



Department of
**State Development,
Infrastructure and Planning**

Our ref: DEV2014/601

6 March 2015

Lend Lease Communities (Yarrabilba) Pty Ltd
c/- Ms Emma Moller
RPS Group
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Emma

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT (1 LOT INTO 464 RESIDENTIAL LOTS AND 4 PARK LOTS) WITH A PLAN OF DEVELOPMENT AT 1568-1618 WATERFORD TAMBORINE ROAD, YARRABILBA DESCRIBED AS LOT 910 ON SP264263

On 6 March 2015 the Minister for Economic Development Queensland (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to the PDA development approval applied for subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of State Development, Infrastructure and Planning website <http://www.ds dip.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brianna Fyffe on 3452 7167.

Yours sincerely

Greg Chemello
Deputy Director-General
Department of State Development, Infrastructure and Planning

Executive Building
100 George Street Brisbane
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3227 8548
Website www.ds dip.qld.gov.au
ABN 29 230 178 530

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	1568-1618 Waterford Tamborine Road, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 910	SP264263
PDA development application details		
DEV reference number	DEV2014/601	
'Properly made' date	8 September 2014	
Type of application	☒ New development involving:- ☒ Reconfiguring a lot ☒ Development permit	
Description of proposal applied for	Reconfiguring a lot (1 lot into 464 residential lots and 4 park lots) with a Plan of Development	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.
Original Decision date	15 December 2014
Change to approval date	6 March 2015
Currency period	4 years from the original decision date

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Precinct Two – Reconfiguration of a Lot Application Two Plan of Development	Dgn No. P02V01.ROL2-POD150303 Sheet 1 of 5	03 MAR 2015
2.	Precinct Two – Reconfiguration of a Lot Application Two Plan of Development	Dgn No. P02V01.ROL2-POD150303 Sheet 2 of 5	03 MAR 2015, Amended in red 4/3/2015
3.	Precinct Two – Reconfiguration of a Lot Application Two Plan of Development	Dgn No. P02V01.ROL2-POD150303 Sheet 3 of 5	03 MAR 2015 Amended in red 4/3/2015
4.	Precinct Two – Reconfiguration of a Lot Application Two Plan of Development	Dgn No. P02V01.ROL2-POD150303 Sheet 4 of 5	03 MAR 2015 Amended in red 4/3/2015
5.	Precinct Two – Reconfiguration of a Lot Application Two Plan of Development – Design criteria for residential development	Dgn No. P02V01.ROL2-POD150303 Sheet 5 of 5	03 MAR 2015
Plans and documents approved on 15 December 2014		Number (if applicable)	Date (if applicable)
6.	Precinct Two – Reconfiguration of a Lot Application Two	Dgn No. P02V01.ROL2-ROL141128 Sheet 1 of 4	28 NOV 2014
7.	Precinct Two – Reconfiguration of a Lot Application Two	Dgn No. P02.V01-ROL2-ROL141128 Sheet 2 of 4	28 NOV 2014, Amended in Red 11/12/2014
8.	Precinct Two – Reconfiguration of a Lot Application Two	Dgn No. P02V01.ROL2-ROL141128 Sheet 3 of 4	28 NOV 2014, Amended in Red 11/12/2014
9.	Precinct Two – Reconfiguration of a Lot Application Two	Dgn No. P02V01.ROL2-ROL141128 Sheet 4 of 4	28 NOV 2014, Amended in Red 11/12/2014
10.	V01 Functional Layout Roadworks Plan Sheet 1 of 2	13-106-SK051, Revision C	7/11/2014
11.	V01 Functional Layout Roadworks Plan Sheet 2 of 2	13-106-SK052, Revision C	7/11/2014

12.	V01 Functional Layout Typical Sections	13-106-SK053, Revision D	4/11/2014
13.	V01 Functional Layout Services Plan Sheet 1 of 2	13-106-SK054, Revision C	7/11/2014
14.	V01 Functional Layout Services Plan Sheet 2 of 2	13-106-SK055, Revision C	7/11/2014
15.	V01 Functional Layout Earthworks Plan Sheet 1 of 2	13-106-SK056, Revision C	7/11/2014
16.	V01 Functional Layout Earthworks Plan Sheet 2 of 2	13-106-SK057, Revision C	7/11/2014
17.	Yarrabilba Precinct 1 and 2 Stormwater Management Plan, prepared by Design Flow	Version 3	19 August 2014
18.	Open Space Concept Plan 01 prepared Lend Lease	Dgn No. YAR-P02-OSC01-140815	15 AUG 2014
19.	Open Space Concept Plan 01a prepared Lend Lease	Dgn No. YAR-P02-OSC01a-LP140815	15 AUG 2014
20.	Linear Park Concept Plan prepared by Lend Lease	Dgn No. P02V01-ROL2.LPC141128	28 NOV 2014
21.	Road and Streetscape Landscape Character prepared Lend Lease	Dgn No. YAR-P02-OSSTR-140815	15 AUG 2014
22.	Precinct Two – Reconfiguration of a Lot Application Two Proposed Open Space Allotment Numbers	Dgn No. P02V01.ROL1.OSN141205	5 DEC 2014
23.	Precinct 2, Village 1, Yarrabilba Development, Road Traffic Noise Assessment, prepared by ViPac Engineers & Scientists Report	No. 70Q-13-0312-TRP-515702-6 Revision 6	5 December 2014

Supporting documents

To remove any doubt, the following documents are not approved documents for the purposes of this PDA development approval, but rather are supporting documents.

Supporting plans, reports and specifications	Number (if applicable)	Date (if applicable)
Endorsed Context Plan		
1. Yarrabilba - Precinct Two: Proposed Context Plan, prepared by Lend Lease	YAR-P02-PCP140219	19 FEB 2014
Endorsed Overarching Site Strategies		
2. Yarrabilba Employment & Economic Development Site Strategy, prepared by RPS	11247-2	16 April 2013
3. Yarrabilba Accessible Housing & Social Housing Overarching Site Strategy, prepared by Lend Lease	N/A	July 2012
4. Yarrabilba Community Development Overarching Site Strategy, prepared by Lend Lease	N/A	July 2012
5. Yarrabilba Overarching Site Resource Strategy, prepared by Lend Lease	N/A	February 2013
6. Natural Environment Overarching Site Strategy Yarrabilba, prepared by Natura Consulting (Amended in Red)	N/A	18 February 2014
7. Yarrabilba Total Water Cycle Management Strategy, prepared by DesignFlow	N/A	July 2012
Endorsed Infrastructure Master Plans		
8. Yarrabilba Housing Affordability Infrastructure Masterplan, prepared by Lend Lease	N/A	July 2012
9. Fauna Corridor Infrastructure Master Plan, prepared by Natura Consulting	NCO11-0011_Yarrabilba	28 November 2012
10. Yarrabilba Community Greenspace Infrastructure Master Plan, prepared by Lend Lease	N/A	December 2012
11. Yarrabilba Infrastructure Master Plan – Earthworks,	N/A	July 2012

	prepared by Lend Lease		
12.	Yarrabilba Stormwater Infrastructure Master Plan, prepared by DesignFlow	N/ A	July 2012
13.	Yarrabilba – Water and Wastewater Infrastructure Master Plan, prepared by MWH	N/ A	05/09/2013
14.	Yarrabilba Amended Movement Infrastructure Master Plan, prepared by Cardno	CEB06294	February 2014
15.	Yarrabilba Energy Services Infrastructure Master Plan, prepared by Lend Lease	N/ A	December 2012
16.	Yarrabilba Community Facilities Infrastructure Master Plan, prepared by Lend Lease	N/ A	December 2012
17.	Lend Lease Yarrabilba ICT Master Plan – ULDA, prepared by Lend Lease	Version 1.0	10-July-2012
Other Supporting Documents			
18.	Unexploded Ordnance Study – Yarrabilba Development Area, prepared by G-tek Australia Pty Ltd		26 October 2010

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must pay to MEDQ 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 the MEDQ's development assessment fee schedule (as amended from time to time).
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDIP is required prior to any work commencing.
- 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 liaises with EDQ Development Assessment, DSDIP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days** – EDQ Development Assessment, DSDIP assesses the plans/supporting information and:
 1. if satisfied with the plans/supporting information as submitted – endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSDIP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DSDIP assesses the revised plans/supporting information and:
 1. if satisfied with the revised plans/supporting information – endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.

- vi. if EDQ Development Assessment, DSDIP is not satisfied that compliance has been achieved within **20 business days** - repeat steps iv. and v. 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 vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DSDIP endorses relevant plans/supporting information.

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Logan City Council.
4. **DEHP** means The Department of Environment and Heritage Protection.
5. **DSDIP** means The Department of State Development, Infrastructure and Planning.
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Reconfiguration of a Lot Conditions

[illegible]

	and available on site at all times during the construction period.	
6.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDIP a Traffic Management Plan (TMP) certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must ensure adverse traffic impacts are minimised during construction. The TMP must include the following: - provision for the management of traffic around and through the site during and outside of construction work hours; - provision for parking and materials delivery during and outside of construction hours of work; - planning including risk identification and assessment, staging, etc.; - implementation; - monitoring and measurement; - management review; and - traffic control plans or traffic control diagrams in accordance with Manual of Uniform Traffic Control Devices (MUTCD) for any temporary part or full road closures of any Council or State road(s). A permit will need to be sought from Council prior to any temporary road closure or road opening works. b) Undertake all works generally in accordance with the TMP which must be current and available on site at all times.	a) Prior to commencement of site works for the relevant stage b) At all times during construction
7.	Retaining Walls a) Submit to EDQ Development Assessment, DSDIP detailed engineering plans, certified by a RPEQ_L of all retaining walls 1.0m or greater in height generally in accordance with the following documents: - V01 Functional Layout Earthworks Plan Sheet 1 of 2, 13-106-SK056, Revision C, dated 7/11/2014, prepared by KN Group Pty Ltd; and - V01 Functional Layout Earthworks Plan Sheet 2 of 2, 13-106-SK057, Revision C, dated 7/11/2014, prepared by KN Group Pty Ltd. Retaining walls shall be limited in height to a maximum of 2.5m in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment DSDIP.	a) Prior to commencement of site works for the relevant stage

	b) Construct the works generally in accordance with the certified plans required under part a) of this condition; c) Submit to EDQ Development Assessment, DSDIP certification from an RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
8.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDIP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i> and the following approved concept plans: - V01 Functional Layout Earthworks Plan Sheet 1 of 2, 13-106-SK056, Revision C, dated 7/11/2014, prepared by KN Group Pty Ltd; and - V01 Functional Layout Earthworks Plan Sheet 2 of 2, 13-106-SK057, Revision C, dated 7/11/2014, prepared by KN Group Pty Ltd. The certified earthworks plans shall: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans; - where appropriate, provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the filling and excavation generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDIP certification from a RPEQ that all filling and excavation works have been carried out generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
9.	Orb Street extension Prior to building works commencing on Lots 508 and 509, submit to EDQ Development Assessment, DSDIP evidence that the Orb Street extension along the full frontage of Lots 508 and 509 has been constructed and accepted into the on-maintenance phase.	As indicated

10.	Roads – Internal a) Submit to EDQ Development Assessment, DSDIP engineering design/construction drawings certified by a RPEQ for internal roads, including parking bays, bus stop locations, traffic devices and pedestrian footpaths generally in accordance with the following plans/documents: i. V01 Functional Layout Roadworks Plan Sheet 1 of 2, 13-106-SK051, Revision C, dated 7/11/2014, prepared by KN Group Pty Ltd; ii. V01 Functional Layout Roadworks Plan Sheet 2 of 2, 13-106-SK052, Revision C, dated 7/11/2014, prepared by KN Group Pty Ltd; iii. V01 Functional Layout Typical Sections, 13-106-SK053, Revision D, dated 4/11/2014, prepared by KN Group Pty Ltd; iv. Translink Public Transport Infrastructure Manual Version 1 June 2007 Section 2.4.1 Bus Stop Layout and Construction Details; and v. Disability Standards for Accessible Public Transport 2004. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDIP ‘as-constructed’ drawings, asset register and test results certified by a RPEQ in a format acceptable to Council, of all road works constructed in accordance with part a) of this condition. d) Provide evidence to EDQ Development Assessment, DSDIP from a RPEQ that all works have been completed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
11.	Water – Internal a) Submit to EDQ Development Assessment, DSDIP a water reticulation Precinct Network Plan endorsed by Council. b) Submit to EDQ Development Assessment, DSDIP detailed water reticulation design plans certified by a RPEQ generally in accordance with the endorsed Precinct Network Plan required under part a) of this condition and the following plans / documents: i. V01 Functional Layout Services Plan Sheet 1 of 2, 13-106-SK054, Revision C, dated 7/11/2014; and ii. V01 Functional Layout Services Plan Sheet 2 of 2, 13-	a) Prior to the commencement of works for the first stage b) Prior to commencement of works for the relevant stage

	106-SK055, Revision C, dated 7/11/2014. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards. e) Provide evidence to EDQ Development Assessment, DSDIP from a RPEQ that all works have been completed generally in accordance with the certified plans required under part b) of this condition.	c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage e) Prior to survey plan endorsement for the relevant stage
12.	Sewer – Internal a) Submit to EDQ Development Assessment, DSDIP a sewer reticulation Precinct Network Plan endorsed by Council. b) Submit to EDQ Development Assessment, DSDIP detailed sewer reticulation design plans certified by a RPEQ generally in accordance with the endorsed Precinct Network Plan required under part a) of this condition and the following plans / documents: i. V01 Functional Layout Services Plan Sheet 1 of 2, 13-106-SK054, Revision C, dated 7/11/2014; and ii. V01 Functional Layout Services Plan Sheet 2 of 2, 13-106-SK055, Revision C, dated 7/11/2014. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDIP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with Council current adopted standards. e) Provide evidence to EDQ Development Assessment, DSDIP from a RPEQ that all works have been completed generally in accordance with the certified plans required under part b) of this condition.	a) Prior to the commencement of works for the first stage b) Prior to commencement of works for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage e) Prior to survey plan endorsement for the relevant stage
13.	Water – External a) Submit to EDQ Development Assessment, DSDIP a water reticulation Precinct Network Plan endorsed by Council.	a) Prior to the commencement of works for the first stage

	b) Submit to EDQ Development Assessment, DSDIP detailed water reticulation design plans certified by a RPEQ generally in accordance with the endorsed Precinct Network Plan required under part a) of this condition and the following plans / documents: i. V01 Functional Layout Services Plan Sheet 1 of 2, 13-106-SK054, Revision C, dated 7/11/2014; and ii. V01 Functional Layout Services Plan Sheet 2 of 2, 13-106-SK055, Revision C, dated 7/11/2014. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards. e) Provide evidence to EDQ Development Assessment, DSDIP from a RPEQ that all works have been completed generally in accordance with the certified plans required under part b) of this condition.	b) Prior to commencement of works for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage e) Prior to survey plan endorsement for the relevant stage
14.	Sewer – External a) Submit to EDQ Development Assessment, DSDIP a sewer reticulation Precinct Network Plan endorsed by Council. b) Submit to EDQ Development Assessment, DSDIP detailed sewer reticulation design plans certified by a RPEQ generally in accordance with the endorsed Precinct Network Plan required under part a) of this condition and the following plans / documents: i. V01 Functional Layout Services Plan Sheet 1 of 2, 13-106-SK054, Revision C, dated 7/11/2014; and ii. V01 Functional Layout Services Plan Sheet 2 of 2, 13-106-SK055, Revision C, dated 7/11/2014. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDIP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with Council current adopted standards. e) Provide evidence to EDQ Development Assessment, DSDIP from a RPEQ that all works have been completed generally in accordance with the certified plans required	a) Prior to the commencement of works for the first stage b) Prior to commencement of works for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage e) Prior to survey plan endorsement for the relevant stage

	under part b) of this condition.	
15.	Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DSDIP detailed engineering design and construction drawings certified by a RPEQ for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents; i. Yarrabilba Precinct 1 and 2 Stormwater Management Plan Version 2 prepared by Design Flow Dated 19 August 2014; ii. V01 Functional Layout Services Plan Sheet 1 of 2, 13-106-SK054, Revision C, dated 7/11/2014; and iii. V01 Functional Layout Services Plan Sheet 2 of 2, 13-106-SK055, Revision C, dated 7/11/2014. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDIP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to Council. d) Provide evidence to EDQ Development Assessment, DSDIP from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
16.	Stormwater Management (Quantity) a) Submit to EDQ Development Assessment, DSDIP detailed design plans and hydraulic calculations certified by a RPEQ for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the following approved plans/documents: i. Yarrabilba Precinct 1 and 2 Stormwater Management Plan Version 2 prepared by Design Flow Dated 19 August 2014; ii. V01 Functional Layout Services Plan Sheet 1 of 2, 13-106-SK054, Revision C, dated 7/11/2014; and iii. V01 Functional Layout Services Plan Sheet 2 of 2, 13-106-SK055, Revision C, dated 7/11/2014. b) Construct the works in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDIP "as constructed" plans including an asset register and test	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the

	results, certified by a RPEQ, in a format acceptable to Council. d) Provide evidence to EDQ Development Assessment, DSDIP from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.	relevant stage d) Prior to survey plan endorsement for the relevant stage
17.	Street Lighting Design and install a street lighting system certified by a RPEQ to all roads, including footpaths and bikeways within road reserves. The design of the street lighting system must: i. meet the relevant standards of the electricity supplier; ii. be generally in accordance with the Yarabilba LED Streetlighting – warranty & Maintenance Deed dated 26/09/12; iii. be acceptable to the electricity supplier as ‘Rate 3 Public Lighting’; iv. be endorsed by Council as the Energex’ billable customer’; and v. be generally in accordance with Australian Standards AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’ and AS4282 – ‘<i>Control of the Obtrusive Effects of Outdoor Lighting</i>’.	Prior to survey plan endorsement for each stage
18.	Electricity Submit to EDQ Development Assessment, DSDIP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement for the relevant stage
19.	Telecommunications Submit to EDQ Development Assessment, DSDIP documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement for the relevant stage

20.	Broadband Submit to EDQ Development Assessment, DSDIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Act (Fibre Deployment Bill 2011) can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement for the relevant stage
21.	Road Closures and Openings Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with an approved traffic management plan. The closure may remain effective until the road works are accepted On Maintenance, or unless otherwise agreed by EDQ Development Assessment, DSDIP.	As indicated
22.	Damage and Repairs Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement for the relevant stage
23.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alteration to public utility mains, existing mains, services or installations required in connection with the approved development.	Prior to survey plan endorsement for the relevant stage
Landscape and Environment		
24.	Streetscape Works a) Submit to EDQ Development Assessment, DSDIP detailed streetscape works drawings certified by an AILA registered Landscape Architect generally in accordance with the following plans/ documents; i. Road and Streetscape Landscape Character, Dgn No. YAR-P02-OSSTR-140815, dated 15 AUG 2014, prepared by Lend Lease. The detailed streetscape plans are to include where applicable: 1. location and type of street lighting in accordance with Australian Standards AS1158 - <i>'Lighting for Roads and Public Spaces'</i> and AS4282 - <i>"Control of</i>	a) Prior to commencement of works for the relevant stage

	<i>the Obtrusive Effects of Outdoor Lighting”;</i> 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines. b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDIP ‘As Constructed’ plans and asset register in a format acceptable to the Council. d) Provide evidence to EDQ Development Assessment DSDIP from an AILA registered landscape architect that the works have been inspected and completed generally in accordance with the endorsed plans required by part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
25.	Compliance Assessment – Mid-block link design a) Submit to EDQ Development Assessment for compliance assessment, detailed plans for proposed mid-block links including cross sections and proposed landscaping generally in accordance with the following plans / documents; i. Precinct Two – Reconfiguration of a Lot Applicant Two, Dgn No. P02.V01-ROL2-ROL141128 Sheet 2 of 4, 28 NOV 2014, Amended in Red 11/12/2014. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDIP, ‘As Constructed’ plans and asset register in a format acceptable to Council.	a) Prior to commencement of or during site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
26.	Compliance Assessment – Parks & Open Space Landscape Works a) Submit to EDQ Development Assessment, DSDIP for compliance assessment detailed landscape plans certified by an AILA registered Landscape Architect, for improvement works within the proposed parkland and open space areas generally in accordance with <i>PDA Guideline No. 12 – Park planning and design</i> and the following plans/ documents: i. Open Space Concept Plan 01 prepared Lend Lease	a) Prior to commencement of or during site works for the relevant stage

	dated 15 AUG 2014 ii. Open Space Concept Plan 01a prepared Lend Lease dated 15 AUG 2014 iii. Linear Park Concept Plan prepared by Lend Lease dated 15 AUG 2014 The plans are to generally document where applicable the following: 1. Existing contours or site levels, services and features; 2. Proposed finished levels, including sections across and through the parkland at critical points (e.g. Interface with roads or water bodies, retaining walls or batters); 3. Location of proposed drainage and stormwater works within the park, including cross-sections and descriptions; 4. Locations of electricity and water connections to the park; 5. Location and details of vehicle barriers/ bollards/ landscaping along park frontages where required to prevent unauthorised vehicular access; 6. Details and locations of any proposed building works, including: bridges, park furniture, picnic facilities and play equipment; 7. Trees and plants, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines; 8. Public lighting in accordance with AS1158 - <i>'Lighting for Roads and Public Spaces'</i> and AS4282 - <i>"Control of the Obtrusive Effects of Outdoor Lighting"</i>. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDIP, 'As Constructed' plans and asset register in a format acceptable to Council. d) Provide evidence to EDQ Development Assessment, DSDIP by an AILA registered Landscape Architect that the works have inspected and completed generally in accordance with the endorsed plans required under part a) of this condition.	
27.	Acid Sulfate Soils (ASS) a) If acid sulfate soils are found on the site, submit to EDQ Development Assessment, DSDIP an Acid Sulfate Soils Management Plan (ASSMP) certified by a suitably qualified and experienced professional, in accordance with the State	a) Prior to commencement of or during works for the relevant stage

	Planning Policy, December 2013 and relevant guidelines. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP required under part a) of this condition.	b) Prior to survey plan endorsement for the relevant stage
28.	Vegetation Clearing and Site Rehabilitation All vegetation clearing and site rehabilitation must be undertaken in accordance with the endorsed Overarching Site Strategy - Natural Environment.	At all times
29.	Disposal of Cleared Vegetation The following means of disposal are to be used, though DSDIP may consider other means on request: i. Processing through a wood-chipper; ii. Disposal for firewood; iii. Disposal for landscaping purposes; or iv. Transport to alternative site for chipping. <i>Advice: Burning off is not an acceptable means of disposal.</i>	Prior to survey plan endorsement and then to be maintained
30.	Acoustic Fence a) Submit to EDQ Development Assessment, DSDIP engineering design/construction drawings certified by a RPEQ for the Acoustic Fence generally in accordance with the following approved plans/documents; i. Precinct 2, Village 1, Yarrabilba Development, Road Traffic Noise Assessment, prepared by ViPac Engineers & Scientists Report No. 70Q-13-0312-TRP-515702-6 Revision 6 dated 5 December 2014. b) Submit to EDQ Development Assessment, DSDIP evidence of consent, from the landowner, to enter the property and construct works prescribed in part a) of this condition. c) Construct the works generally in accordance with the certified plans as required under part a) of this condition. d) Provide verification to EDQ Development Assessment, DSDIP from a RPEQ that all works have been completed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of work for the relevant stage b) Prior to commencement of work for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage

31.	Fencing to Southern Infrastructure Corridor Interfaces a) Construct a 1200mm high, 4-strand wire fence for the full boundary interface with the Southern Infrastructure Corridor. The first wire is to be 300mm from the ground, the second wire to be 600mm from the ground, the third wire to be 900mm from the ground and the fourth wire be 1200mm from the ground. b) Install gates at the Waterford-Tamborine Road and Steele Road frontages which are to contain 'Private Property' signs to enable vehicular access to the SIC land from these roads for the purpose of maintenance.	Prior to survey plan endorsement for the relevant stage
32.	Unexploded Ordnance Comply with the recommended actions of the supporting document Unexploded Ordnance Study – Yarrabilba Development Area, prepared by G-tek Australia Pty Ltd and dated 26 October 2010, for development on areas categorised as “Slight” unexploded ordnance potential.	Prior to and during site works
33.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDIP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works for the relevant stage b) At all times during construction
Surveying, land dedication and easements		
34.	Land Dedication Demonstrate to EDQ Development Assessment, DSDIP that land to be dedicated as public land is not registered on either the Environmental Management Register or the Contaminated Land Register.	Prior to survey plan endorsement for the relevant stage
35.	Land Dedication – Drainage Reserve Dedicate to Council land required for drainage purposes by showing the land on a survey plan as drainage reserve.	At survey plan endorsement for the relevant stage

36.	Land Dedication – Parkland Dedicate to Council, in fee simple and as nominated trustee, public use land (park) by showing Lots 9020 - 9023 on the survey plan as public use land (park).	At survey plan endorsement for the relevant stage
37.	Easements over Infrastructure Public utility easements must be provided, in favour of, and at no cost to, the grantee, over infrastructure that becomes contributed assets located in private land. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement for the relevant stage
38.	Small lot development easements for lots $\leq 300\text{m}^2$ For standard format lot subdivisions where a lot is 300m^2 or less and the lot adjoins another lot 300m^2 or less and the proposed construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i> (LTA), to permit the application and registration of high density development easements, provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights for 1 or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage*; or Provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist). *High-density development easements created under Part 6 Division 4AA of the <i>Land Title Act 1994</i> are not required to be identified on a plan of survey.	At or prior to survey plan endorsement
39.	Small lot development easements for lots $>300\text{m}^2$ If a lot is more than 300m^2 and adjoins another lot irrespective of the size of the adjoining lot and the construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i>, provide reciprocal easements in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist).	At or prior to survey plan endorsement

Infrastructure Charges		
40.	Municipal Charge and State Charge In lieu of paying the Municipal and State Charges, the applicant will provide the infrastructure in accordance with the following endorsed Infrastructure Master Plans: i. Community Facilities; ii. Movement Network; iii. Sewer; iv. Water; and v. Community Greenspace.	As required by the endorsed Infrastructure Master Plans
41.	Sub-regional charge Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the sub-regional charge in accordance with the Infrastructure Funding Framework (July 2014) (IFF) and indexed to the date of payment. From 1 July each year, the infrastructure charges will be indexed in accordance with the annual rate of the 3 year rolling average – expressed as a percentage to four (4) decimal places – of the movement of the Road and Bridge Construction Index (Queensland) calculated from that March which is three (3) years prior to the current year, to March of the current year. <i>Advisory note:</i> 1. <i>Sub-regional works or land contributions, external to the PDA, including Council roads, State roads, sub-regional sewer and water may be offset against the sub-regional charge through agreement with the MEDQ.</i> 2. <i>An insurance bond may be lodged to cover the infrastructure charges which will be refundable where an infrastructure agreement has been entered into. Where an infrastructure agreement has not been entered into within one year of the date of this approval the insurance bond may be called up.</i>	Prior to plan sealing of the relevant stage
42.	Implementation charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the Implementation charge in accordance with the Infrastructure Funding Framework (July 2014) (IFF) and indexed to the date of payment. b) From 1 July each year, the infrastructure charges will be indexed in accordance with the annual rate of the 3 year rolling average – expressed as a percentage to four (4) decimal places – of the movement of the Road and Bridge Construction Index (Queensland) calculated from that March which is three (3) years prior to the current year, to March of the current year.	Prior to plan sealing of the relevant stage

	Advisory notes: 1. The aforementioned contribution for the implementation covers employment and community development and ecological sustainable and innovation projects completed as part of a development. 2. Infrastructure contributions may be offset against the Implementation charge through agreement with the MEDQ. 3. An insurance bond may be lodged to cover the infrastructure charges which will be refundable where an infrastructure agreement has been entered into. Where an infrastructure agreement has not been entered into within one year of the date of this approval the insurance bond may be called up.	
PDA Plan of Development (POD) Conditions		
43.	Carry out the approved development Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to commencement of use and to be maintained
44.	Compliance Assessment – Detailed design documentation a) Submit to EDQ Development Assessment, DSDIP for compliance assessment detailed design documentation for Multiple Residential development as indicated as Multi Family Strata lots on the approved Precinct Two – Reconfiguration of a Lot Application Two Plan of Development, Dgn No. P02V01.ROL2-POD150303 Sheets 2 – 5, dated 03 MAR 2015. b) Detailed design documentation must detail the following: i. Location of development; ii. Lot size and configuration; iii. Building height; iv. Plot ratio, gross floor area and site cover; v. Number of dwelling units and bedrooms; vi. Interface with adjoining dwellings; vii. Building design including elevations and materials; viii. On-site parking and servicing arrangements; and ix. Open space provision. c) The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development.	Prior to commencement of building works
Infrastructure Charges (POD – Multiple Residential Development)		
45.	Municipal Charge and State Charge In lieu of paying the Municipal and State Charges, the applicant will provide the infrastructure in accordance with the following endorsed Infrastructure Master Plans:	As required by the endorsed Infrastructure Master Plans

	i. Community Facilities; ii. Movement Network; iii. Sewer; iv. Water; and v. Community Greenspace.	
46.	Sub-regional charge Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the sub-regional charge in accordance with the Infrastructure Funding Framework (July 2014) (IFF) and indexed to the date of payment. From 1 July each year, the infrastructure charges will be indexed in accordance with the annual rate of the 3 year rolling average – expressed as a percentage to four (4) decimal places – of the movement of the Road and Bridge Construction Index (Queensland) calculated from that March which is three (3) years prior to the current year, to March of the current year. <i>Advisory note:</i> <i>Sub-regional works or land contributions, external to the PDA, including Council roads, State roads, sub-regional sewer and water may be offset against the sub-regional charge through agreement with the MEDQ.</i> <i>An insurance bond may be lodged to cover the infrastructure charges which will be refundable where an infrastructure agreement has been entered into. Where an infrastructure agreement has not been entered into within one year of the date of this approval the insurance bond may be called up.</i>	Prior to compliance assessment for detailed design documentation
47.	Implementation charge Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the Implementation charge in accordance with the Infrastructure Funding Framework (July 2014) (IFF) and indexed to the date of payment. From 1 July each year, the infrastructure charges will be indexed in accordance with the annual rate of the 3 year rolling average – expressed as a percentage to four (4) decimal places – of the movement of the Road and Bridge Construction Index (Queensland) calculated from that March which is three (3) years prior to the current year, to March of the current year. <i>Advisory notes:</i> <i>The aforementioned contribution for the implementation covers employment and community development and ecological sustainable and innovation projects completed as part of a development.</i>	Prior to compliance assessment for detailed design documentation

	<i>Infrastructure contributions may be offset against the Implementation charge through agreement with the MEDQ.</i> <i>An insurance bond may be lodged to cover the infrastructure charges which will be refundable where an infrastructure agreement has been entered into. Where an infrastructure agreement has not been entered into within one year of the date of this approval the insurance bond may be called up.</i>	
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STANDARD ADVICE

Please note that in order 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 ****

