

Our ref: DEV-2026-YAR-5014

13 August 2026

SRCP (Yarrabilba) Pty Ltd
C/- RPS Consulting
Att: Ms. Lyndelle Seymour
Email: lyndelle.seymour@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:	Development Permit for Material Change of Use for a Sub-regional Shopping Centre (staged); and Preliminary Approval for Operational Works for Advertising Devices associated with the Shopping Centre
Property Location:	1730 Waterford Tamborine Road & Lot 3202 Waterford Tamborine Road, Yarrabilba
Property Description:	Lot 3007 on SP333767, Lot 3202 on SP351741 and Lot 7005 on SP351741

On 13 August 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



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	1730 Waterford Tamborine Road & Lot 3202 Waterford Tamborine Road, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 3007	SP333767
	Lot 3202	SP351741
	Lot 7005	SP351741
PDA Development Approval details		
DEV Reference No.	DEV- 2026-YAR-5014	
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	Development Permit for Material Change of Use for a Sub-regional Shopping Centre (staged); and Preliminary Approval for Operational Works for Advertising Devices associated with the Shopping Centre	
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	13 August 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
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1.	Cover Sheet	AR-DA-001 Rev C	Buchan	07/05/2026
2.	Perspectives - Aerial View Looking East Over Main Street	AR-DA-002 Rev B	Buchan	24/04/2026
3.	Perspectives - Aerial View Looking Southeast Over Main Street	AR-DA-003 Rev B	Buchan	24/04/2026
4.	Perspectives - Aerial View Looking South Over Centre Access Street No. 2	AR-DA-004 Rev B	Buchan	24/04/2026
5.	Perspectives - Aerial View Looking South Over Kapa Boulevard	AR-DA-005 Rev B	Buchan	24/04/2026
6.	Perspectives - Aerial View Looking Southwest Over Kapa Boulevard	AR-DA-006 Rev B	Buchan	24/04/2026
7.	Perspectives - Aerial View of Vehicle Ramp Looking West Over Yarrabilba Drive	AR-DA-007 Rev B	Buchan	24/04/2026
8.	Perspectives – Main Street View (Southern End) Looking Northeast	AR-DA-008 Rev B	Buchan	24/04/2026
9.	Perspectives – Main Street View of Streetscape Car Park Access Entry	AR-DA-009 Rev B	Buchan	24/04/2026
10.	Perspectives – Main Street View of Streetscape (Night) Open-Air Mall Entry	AR-DA-010 Rev B	Buchan	24/04/2026
11.	Perspectives – Main Street View of Streetscape Open-Air Mall Entry	AR-DA-011 Rev B	Buchan	24/04/2026
12.	Perspectives – Main Street Aerial View of Streetscape Open-Air Mall Entry	AR-DA-012 Rev B	Buchan	24/04/2026
13.	Perspectives – Main Street View (Northern End) of Streetscape Looking Southeast	AR-DA-013 Rev B	Buchan	24/04/2026
14.	Perspectives – Open-Air Mall View (Western End) Looking North	AR-DA-014 Rev B	Buchan	24/04/2026
15.	Perspectives – Open-Air Mall View Looking East	AR-DA-015 Rev C	Buchan	07/05/2026

16.	Perspectives – Open-Air Mall View (Night) Looking East	AR-DA-016 Rev C	Buchan	07/05/2026
17.	Perspectives – Open-Air Mall View (Eastern End) Looking East	AR-DA-017 Rev C	Buchan	07/05/2026
18.	Perspectives – Retail Street View Looking North	AR-DA-018 Rev C	Buchan	07/05/2026
19.	Perspectives – Retail Car Park View Looking North	AR-DA-019 Rev C	Buchan	07/05/2026
20.	Site Plan	AR-DA-101 Rev A	Buchan	10/04/2026
21.	Ground Floor Plan	AR-DA-201 Rev C	Buchan	20/04/2026
22.	Awning Plan	AR-DA-211 Rev A	Buchan	10/04/2026
23.	Roof Plan	AR-DA-221 Rev A	Buchan	10/04/2026
24.	Ground Flood Movement Plan	AR-DA-231 Rev A	Buchan	10/04/2026
25.	Sections	AR-DA-300 Rev A	Buchan	10/04/2026
26.	Sections	AR-DA-301 Rev A	Buchan	10/04/2026
27.	Elevations	AR-DA-400 Rev A	Buchan	10/04/2026
28.	Elevations	AR-DA-401 Rev A	Buchan	10/04/2026
29.	Elevations	AR-DA-402 Rev A	Buchan	10/04/2026
30.	Elevations	AR-DA-403 Rev A	Buchan	10/04/2026
31.	Signage	AR-DA-410 Rev A	Buchan	24/04/2026
32.	Landscape Concept Vision Package	Project No. 25-297 Revision H	Arcadia	06/03/2026
33.	Civil Engineering Report	10388 Issue A	MPN	05/06/2026
34.	Traffic Impact Assessment	620.V11743.00025 V1.1	SLR	23/06/2026
Supporting plans and documents				
35.	DA Acoustic Report	1048406-RPT-AS-001 Rev B	Cundall	18/03/2026
36.	Site Plan amended in red by TMR	AR-DA-101 Rev A	Buchan	10/04/2026 amended on 13 August 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:
 - 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.

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, 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
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or BFP endorsement for each stage, whichever occurs first
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
3.	Commencement of Use Each stage of the approved use must not commence until the requirements have been satisfied as outlined in Condition 4.	As indicated
4.	Staging of development – Compliance Assessment a) Submit to EDQ, for compliance assessment a staging strategy for each stage of the development generally in accordance with the approved plans. The staging strategy is to include the following: 1. Conceptual architectural plans/built form elements. 2. Access location from a dedicated and constructed road as required by the Traffic Impact Assessment; 3. Water and sewer connections. 4. Stormwater connections. 5. Car parking spaces at the minimum car parking rate outlined in the Traffic Impact Assessment report. 6. Electric vehicle readiness. 7. End of Trip Facilities provided for each stage and easily accessible for staff and the public.	a) Prior to commencement of works for each stage

PDA Development Conditions		
No.	Condition	Timing
	8. Minimum bicycle parking as outlined in the Traffic Impact Assessment report. 9. Delivery of publicly accessible private spaces. 10. Provision of service vehicles and loading bays as outlined in the Traffic Impact Assessment report. Loading bays are screened to public/street and are accessible for each tenant. 11. Taxi rank, ride share bays and pedestrian loading zones. 12. Conceptual landscaping plans. 13. Minimisation of blank walls where facing the public realm. 14. Pedestrian connectivity provided within the shopping centre lot, providing clear, direct and shaded connections between each shop access, end of trip facility, each bus stop in the vicinity of the shopping centre lot and the car park. <i>NOTE: Each stage must be capable of operating independently or in conjunction with other stages already constructed and must not prejudice carparking and servicing delivery or pedestrian and active transport connections in other stages.</i> b) Undertake the development generally in accordance with the endorsed staging plan. <i>NOTE: The staging plan can be amended from time to time through compliance assessment under Part (a) of this condition</i>	b) At all times
5.	Architectural Design – Compliance Assessment a) Submit to EDQ, for Compliance Assessment, detailed architectural design documentation for each stage of development generally in accordance with the approved plans, Condition 4 and Preliminary Approval Plans and Documents under DEV-2025-YAR-4087 (or any subsequent changes). b) The documentation submitted under part a) of this condition is to detail and/or include the following: i) detailed architectural plans; ii) building height; iii) plot ratio, gross floor area (GFA) and site cover; iv) interface with public realm and other existing uses; v) built-form including floor plans, sections, elevations and details of materials; and vi) End of trip facilities. c) Construct each stage of the shopping centre generally in accordance with the design endorsed under part a) of this condition.	a) Prior to commencement of building works for each stage b) Prior to commencement of building works for each stage c) Prior to commencement of the use for each stage.

PDA Development Conditions		
No.	Condition	Timing
	d) Submit to EDQ “as constructed plans demonstrating that the relevant stage has been constructed in accordance with part a) of this condition.	d) Prior to commencement of use for each stage.
6.	Main Street (north-south road) – Compliance Assessment	
	a) Submit to EDQ, for Compliance Assessment an ultimate design for each stage of the western frontage. The submission must include, but is not limited to, the following: i) Elevations and plans showing the full extent of the façade and awning treatment; ii) A detailed planting schedule; iii) Details of window treatments, materials and colours; iv) Activation treatments for corner of Main Street and Wentland Avenue, and connection with Wentland Avenue bus stop (east bound); and v) A consistent design approach.	a) Prior to commencement of works for the relevant stage along Main Street.
	b) Construct each stage of the western frontage generally in accordance with the design endorsed under part a) of this condition.	b) Prior to commencement of use for the relevant stage along Main Street.
	c) Submit to EDQ ‘as constructed’ plans demonstrating that the western facade has been constructed in accordance with part a) of this condition.	c) Prior to commencement of use for the relevant stage along Main Street.
7.	Community Facility Agreement	
	Submit to EDQ evidence of Logan City Council’s agreement for any proposed Council owned and/or operated Community Facility to be delivered within Lot 1 are in accordance with Council requirements.	Prior to submission of compliance assessment against condition 4 with the stage comprising proposed community use
8.	Town Centre Signage – Compliance Assessment	
	Submit to EDQ, for Compliance Assessment, detailed plans for the feature entry wall and signage at the corner of Wentland Avenue and Yarrabilba Drive, generally in accordance with the approved plans.	Prior to construction of advertising devices on the corner of Wentland Avenue and Yarrabilba Drive.

PDA Development Conditions		
No.	Condition	Timing
Construction Management		
9.	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
10.	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
11.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
12.	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; 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;	a) Prior to commencing work for each stage

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

PDA Development Conditions		
No.	Condition	Timing
	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 of each stage c) During construction of each stage
13.	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 each stage b) During construction of each stage
14.	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:	a) Prior to commencing work for each stage

PDA Development Conditions		
No.	Condition	Timing
	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>	b) During construction of each stage
15.	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 requires 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 the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
Earthworks and Retaining Walls		

PDA Development Conditions		
No.	Condition	Timing
16.	Earthworks a) Submit to EDQ detailed earthworks plans, certified by an RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - the approved plans and documents. The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, as required by condition 13 – Erosion and sediment management; - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and - where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ certification from a suitably qualified RPEQ that: - all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and - any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencing earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
17.	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; ii) designed generally in accordance with <i>Australian Standard 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. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. 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.	a) Prior to commencing earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
Roadworks, urban servicing and stormwater management		
18.	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 Roadworks Functional Layout Plans. 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	a) Prior to commencement of works for the first stage b) Prior to commencement of use of the first stage c) Prior to commencement of use of the first stage

PDA Development Conditions		
No.	Condition	Timing
	ii) all documentation as required by the <i>Certification Procedures Manual</i>; 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.	
19.	Kapa Boulevard Roadworks – Compliance Assessment	
	a) Submit to EDQ for compliance assessment, engineering functional layout plans, certified by an RPEQ, for Kapa Boulevard roadworks connecting to Jimbalunga Drive. 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 (if any), 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 streets. 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 roadworks generally in accordance with the certified plans submitted under part b) of this condition. d) 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	a) Prior to commencement of works for any part of the shopping centre exceeding 19,500m² GFA b) Prior to commencement of works for any part of the shopping centre exceeding 19,500m² GFA c) Prior to commencement of use for any part of the shopping centre exceeding 19,500m² GFA d) Prior to commencement of use for any part of the shopping centre exceeding 19,500m² GFA

PDA Development Conditions		
No.	Condition	Timing
	ii) all documentation as required by the <i>Certification Procedures Manual</i>; 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.	
20.	Vehicle Access a) Construct vehicle crossovers: i) located generally in accordance with the approved plans; ii) designed generally in accordance with IPWEA Standard Drawing RS-051; and i) to ensure any structure (e.g. advertising devices, pylon sign) located within the sight distance requirement of the crossover has a column diameter of less than 200mm. b) Submit to EDQ certification from a suitably qualified RPEQ that the crossovers have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use for each stage of the development b) Prior to commencement of use for each stage of the development
21.	Car Parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans and endorsed staging strategy outlined in Condition 4. b) Submit to EDQ certification from a suitably qualified RPEQ showing parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement of each stage, whichever occurs first b) Prior to commencement of use or BFP endorsement of each stage, whichever occurs first
22.	Bicycle Parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking</i> and the approved plans and endorsed staging strategy outlined in Condition 4.	a) Prior to commencement of use for each stage

PDA Development Conditions		
No.	Condition	Timing
	b) Provide four (4) bicycle parks on each of the 2 southeastern side entrances of the shopping centre, in accordance with <i>Australian Standard AS 2890.3</i>. c) Submit to EDQ evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	b) Prior to commencement of use for the southeastern side of the shopping centre c) Prior to commencement of use for each stage
23.	Electric Vehicle	
	a) Install Destination (regular) electric vehicle chargers to a minimum of 2% of car parking bays unless otherwise agreed upon in writing by the MEDQ. b) Electric vehicle charging shall be: i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii) designed with regard to fire retardance and ventilation c) Submit to EDQ, certification from a suitably qualified electrical engineer, that the electric vehicle chargers required by parts a) and b) of this condition has been provided.	a) Prior to commencement of use for each stage of the development b) Prior to commencement of use for each stage of the development c) Prior to commencement of use for each stage of the development
24.	Refuse Collection	
	a) Submit to EDQ evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use for each stage b) At all times following commencement of use of each stage
25.	Water Connection	
	Connect the approved development to the existing water reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use for each stage

PDA Development Conditions		
No.	Condition	Timing
26.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use for each stage
27.	Stormwater Connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use for each stage
28.	Stormwater Management Plan – Compliance Assessment a) Submit to EDQ for Compliance Assessment, a site-based Stormwater Management Plan including detailed engineering drawings for stormwater detention and treatment devices for each stage of the development, certified by an RPEQ, designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> . Note the onsite stormwater infrastructure can be either temporary or ultimate. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ certification from a suitably qualified RPEQ confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works for each stage of the development b) Prior to commencement of use for each stage of the development c) Prior to commencement of use for each stage of the development
29.	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.	a) Prior to commencement of stormwater works b) Prior to commencement of use or BFP

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ "as constructed" plans, certified by an RPEQ including an asset register in a format acceptable to Council.	endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
30.	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 commencement of use for each stage b) Prior to commencement of use for each stage
31.	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 commencement of use for each stage b) Prior to commencement of use for each stage
32.	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> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use for each stage b) Prior to commencement of use for each stage
Landscaping		

PDA Development Conditions		
No.	Condition	Timing
33.	Landscape Works – Compliance assessment a) Submit to EDQ for compliance assessment, detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the approved landscape plans. The plans are to show the following details: i) Landscape provision for each stage ii) Plant pot size, species iii) Maintenance schedule iv) Irrigation v) Landscape treatment to screen the retaining walls vi) Landscape treatment and embellishment for undeveloped balance areas vii) Shade sails in carparks viii) Where shade sails are not utilised in the carparking area, shade trees at a rate of 1 tree per 6 car parking spaces within the carparks ensuring even coverage of carparks ix) Pedestrian paths protected by a combination of shade trees, shade sails and shade structures between public transport locations and shop accesses. b) Construct landscape 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 AILA.	a) Prior to commencement of ground level building work for each stage b) Prior to commencement of use for each stage c) Prior to commencement of use for each stage
Operational Requirements		
34.	Outdoor Lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use for each stage
35.	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.	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
Public Transport		
36.	Taxi and Ride Share Bays	
	a) Provide a dedicated combined taxi rank and ride share / passenger loading bays generally in accordance with the approved plans. b) The dedicated spaces in part a) must include the following: i) capacity for the parking of three (3) wheelchair accessible taxis in total with entry and exit tapers; ii) at least one of the bays must be designated for wheelchair accessible taxi parking by signage and pavement marking at the front of the queue iii) design in accordance with: • AS1428.1 - Design for access and mobility; • AS2890.6 – Parking Facilities, Part 6: Off-street parking for people with disabilities; • AS2890.5 – Parking Facilities, Part 5: On-street parking; • Chapter 7 – Taxi Facilities of the <i>Public Transport Infrastructure Manual 2015</i>; and • the Disability Standards for Accessible Public Transport 2002 - subsection 31(1) of the <i>Disability Discrimination Act 1992</i>; iv) two taxi zone signs R5-21, placed at either end of the rank, and taxi zone line marking in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls; v) two passenger loading zone signs – R5-23 (passengers – 2 minute), placed at either end of the zone and line marking in accordance with AS1742.11 – Manual of uniform traffic control devices Part 11: Parking controls; vi) lighting in accordance with AS/NZS 1158.3.1 – Lighting for Roads and Public Spaces, Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements. c) Construct generally in accordance with the certified plans submitted under part a) of this condition. d) Submit to EDQ "as constructed" plans, certified by an RPEQ.	a) Prior to the commencement of use and to be maintained at all times b) Prior to the commencement of use and to be maintained at all times c) Prior to the commencement of use d) Prior to the commencement of use

PDA Development Conditions		
No.	Condition	Timing
37.	Existing Bus Indent Bays – Compliance Assessment a) Submit to EDQ for Compliance Assessment, detailed design of the relocation of the existing Yarrabilba Drive bus stop indent bays to the locations shown on the Site Plan, prepared by Buchan, dated 10 April 2026 amended in red by TMR, and upgraded to include bus stop infrastructure as a pair. b) Ensure the relocated and upgraded bus stops in part a) of this condition must be in accordance with the <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i> and include the following components in accordance with the Department of Transport and Main Roads' TransLink <i>Public Transport Infrastructure Manual 2015</i>: i) all mandatory bus stop components for a 'Intermediate stop' detailed in Section 5.7 - 'Bus stop components' of Chapter 5 - 'Bus stop infrastructure'; ii) a J pole sign with timetable case in accordance with Figure 5.11 – 'Bus stop identification markers' and Table 5.9 - 'Stop signage/stop marker' of Chapter 5 - 'Bus stop infrastructure', and Sign Type IS-10b 'Bus Stop – J Pole Sign (TransLink)' and 'IS-10e – A3 Timetable Case' (sections 4.27.1 - 4.28) of the Signage Manual – Bus Network Infrastructure, TransLink Division, Department of Transport and Main Roads, April 2023; iii) a shelter in accordance with Table 5-9 – 'TransLink requirements for bus stop components' (bus stop furniture – shelters) of Chapter 5 – 'Bus Stop Infrastructure' and DRG5-0101 - Bus Shelter Designs - Type 1A of Appendix 5-B – 'Layout and technical drawings' or the equivalent Logan City Council standard; iv) an indented bus zone with a total length of 53m (taper in: 21m (1:7), bus bay length: 17m and taper out: 15m (1:5)) to accommodate the setdown of a single unit rigid bus of 14.5m in length in accordance with Section 5.6.3.1 - 'Bus stop length requirements', Table 5.7: 'Minimum bus stop length requirements' and Table 5-4: 'Bus stop arrangements' (bus bay width a minimum of 3m excluding cycle lanes and exit taper for the speed environment of the road) of Chapter 5 – 'Bus stop infrastructure'; v) bus zone signs R5-20 at either end of the bus zone and pavement marking in accordance with AS1742.11 – <i>Manual of uniform traffic control devices, Part 11: Parking controls</i>. vi) provide hardstand and access in accordance with the 'Intermediate Stop – Site Layout – With Indented Bus Bay'	a) Prior to the commencement of use b) Prior to the commencement of use

PDA Development Conditions		
No.	Condition	Timing
	drawing, reference DRG 5-0022, in Appendix 5-B (Layout and technical drawings). c) Remove the existing bus zone signs. d) Construct generally in accordance with the certified plans or supporting documentation, submitted under part a)-c) of this condition. e) Submit to EDQ "as constructed" plans, certified by an RPEQ in accordance with part a) – c) of this condition.	c) Prior to commencement of use. d) Prior to obtaining development approval for operational work or building work, whichever occurs first e) Prior to the commencement of use
Infrastructure Charges		
38.	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. Municipal IA means the Yarrabilba Infrastructure Agreement (Municipal) in effect on 19 May 2017 State Communities Facilities IA means the Yarrabilba Infrastructure Agreement (State Community Facilities) in effect on 19 May 2017	In accordance with the Municipal IA, State Community Facilities IA and Infrastructure Master Plans.
39.	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. IFF means the Economic Development Queensland Infrastructure Funding Framework that applies to the PDA as amended or replaced from time to time. ICID means the Yarrabilba PDA Implementation Charge Infrastructure Deed Lendlease Communities (Yarrabilba) Pty Ltd in effect on 28 May	a) In accordance with the ICID; or b) In accordance with the IFF

PDA Development Conditions		
No.	Condition	Timing
	2019.	
40.	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

PDA Preliminary Approval – Operational Works for Advertising Devices		
No.	Condition	Timing
41.	Advertising Devices (Pylon Signs) All future advertising devices (Pylon Signs) are to be designed, located and installed generally in accordance with the approved plans.	At all times
42.	Structural Design (Pylon Signs) a) Submit to EDQ detailed structural plans, certified by an RPEQ, for all proposed advertising devices (pylon signs). b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of construction of the relevant advertising device (Pylon Signs) b) As indicated

PDA Preliminary Approval – Operational Works for Advertising Devices		
No.	Condition	Timing
43.	Advertising Devices	
	a) Submit to EDQ detailed design for any advertising devices, except pylon signs identified in condition 41, certified by an RPEQ. All signs, except pylon signs identified in condition 41 are to be generally in accordance with Logan City Council Advertising Devices Code.	a) Prior to construction of advertising devices
	b) Construct the advertising devices generally in accordance with the certified plans required under part a) of this condition.	b) As indicated

PDA Development Conditions – Material Change of Use (Temporary Embellishments)		
No.	Condition	Timing
44.	Temporary Embellishments	
	a) Submit to EDQ detailed plans, certified by an appropriate person, for any proposed temporary embellishments to be located on the undeveloped parts of the site.	a) Prior to construction of any temporary embellishments
	b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	b) Prior to opening of any temporary embellishments

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.

All EDQ practice notes, guidelines and forms, such as those for Compliance Assessment, Plan Sealing, Out of Hours Work Requests, can be accessed at the EDQ website.

**** End of Package ****