DELIVERING FOR QUEENSLAND | Queensland Government

Economic Development Queensland

Our ref: DEV-2026-YAR-5465

12 October 2026

Riley Schuh
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Dear Applicant

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 Approval:	**Change to PDA development approval for Development Permit for Reconfiguring a Lot for 1 lot into 470 lots, balance lots, drainage lot, parks and new roads, and associated Plan of Development (residential development) over 14 stages**
Property Location:	**Lot 6057 Diamond Drive, Yarrabilba QLD**
Property Description:	**Lot 6057 on SP358631**

On 12 October 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 on (07) 3452 6752 or by email at nicole.tobias@edq.qld.gov.au.

Yours sincerely

Jennifer Sneesby
Manager
Development Services
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Changed Decision Notice

Site information		
Name of priority development area (PDA)	Yarrabilba PDA	
Site address	Lot 6057 Diamond Drive, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lots 6057	SP358631

PDA Development Approval details	
DEV Reference No.	DEV-2026-YAR-5465
Original Approval details	PDA Development Approval for Reconfiguring a Lot for 1 lot into 470 lots, balance lots, drainage lot, parks and new roads, and associated Plan of Development (residential development) over 14 stages
Change to Approval Decision	EDQ has decided to grant **all** of the changes to the PDA Development Approval applied for, **subject to** PDA Development Conditions forming part of this Changed Decision Notice. The approval is for changes to the following: • The sub-staging of the Stage 28B road; • The sub-staging of the Neighbourhood Recreation Park contained in Lot 2009 into Stage 24B; • Clarification of the Plan of Development provisions relating to laneway frontages for Terrace Dual Frontage allotments.
Original decision date	7 June 2024
First Change to Approval decision date	18 June 2026
Second Change to Approval decision date	12 October 2026
Currency Period	6 years from the Original 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.	Precinct 06 – Application Two, Reconfiguration of a Lot	7952-P6ROL2-ROL-1262C Sheet 1 of 3	RPS	23/09/2026
2.	Precinct 06 – Application	7952-P6ROL2-ROL-	RPS	23/09/2026

	Two, Reconfiguration of a Lot	1262C Sheet 2 of 3		
3.	Precinct 06 – Application Two, Reconfiguration of a Lot	7952-P6ROL2-ROL-1262C Sheet 3 of 3	RPS	23/09/2026
4.	Precinct 06 – Application Two, Plan of Development	7952-P6ROL2-POD-1263E Sheet 1 of 4	RPS	22/09/2026
5.	Precinct 06 – Application Two, Plan of Development	7952-P6ROL2-POD-1263E Sheet 2 of 4	RPS	23/09/2026
6.	Precinct 06 – Application Two, Plan of Development	7952-P6ROL2-POD-1263E Sheet 3 of 4	RPS	23/09/2026
7.	Precinct 06 – Application Two, Plan of Development – Design Criteria	7952-P6ROL2-POD-1263E Sheet 4 of 4	RPS	23/09/2026
8.	P06ROL2 Functional Layout Roadworks Plan, Sheet 1	21-233-SK101 Rev E	KN Group	23/09/2026
9.	P06ROL2 Functional Layout Roadworks Plan, Sheet 2	21-233-SK102 Rev F	KN Group	23/09/2026
10.	P06ROL2 Functional Layout Services Plan, Sheet 1	21-233-SK104 Rev F	KN Group	23/09/2026
11.	P06ROL2 Functional Layout Services Plan, Sheet 2	21-233-SK105 Rev F	KN Group	23/09/2026
Plans and documents previously approved on 18 June 2026				
12.	P06ROL2 Functional Layout Typical Sections	21-233-SK103 Rev B	KN Group	12 June 2026
13.	P06ROL2 Functional Layout Earthworks Plan, Sheet 2	21-233-SK107 Rev D	KN Group	12 June 2026
14.	P06ROL2 Functional Layout On-street Parking, Sheet 2	21-233-SK109 Rev D	KN Group	12 June 2026
Plans and documents previously approved on 7 June 2024				
15.	Precinct 06 – Application Two, Open Space Types	YAR-P06-ROL2-OST-240423	Lendlease	23 April 2024
16.	P06ROL2 Functional Layout Earthworks Plan, Sheet 1	21-233-SK106 Rev C	KN Group	30 April 2024
17.	P06ROL2 Functional	21-233-SK108 Rev C	KN Group	30 April 2024

	Layout On-street Parking, Sheet 1			
18.	Yarrabilba Precinct 6-ROL2 Landscape Design Package	150787-1 Issue B	RPS	19 December 2023
19.	Yarrabilba Precinct 6 ROL2 Stormwater Management Plan	Version 1	DesignFlow	6 October 2023 Amended in red 06/06/2024
20.	Yarrabilba Precinct 6 ROL2, Traffic Impact Assessment	620.V11743.00000 Rev 1.0	SLR	6 October 2023 Amended in red 06/06/2024
21.	Bushfire Hazard Assessment and Mitigation Plan	Version 3	Bushland Protection Services	02 May 2024
22.	Precinct 6 (ROL 2) Ecological Compliance Certification, Yarrabilba	NCO11-0011_Yarrabilba\Precinct\Precinct 6\Corro\Precinct 6 Ecological Compliance	Natura Pacific	29 September 2023 Amended in red 06/06/2024
23.	Geotechnical Desktop Review for Precinct 6 Yarrabilba	Job No. DE21/113 Ref No: 28651-Rev1	Morrison Geotechnic	21 July 2023
24.	Traffic Noise Impact Assessment, Proposed Precinct 6 ROL2 Development, Yarrabilba	23060 Version 2	MWA Environmental	09 May 2024
25.	Yarrabilba Precinct 6 ROL 2, Sub-Precinct Network Plan – Water and Wastewater Infrastructure	Rev 2	Stantec	9/10/2023 Amended in red 06/06/2024

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 Schedule[1] (as amended from time to time).

[1] The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

ii) submit to EDQ a duly completed Compliance Assessment form[2].

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.

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.

[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.

PDA Development Conditions		
No.	**Condition**	**Timing**
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.	**Community Greenspace Infrastructure Master Plan – Compliance assessment** a) Submit to EDQ for compliance assessment, an updated Community Greenspace Infrastructure Master Plan, pursuant to the requirements of the whole of site approval (DEV2011/187). b) Submit to EDQ, evidence that the updated IMP as required by part a) of this condition, has been endorsed by EDQ	a) Prior to survey plan endorsement for the first residential lot b) Prior to survey plan endorsement of the 450th lot
3.	**Street naming** Submit to EDQ a schedule of street names approved by Council.	Prior to survey plan endorsement for the relevant stage
Construction		
4.	**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
5.	**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
6.	**Certification of Operational Work** Carry out all Operational Work under this approval in accordance with the *Certification Procedures Manual.*	At all times

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

PDA Development Conditions		
No.	**Condition**	**Timing**
7.	**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; 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.	a) Prior to commencing work for the relevant stage b) During construction c) During construction

PDA Development Conditions		
No.	**Condition**	**Timing**
8.	**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 *State Planning Policy 2017* (Appendix 2 Table A); ii) *Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites*. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work for the relevant stage b) During construction
9.	**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 *Austroads Guide to Temporary Traffic Management*, 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**
10.	**Public infrastructure (damage, repairs and relocation)** a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. ***NOTE:*** *It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.*	a) Prior to survey plan endorsement for the relevant stage b) Prior to survey plan endorsement for the relevant stage
Earthworks and retaining walls		
11.	**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* and ii) the approved: 1. Functional Layout Earthworks Plans; and 2. Geotechnical Desktop Review for Precinct 6 Yarrabilba. 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 8 – 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;	a) Prior to commencing earthworks for the relevant stage

PDA Development Conditions		
No.	**Condition**	**Timing**
	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.	b) Prior to survey plan endorsement for the relevant stage
	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.	c) Prior to survey plan endorsement for the relevant stage
12.	**Acid sulfate soils (ASS)**	
	a) Where on-site ASS are encountered, submit to EDQ an ASS management plan, prepared in accordance with the *Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014* (as amended from time to time).	a) Prior to or during earthworks for the relevant stage
	b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage
	c) Submit to EDQ a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	c) Prior to survey plan endorsement for the relevant stage
13.	**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 *AS4678 – Earth Retaining Structures* and relevant material standards (e.g. *AS3600 – Concrete Structures*); iii) located and designed generally in accordance with the approved: 1. Functional Layout Earthworks Plans; and 2. Geotechnical Desktop Review for Precinct 6 Yarrabilba.	a) Prior to commencing earthworks for the relevant stage

PDA Development Conditions		
No.	**Condition**	**Timing**
	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		
14.	**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) *PDA Guideline No. 13 Engineering standards*; and ii) the approved: 1. Functional Layout Roadworks Plans; and 2. Traffic Impact Assessment	a) Prior to commencing roadworks
	b) Construct roadworks 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) 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 *Certification Procedures Manual*. 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.	c) Prior to survey plan endorsement for the relevant stage
15.	**Street lighting** Comply with either parts a) and c) or parts b) and c) of this condition. a) Design and install a Rate 2 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';	a) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	**Condition**	**Timing**
	iii) be endorsed by Council as the Energex 'billable customer'; iv) be generally in accordance with *Australian Standards AS1158 – 'Lighting for Roads and Public Spaces*.	
	b) Design and install a Rate 3 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 *Australian Standards AS1158 – 'Lighting for Roads and Public Spaces'* 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.	b) Prior to survey plan endorsement for the relevant stage
	c) Submit to EDQ 'as-constructed' plans and test documentation, certified by an RPEQ, in a format acceptable to Council.	c) Prior to survey plan endorsement for the relevant stage
16.	**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) *PDA Guideline No. 13 Engineering standards*; and ii) The approved: 1. Functional Layout Services Plans; and 2. Sub-Precinct Network Plan – Water and Wastewater Infrastructure	a) Prior commencing water reticulation work for the relevant stage
	b) Construct water reticulation works 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) 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) Council's current adopted standards; and ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.	c) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	**Condition**	**Timing**
17.	**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) *PDA Guideline No. 13 Engineering standards*; and ii) The approved: 1. Functional Layout Services Plans; and 2. Sub-Precinct Network Plan – Water and Wastewater Infrastructure.	a) Prior the commencing sewer reticulation work for the relevant stage
	b) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition.	b) Prior to survey plan endorsement for the relevant stage
	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.	c) Prior to survey plan endorsement for the relevant stage
18.	**Stormwater management (quality)**	
	a) Submit to EDQ detailed engineering drawings, certified by an RPEQ, for stormwater treatment devices designed generally in accordance with: i) *PDA Guideline No. 13 Engineering standards – Stormwater quality* and: ii) The approved: 1. Functional Layout Services Plans; and 2. Stormwater Management Plan.	a) Prior to commencing stormwater work
	b) Construct stormwater works 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) Submit to EDQ "as constructed" plans, certified by an RPEQ, including an asset register, in a format acceptable to Council.	c) Prior to survey plan endorsement for the relevant stage

PDA Development Conditions		
No.	**Condition**	**Timing**
19.	**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) *PDA Guideline No. 13 Engineering standards* – Stormwater quantity and: ii) The approved: 1. Functional Layout Services Plans; and 2. Stormwater Management Plan	a) Prior to commending stormwater work
	b) Construct stormwater works 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) Submit to EDQ "as constructed" plans, certified by an RPEQ including an asset register in a format acceptable to Council.	c) Prior to survey plan endorsement for the relevant stage
20.	**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
	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
21.	**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

PDA Development Conditions		
No.	**Condition**	**Timing**
22.	**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 *Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects*.	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		
23.	**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. The location and size of stormwater treatment devices proposed within the road reserve are required to be certified by an RPEQ.	a) Prior to commencement of site works for each stage
	b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to survey plan endorsement for each stage
	c) Submit to EDQ 'As Constructed' plans and asset register in a format acceptable to Council. Or:	c) Prior to survey plan endorsement for each stage
	d) Where the streetscape works do not comply with Council's Infrastructure Planning Scheme Policy – Landscaping, submit to EDQ for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets (with justification) to be donated to Council certified by an AILA. The detailed functional layout plans are to include where applicable: 1. location and type of street lighting;	d) Prior to commencement of site works for each stage

PDA Development Conditions		
No.	**Condition**	**Timing**
	2. footpath treatments, ensuring any embellishments within do not obstruct maintenance operations. (e.g. proposed boulders are spaced accordingly to allow for mowing or are located in landscaped beds) 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices, certified by an REPQ; 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 d) of this condition.	e) Prior to commencement of site works for each sub-stage
	f) Construct the works generally in accordance with the endorsed streetscape plans as required under part d) of this condition.	f) Prior to survey plan endorsement for each sub-stage
	g) Submit to EDQ 'as constructed' plans and asset register in a format acceptable to Council. ***NOTE:*** *footpath treatments are to ensure any embellishments do not obstruct maintenance operations.*	g) Prior to survey plan endorsement for each sub-stage
24.	**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) *PDA Guideline No. 12 – Park planning and design*; and ii) The approved Landscape Design Package The certified plans are to include, where relevant: 1. existing contours or site levels, services and features; 2. 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); 3. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; 4. locations of electricity and water connections to parks;	a) Prior to commencement of landscape work for the relevant stage

PDA Development Conditions		
No.	**Condition**	**Timing**
	5. location and details of vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access; 6. 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; 7. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; and 8. public lighting in accordance with *Australian Standard AS1158 –Lighting for Roads and Public Spaces*. 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
25.	**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 endorsed Vegetation Management Plans.	Ongoing
26.	**Bushfire management** a) Carry out bushfire management works as recommended in section(s) of 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
27.	**Acoustic treatments (noise barrier)** a) Submit to EDQ detailed engineering plans, certified by an RPEQ for the approved noise barrier(s). The noise barrier(s) must be designed generally in accordance with: i) *PDA Engineering Guideline No. 13 – Engineering standards - Acoustic treatments;* and	a) Prior to commencement of noise barrier works for the relevant stage

PDA Development Conditions		
No.	**Condition**	**Timing**
	ii) Acoustic Barrier Locations within the approved Traffic Noise Impact Assessment. 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 an RPEQ and an asset register.	 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, Lot 2012 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: a) Lots 2007, 2008, 2010, and 2011 as shown on the approved plans for park and open space purposes; and b) Lot 2009 as shown on the approved plans for park and open space purpose.	 a) At registration of survey plan for the relevant stage b) Within 12 months of the registration of survey plan for the relevant stage, or by the end of October 2027, whichever occurs first.
30.	**Easements over infrastructure** Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	 At registration of survey plan for the relevant stage
31.	**High density development easements (lots ≤300m^2 in area)** a) Submit to EDQ high density development easement documentation, in a registerable form, for approved lots ≤3000m^2 in area and involving common wall construction.	 a) At or prior to survey plan endorsement

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		for the relevant stage
	b) Register all high density development 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).*	b) At registration of survey plan for the relevant stage
32.	**Reciprocal easements (lots >300m^2 in area)**	
	a) Submit to EDQ reciprocal easement documentation, in a registerable form, for approved lots >300m^2 in area and involving common wall construction.	a) At or prior to survey plan endorsement for the relevant stage
	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).*	b) At registration of survey plan for the relevant stage
Infrastructure		
33.	**Municipal & State Charges** Unless otherwise agreed to, 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) Pay to the MEDQ the implementation charge (calculated in accordance with the ICID); or b) If the ICID is no longer in effect, the applicant must pay to the MEDQ the relevant charges in accordance with the IFF, indexed to the date of payment.	a) In accordance with the ICID; or b) In accordance with the IFF.
35.	**Sub-Regional & Value Capture Charges** The applicant will: a) Provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the sub-regional and value capture	a) In accordance with the SRIA, DSRCIA; or

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	charges (calculated in accordance with the SRIA) and written evidence that those charges have been paid to the Council; or b) If the SRIA are no longer in effect, the applicant must pay to the MEDQ the relevant charges in accordance with the DCOP of IFF, indexed to the date of payment.	b) In accordance with the IFF.
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 development (more than 2 dwellings), for assessment against the approved POD. b) The documentation submitted under part a) of this condition is to detail and/or include the following: i) site location; ii) lot size and configuration; iii) building height; iv) plot ratio, gross floor area (GFA) and site cover; v) number and size, using GFA, of dwellings; vi) interface with adjoining dwellings; vii) built-form including floor plans, sections, elevations and details of materials; viii) landscaping and open space provision; ix) on-site parking, access and servicing; and x) urban servicing arrangements including sewer, water, stormwater connections; and xi) an assessment of compliance with the approved POD.	a) Prior to commencement of building works b) Prior to commencement of building works
Construction of development in accordance with a POD		
39.	**Out of hours of work – construction** Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are	During construction unless otherwise

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	limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	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 *Certification Procedures Manual.*	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 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;	a) Prior to commencing work

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

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	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
43.	**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 *State Planning Policy 2017* (Appendix 2 Table A); ii) *Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites*. 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.	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

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	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.*	
Infrastructure contributions (uses in accordance with a POD)		
45.	**Municipal & State Charges** Unless otherwise agreed, 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) Pay to the MEDQ the implementation charge (calculated in accordance with the ICID); or b) If the ICID is no longer in effect, the applicant must pay to the MEDQ the relevant charges 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** The applicant will: a) Provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the sub-regional and value capture charges (calculated in accordance with the SRIA) and written evidence that those charges have been paid to the Council; or b) If the SRIA are no longer in effect, the applicant must pay to the MEDQ the relevant charges in accordance with the DCOP of IFF, indexed to the date of payment. Where the application is an MCU, certified and submitted plans to council detailing the GFA must also be provided at the time of payment.	a) In accordance with the SRIA, DSRCIA; or b) In accordance with the IFF.

STANDARD ADVICE

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

**** End of Package ****