 2026
20.	Road Functional Layout Sheet 5	10467 DA.10 Rev E	MPN Consulting	15 May 2026
21.	Services Layout Sheet 1	10467 DA.11 Rev E	MPN Consulting	15 May 2026
22.	Services Layout Sheet 2	10467 DA.12 Rev E	MPN Consulting	15 May 2026
23.	Services Layout Sheet 3	10467 DA.13 Rev E	MPN Consulting	15 May 2026
24.	Road Network Cross Section Sheet	10467 DA.14 Rev F	MPN Consulting	15 May 2026
25.	Site Earthworks Sections – Sheet 1	10467 DA.15 Rev D	MPN Consulting	17 March 2026
26.	Site Earthworks Sections – Sheet 2	10467 DA.16 Rev D	MPN Consulting	17 March 2026
27.	Staging Plan	10467 DA.17 Rev G	MPN Consulting	17 July 2026
28.	Basin Layout Plan Basin 7A	10467 DA.18 Rev D	MPN Consulting	17 March 2026
29.	Basin Layout Plan Basin 7B	10467 DA.19 Rev D	MPN Consulting	17 March 2026
30.	Basin Layout Plan Basin 7C	10467 DA.20 Rev D	MPN Consulting	17 March 2026
31.	Lot 1 Retaining Wall Layout Plan	10467 DA.21 Rev C	MPN Consulting	15 May 2026

32.	Lot 1 Retaining Wall Sections	10467 DA.22 Rev B	MPN Consulting	17 March 2026
33.	Proposed Sewerage Network Plan	10467 DA.23 Rev D	MPN Consulting	15 May 2026
34.	Typical Services Layout Cross Section	10467 DA.24 Rev C	MPN Consulting	15 May 2026
35.	Sewer Layout Sketch Plan – Sheet 1	10467 DA.25 Rev B	MPN Consulting	15 May 2026
36.	Sewer Layout Sketch Plan – Sheet 2	10467 DA.26 Rev B	MPN Consulting	15 May 2026
37.	Yarrabilba Towncentre – Wentland Avenue / Yarrabilba Drive Interim Feature Wall Works_Typical Section	Rev A	RPS	20 July 2026
Endorsed Plans				
38.	Town Centre & Surrounds Context Plan (Amended in Red)	AU8248 – 28 Rev F	RPS	1 July 2026

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 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 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:

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.

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

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

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to 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 Preliminary Approval Conditions – Town Centre

No.	Condition	Timing
1.	Carry out in accordance with Preliminary Approval Future development of the subject site is to be in accordance with the following: a) the approved Yarrabilba Town Centre - Landscape Vision and Masterplan; b) section 4 – Urban Design Framework of the approved Yarrabilba Town Centre: Stage One Masterplan; c) any other conditions of this Preliminary Approval; and d) subsequent PDA Development approval conditions over the subject site including other plans and documents approved subsequently.	As indicated

PDA Preliminary Approval Conditions – Town Centre		
No.	Condition	Timing
2.	Protection of Public Assets – Streetscape Embellishments Future development interfacing a public road with established ultimate streetscape embellishments, must: a) limit any temporary footpath closure or on-street construction hoarding areas to a zone not more than 1.5m from the property frontage in accordance with the Yarrabilba Town Centre Typical Streetscape Zone diagram from the approved Landscape Vision and Masterplan; and b) establish construction vehicle access in accordance with Section 4.8 of the Yarrabilba Town Centre: Stage One Masterplan.	As indicated
3.	Stormwater Management (Quality and Quantity) Future development applications are required to submit to EDQ, site-based Stormwater Management Plan including concept engineering drawings and MUSIC modelling, certified by an RPEQ, for any interim stormwater treatment devices and detention basins for the Operational Phase/Post-construction Phase of any MCU development, generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>, and ii) the approved plans and documents. At the time of future MCU application, where the ultimate stormwater treatment devices and detention basins are not constructed, onsite stormwater quality treatment and detention basins are required. The onsite system can be either temporary or ultimate.	As indicated.
4.	Yarrabilba Town Centre Signage Future development application for the Shopping Centre or Town Centre uses, whichever is lodged first, are to include detailed plans and delivery for the feature entry wall and signage at the corner of Wentland Avenue and Yarrabilba Drive.	As indicated.

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
5.	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

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
6.	Street naming Submit to EDQ a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
Construction		
7.	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
8.	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
9.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
10.	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:	a) Prior to commencing work for the relevant stage

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

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

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
12.	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. <i>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.</i>	a) Prior to commencing work for the relevant stage b) During construction
13.	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

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
Earthworks and Retaining Walls		
14.	Earthworks a) Submit to EDQ detailed earthworks plans, certified by an RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved plans and documents The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 11 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ an RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	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
15.	Retaining Walls a) Submit to EDQ detailed engineering plans, certified by an RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life;	a) Prior to commencing earthworks for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved plans and documents; and iv) designed to include detailed treatments for Wentland Avenue and Yarrabilba Drive interfaces in accordance with the Feature Wall Works Typical Section prepared by RPS.	
	b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage
	c) Submit to EDQ certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	c) Prior to survey plan endorsement for the relevant stage
Roadworks, urban servicing and stormwater management		
16.	Roadworks – Compliance Assessment a) Submit to EDQ, for Compliance Assessment, Roadworks Functional Layout Plans, certified by an RPEQ, for the following roadworks: i) Main Street; ii) All signalised intersection, including any modifications to existing infrastructure on Yarrabilba Drive and Wentland Avenue; iii) All new bus stops. The Functional Layout Plans is to include: i) horizontal and vertical alignment, pavement depth, service corridors, access points, cross sections, pavement marking, signage and servicing; ii) the function of shared zone for pedestrians, cyclists and vehicles, including paving, materiality, lighting, planting, bollards and signage to clearly define the function of the road and the use of shared zone; iii) clear sight lines to ensure legibility and visibility for all users; iv) safe and effective design treatments to address user conflicts between pedestrians, cyclists and vehicles; v) SIDRA analysis for signalised intersections; vi) Swept path analysis for 12.5m long HRV for all collector street.	a) Prior to commencement of roadworks for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	b) Submit to EDQ, detailed engineering design/construction drawings certified by an RPEQ, generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans as required under part b) of this condition. d) Submit to EDQ, 'as-constructed' drawings, asset register and test results, certified by an RPEQ, in a format acceptable to the Council of all works constructed in accordance with this condition.	b) Prior to commencement of roadworks for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
17.	Roadworks	
	a) Submit to EDQ detailed engineering plans, certified by an RPEQ, for all roadworks, including parking bays, traffic devices and footpaths. The certified engineering plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved plans and documents. 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; ii) all documentation as required by the <i>Certification Procedures Manual</i>; and iii) as-constructed drawings, asset register and test results, certified by an RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	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

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
18.	Street Lighting Comply with either parts a) and c) or parts b) and c) of this condition. a) Design and install a <u>Rate 2</u> street lighting system, certified by an RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) meet the relevant standards of Energex; ii) be endorsed by Energex as ‘Rate 2 Public Lighting’; iii) be endorsed by Council as the Energex ‘billable customer’; iv) be generally in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces</i>. b) Design and install a <u>Rate 3</u> street lighting system, certified by an suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) be in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces’</i> ii) meet the requirements of AS3000 – ‘SAA Wiring Rules’. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority. c) Submit to EDQ ‘as-constructed’ plans and test documentation, certified by an 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
19.	Water – Compliance Assessment a) Submit to EDQ, for Compliance Assessment, detailed design plans for the 200mm connection to the trunk water main, PRV and under road boring, certified by an RPEQ. The certified water reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved Precinct Network Plan. b) Construct water works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ ‘as constructed’ plans, certified by an RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with:	a) Prior commencing water works b) Prior to survey plan endorsement for the first stage c) Prior to survey plan endorsement for the first stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	i) current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	
20.	Water Reticulation	
	a) Submit to EDQ detailed water reticulation design plans, certified by an RPEQ. The certified water reticulation design plans must be designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; and ii) the approved 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 an RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with: i) 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
21.	Sewer Reticulation	
	a) Submit to EDQ detailed sewer reticulation design plans, certified by an 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 ‘as constructed’ plans, certified by an RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with: i) Council’s current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	a) Prior the commencing sewer reticulation work for the first stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
22.	Interim Stormwater Management (Quality and Quantity) – Compliance Assessment a) Submit to EDQ, for Compliance Assessment, site-based Stormwater Management Plan including concept engineering drawings and MUSIC modelling, certified by an RPEQ, for any interim stormwater treatment devices and detention basins proposed within private property, 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 an 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
23.	Stormwater Management (Quantity) a) Submit to EDQ detailed engineering drawings and hydraulic calculations, certified by an RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> , and ii) 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 an 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
24.	Electricity a) Submit to EDQ a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.	a) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage
25. 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.	a) Prior to survey plan endorsement for the relevant stage
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage
26. Broadband		
	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> .	a) Prior to survey plan endorsement for the relevant stage
	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		
27. Streetscape Works – Compliance Assessment		
	a) Submit to EDQ, for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with approved plans and documents. The certified drawings are to include, where relevant: 1. location and type of street lighting in accordance with AS1158 – <i>‘Lighting for Roads and Public Spaces’</i>; 2. footpath treatments; 3. location and specifications of streetscape furniture; 4. proposed finished levels, including sections across and through the streetscape at critical points (e.g. verge buildout and pocket parks);	a) Prior to commencing streetscape work for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	5. location and details of vehicle barriers/bollards/landscaping to manage pedestrian, cyclist and vehicle environments; 6. detailed treatments for Wentland Avenue and Yarrabilba Drive interfaces in accordance with the Feature Wall Works Typical Section prepared by RPS; 7. detailed treatments and screening for loading areas interface with Kapa Boulevard; 8. location and size of stormwater treatment devices; and 9. street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines and the approved Landscape Masterplan. b) Construct streetscape works generally in accordance with the streetscape 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
28.	Landscape Works – Compliance Assessment a) Submit to EDQ, for Compliance Assessment, detailed landscape plans, certified by an AILA, for proposed landscape works within Lot 1. 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 the approved plans and documents. b) Construct landscape works generally in accordance with the plans endorsed 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
29.	Bushfire Management a) Carry out bushfire management works as recommended in the approved Bushfire Hazard Assessment and Mitigation Plan. b) Submit to EDQ verification from a suitably qualified professional that the works required for bushfire management and mitigation within the relevant stages have been carried out generally in accordance with the relevant approved plans and documents.	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
Surveying, Land Transfers and Easements		
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.	Powerlink Easement a) Submit a co-use application to Powerlink for Lot 5 to ensure the electrical safety, operational and maintenance considerations associated with the Powerlink Easement over Lot 5 are protected. b) Submit to EDQ the co-use approval from Powerlink in accordance with part a) of this condition.	a) Prior to survey plan endorsement for Lot 5. b) Prior to survey plan endorsement for Lot 5
Infrastructure Charges		
32.	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. <i>Municipal IA means the Yarrabilba Infrastructure Agreement (Municipal) in effect on 19 May 2017</i> <i>State Communities Facilities IA means the Yarrabilba Infrastructure Agreement (State Community Facilities) in effect on 19 May 2017</i>	In accordance with the Municipal IA, State Community Facilities IA and Infrastructure Master Plans.
33.	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. <i>IFF means the Economic Development Queensland Infrastructure Funding Framework that applies to the PDA as amended or replaced from time to time.</i>	a) In accordance with the ICID; or b) In accordance with the IFF

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	<i>ICID means the Yarrabilba PDA Implementation Charge Infrastructure Deed Lendlease Communities (Yarrabilba) Pty Ltd in effect on 28 May 2019.</i>	
34.	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. <i>IFF means the Economic Development Queensland Infrastructure Funding Framework that applies to the PDA as amended or replaced from time to time.</i> <i>SRIA means the Yarrabilba & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 28 May 2019</i> <i>DSRCIA means the Yarrabilba PDA Developer Sub-regional Charges Infrastructure Agreement Lendlease Communities (Yarrabilba) Pty Ltd in effect 24 May 2019</i>	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 ****