



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

Our ref: DEV2014/636

19 March 2015

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

Dear Rob

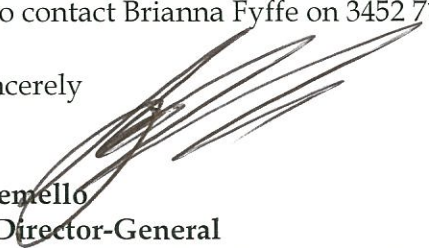
SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURATION OF A LOT (2 LOTS INTO 322 RESIDENTIAL LOTS, 1 EDUCATIONAL PURPOSE LOT, 2 PARK LOTS AND 5 MANAGEMENT LOTS) WITH A PLAN OF DEVELOPMENT AT LOT 910 DARLINGTON DRIVE AND LOT 908 WATERFORD-TAMBORINE ROAD, YARRABILBA DESCRIBED AS LOT 908 ON SP264262, LOT 910 ON SP264263 AND PART ROAD RESERVE (RAILWAY PARADE)

On 19 March 2015 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of 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.dsdip.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


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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	Lot 910 Darlington Drive and Lot 908 Waterford-Tamborine Road	
Lot on plan description	Lot number	Plan description
	Lot 908	SP264262
	Lot 910	SP264263
	Part road reserve (Railway Parade)	
PDA development application details		
DEV reference number	DEV2014/636	
'Properly made' date	8 December 2014	
Type of application	☒ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Reconfiguration of a lot (2 lots into 322 residential lots, 1 educational purpose lot, 2 park lots and 5 management 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	
Decision date		19 March 2015	
Currency period		4 years from decision date	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Precinct Two – Village 4a (Application Four) Residential Plan of Development	P02V04A.ROL4.POD150304 Sheet 1 of 4	04 MAR 2015
2.	Precinct Two – Village 4a (Application Four) Residential Plan of Development	P02V04A.ROL4.POD150304 Sheet 2 of 4	04 MAR 2015 Amended in Red 16/03/2015
3.	Precinct Two – Village 4a (Application Four) Residential Plan of Development	P02V04A.ROL4.POD150304 Sheet 3 of 4	04 MAR 2015
4.	Precinct Two – Village 4a (Application Four) Residential Plan of Development – Design Criteria for Residential Development	P02V04A.ROL4.POD150304 Sheet 4 of 4	04 MAR 2015
5.	Precinct Two – Village 4a (Application Four) Reconfiguration of a lot	P02V04A.ROL4.ROL150304 Sheet 1 of 4	04 MAR 2015
6.	Precinct Two – Village 4a (Application Four) Reconfiguration of a lot	P02V04A.ROL4.ROL150304 Sheet 2 of 4	04 MAR 2015, Amended in red 16/03/2015
7.	Precinct Two – Village 4a (Application Four) Reconfiguration of a lot	P02V04A.ROL4.ROL150304 Sheet 3 of 4	04 MAR 2015, Amended in red 16/03/2015
8.	Precinct Two – Village 4a (Application Four) Reconfiguration of a lot	P02V04A.ROL4.ROL150304 Sheet 4 of 4	04 MAR 2015 Amended in red 16/03/2015
9.	Precinct Two – Village 4a (Application Four) Plan of Development – Display Village	P02V04A.ROL4.PODDV150304 Sheet 1 of 3	04 MAR 2015, Amended in red 16/03/2015

10.	Precinct Two – Village 4a (Application Four) Plan of Development – Display Village	P02V04A.ROL4.PODDV150304 Sheet 2 of 3	04 MAR 2015
11.	Precinct Two – Village 4a (Application Four) Plan of Development – Display Village	P02V04A.ROL4.PODDV150304 Sheet 3 of 3	04 MAR 2015
12.	Precinct 2 Village 4, Display Village A Staging: Years 1-2, 40 lots	106127-05D	19 February 2015
13.	Precinct 2 Village 4, Display Village B Staging: Years 3-4, 41 lots	106127-05D	19 February 2015
14.	Precinct 2 Village 4, Post Display Villages Staging: Year 5+, 10 lots	106127-05D	19 February 2015
15.	Precinct Two – Village 4a (Application Four) Plan of Development – Education	P02V04A.ROL4.PODEDU150304	04 MAR 2015
16.	Precinct Two – Village 4a (Application Four) Display Village Landscape Treatment	P02V04A.ROL4.DVLC150304	04 MAR 2015
17.	Precinct Two – Village 4a (Application Four) Linear Park Concept Plan	P02V04A.ROL4.LCP141204	04 DEC 2014
18.	Precinct Two – Village 4a (Application Four) Stage 13 – Proposed Planting and Landscape Concept Plan	P02V04A.ROL4.PPC150304	04 MAR 2015
19.	Precinct Two – Village 4a (Application Four) Typical House Plans – Lots less than 250sqm	P02V04A.ROL4-THP150218 Sheet 1 of 3	18 FEB 2015
20.	Precinct Two – Village 4a (Application Four) Typical House Plans – Lots less than 250sqm	P02V04A.ROL4-THP150213 Sheet 2 of 3	13 FEB 2015
21.	Precinct Two – Village 4a (Application Four) Typical House Plans – Lots less than 250sqm	P02V04A.ROL4-THP150213 Sheet 3 of 3	13 FEB 2015

22.	Precinct Two – Village 4a (Application Four) Typical House Plans – Lots 250sqm to 450sqm	P02V04A-ROL4-HPL450-141204 Sheet 1 of 4	04 DEC 2014
23.	Precinct Two – Village 4a (Application Four) Typical House Plans – Lots 250sqm to 450sqm	P02V04A-ROL4-HPL450-141204 Sheet 2 of 4	04 DEC 2014
24.	Precinct Two – Village 4a (Application Four) Typical House Plans – Lots 250sqm to 450sqm	P02V04A-ROL4-HPL450-141204 Sheet 3 of 4	04 DEC 2014
25.	Precinct Two – Village 4a (Application Four) Typical House Plans – Lots 250sqm to 450sqm	P02V04A-ROL4-HPL450-141204 Sheet 4 of 4	04 DEC 2014
26.	V04 Functional Layout Roadworks Plan Sheet 1 of 2	13-106-SK101 Rev C	05/03/2015
27.	V04 Functional Layout Roadworks Plan Sheet 2 of 2	13-106-SK102 Rev C	05/03/2015
28.	V04 Functional Layout Typical Sections Sheet 1 of 2	13-106-SK103 Rev C	05/03/2015
29.	V04 Functional Layout Typical Sections Sheet 2 of 2	13-106-SK104 Rev B	05/03/2015
30.	V04 Functional Layout Earthworks Plan Sheet 1 of 2	13-106-SK107 Rev C	05/03/2015
31.	V04 Functional Layout Earthworks Plan Sheet 2 of 2	13-106-SK108 Rev C	05/03/2015
32.	Yarrabilba Precinct 1 and 2 Stormwater Management Plan, prepared by DesignFlow	Version 3	19 August 2014
33.	Traffic Noise Report Addendum – Precinct 2, Village 4a, prepared by Vipac	70Q-13-0319-TRP-517498-1	04 Dec 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-P01P02-PCP140815 15 AUG 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	N/A	28 November 2012
10.	Yarrabilba Community Greenspace Infrastructure Master Plan, prepared by Lend Lease	N/A	December 2012
11.	Yarrabilba Infrastructure Master Plan – Earthworks, prepared by Lend Lease	N/A	July 2012
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

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. **DTMR** means the Department of Transport and Main Roads.
7. **EDQ** means Economic Development Queensland.
8. **IFFCOA** means Infrastructure Funding Framework, Crediting and Offset Arrangements document.
9. **MEDQ** means The Minister of Economic Development Queensland.
10. **PDA** means Priority Development Area.
11. **RPEQ** means Registered Professional Engineer of Queensland.
12. **SIC** means Southern Infrastructure Corridor.

PDA Development Conditions - Reconfiguring a Lot

[illegible]

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 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; - ongoing monitoring, management review and certified updates (as required); - traffic control plans and/or traffic control diagrams, prepared 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). 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 a certified TMP. b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	a) Prior to commencement of site works b) At all times during construction
7.	Retaining Walls a) Submit to EDQ Development Assessment, DSDIP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDIP. 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 constructed generally in accordance with the certified plans	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

	required under part a) of this condition.	
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: - V04 Functional Layout Earthworks Plan Sheet 1 of 2, 13-106-SK107, Revision C, dated 05/03/2015, prepared by KN Group Pty Ltd; and - V04 Functional Layout Earthworks Plan Sheet 2 of 2, 13-106-SK108, Revision C, dated 05/03/2015, 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; - 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 earthworks 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 earthworks have been carried out generally in accordance with the certified plans required under part a) of this condition and that 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.	Roads – Internal a) Submit to EDQ Development Assessment, DSDIP engineering design/construction drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices and pedestrian footpaths generally in accordance with the following plans/ documents: - V04 Functional Layout Roadworks Plan Sheet 1 of 2, 13-106-SK101, Revision C, dated 05/03/2015, prepared by KN Group Pty Ltd; - V04 Functional Layout Roadworks Plan Sheet 2 of 2, 13-106-SK102, Revision C, dated 05/03/2015, prepared by KN Group Pty Ltd; - V04 Functional Layout Typical Sections Sheet 1 of 2, 13-106-SK103, Revision C, dated 05/03/2015, prepared by KN Group Pty Ltd; - V04 Functional Layout Typical Sections Sheet 2 of 2,	a) Prior to commencement of work for the relevant stage

	13-106-SK104, Revision B, dated 05/03/2015, prepared by KN Group Pty Ltd; The design of the Local Collector Road adjacent the SIC shall reflect the endorsed concept design for the Local Collector/SIC interface required under Condition No. 10 of this approval. 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 the Council of all road works constructed in accordance with this condition.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
10.	Compliance Assessment – Interface of Local Collector adjacent to SIC Submit to EDQ Development Assessment, DSDIP for compliance assessment concept design plans including long-sections and cross-sections, certified by a RPEQ, for the future extension of the Local Collector which traverses under the SIC. The concept design plans are to reflect the current DTMR designs for the SIC.	Prior to the commencement of works for the relevant stage
11.	Road closure Prior to survey plan endorsement of Stage 10, submit to EDQ Development Assessment, DSDIP evidence that the relevant section of Railway Parade has been closed and transferred to the applicant in fee simple.	As indicated
12.	Compliance Assessment – Water – Internal a) Submit to EDQ Development Assessment, DSDIP for compliance assessment an updated Precinct 1 & 2 Water Network Analysis, certified by a RPEQ. The updated Water Network Analysis shall include layout and sizing of the internal water network based on the current Council Desired Standard of Service. b) Submit to EDQ Development Assessment, DSDIP detailed internal water reticulation design plans, certified by a RPEQ, generally in accordance with the endorsed Water Network Analysis required under part a) of this condition. c) Construct the works 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) Submit to EDQ Development Assessment, DSDIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.	d) Prior to survey plan endorsement for the relevant stage
13.	Compliance Assessment – Water – External a) Submit to EDQ Development Assessment, DSDIP for compliance assessment an updated Precinct 1 & 2 Water Network Analysis, certified by a RPEQ. The updated Water Network Analysis shall include a review of sizing and lot demand triggers for the required external augmentations based on the current Council Desired Standard of Service. b) Submit to EDQ Development Assessment, DSDIP detailed design plans for the external augmentations identified in the endorsed Water Network Analysis required under part a), certified by a RPEQ. 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.	a) Prior to the commencement of works for the first stage b) Prior to construction works c) Prior to survey plan endorsement of the lot triggering the augmentation as identified in the endorsed Water Network Analysis or as otherwise agreed to in writing by EDQ Development Assessment d) Prior to survey plan endorsement of the lot triggering the augmentation as identified in the endorsed Water Network Analysis or as otherwise agreed to in writing by EDQ Development Assessment
14.	Compliance Assessment – Sewer – Internal a) Submit to EDQ Development Assessment, DSDIP for compliance assessment an updated Precinct 1 & 2 Sewerage Network Analysis, certified by a RPEQ. The updated Sewerage Network Analysis shall include layout and sizing of the internal water network based on the current Council Desired Standard of Service.	a) Prior to the commencement of works for the first stage

	b) Submit to EDQ Development Assessment, DSDIP detailed internal sewerage reticulation design plans, certified by a RPEQ, generally in accordance with the endorsed Network Analysis required under part a) of this condition. 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.	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
15.	Compliance Assessment – Sewer – External a) Submit to EDQ Development Assessment, DSDIP for compliance assessment an updated Precinct 1 & 2 Sewerage Network Analysis, certified by a RPEQ. The updated Sewerage Network Analysis shall include a review of sizing and lot demand triggers for external augmentation based on the current Council Desired Standard of Service. b) Submit to EDQ Development Assessment, DSDIP detailed design plans for the external trunk infrastructure triggered by the development identified in the endorsed Network Analysis required under part a), certified by a RPEQ. 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.	a) Prior to the commencement of works for the first stage b) Prior to commencement of works c) Prior to survey plan endorsement of the lot triggering the augmentation as identified in the endorsed Sewerage Network Analysis or as otherwise agreed to in writing by EDQ Development Assessment d) Prior to survey plan endorsement of the lot triggering the augmentation as identified in the endorsed Sewerage Network Analysis or as otherwise agreed to in writing by EDQ Development

		Assessment
16.	Stormwater Reticulation a) Submit to EDQ Development Assessment, DSDIP engineering design/construction drawings, certified by a RPEQ, for internal stormwater reticulation generally in accordance with the following plans/documents: <i>PDA Guideline No. 13 Engineering standards – Stormwater Quantity; and</i> <i>Endorsed Yarrabilba Precinct 1 and 2 – Stormwater Management Plan.</i> 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 the Council of all road works constructed in accordance with 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
17.	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 the following plans/documents: <i>PDA Guideline No. 13 Engineering standards – Stormwater Quality; and</i> <i>Endorsed Yarrabilba Precinct 1 and 2 – Stormwater Management Plan.</i> 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 the Council.	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
18.	Stormwater Management (Quantity) – Detention Basins a) Submit to EDQ Development Assessment, DSDIP detailed design plans, certified by a RPEQ, for the Flood Basin 1 and Flood Basin 6 and relative waterway drainage line as identified in the endorsed <i>Yarrabilba Precinct 1 and 2 – Stormwater Management Plan</i> and in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater Quantity</i>	a) Prior to commencement of works for the first stage

	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 results, certified by a RPEQ, in a format acceptable to the Council.	b) Prior to commencement of works for the first stage c) Prior to commencement of works for the first stage
19.	Street Lighting Design and install a street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: - meet the relevant standards of the electricity supplier; - be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; - be endorsed by Council as the Energex 'billable customer'; - be generally in accordance with Australian Standard AS1158 – 'Lighting for Roads and Public Spaces'.	Prior to survey plan endorsement for the relevant stage
20.	Electricity Submit to EDQ Development Assessment, DSDIP either: - written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or - 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
21.	Telecommunications Submit to EDQ Development Assessment, DSDIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement for the relevant stage
22.	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 <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to	Prior to survey plan endorsement for the relevant stage

	Linear Park Concept Plan, P02V04A.ROL4.LCP141204, prepared by Lend Lease dated 04 DEC 2014; ii. Precinct Two - Village 4a (Application Four) Display Village Landscape Treatment, P02V04A.ROL4.DVLCP150304, prepared by Lend Lease dated 04 MAR 2015; and iii. Stage 13 -Proposed Planting and Landscape Concept Plan, P02V04A.ROL4.PPC150304, dated 04 MAR 2015. 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 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; 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 Council's adopted planting schedules and guidelines; 8. public lighting in accordance with AS1158 - '<i>Lighting for Roads and Public Spaces</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 certified by an AILA registered landscape architect.	
26.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: i. prepared generally in accordance with the <i>State Planning Policy</i>, July 2014 (as amended from time	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

	to time) and relevant guidelines; and ii. certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	b) Prior to survey plan endorsement for the relevant stage
27.	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); 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
28.	Fencing to SIC Interfaces Construct a 1200mm high, 4-strand wire fence for the full boundary interface with the SIC including installation of a gate for accessing the pump station.	Prior to survey plan endorsement for the relevant stage
Surveying, land transfers and easements		
29.	Land transfers – Park and open space Transfer, in fee simple, to Council as trustee Lot 9030 and Lot 9031 for park and open space purposes.	At registration of survey plan for the relevant stage
30.	Land transfers – State community facilities Transfer, in fee simple, to the State of Queensland (represented by the Department of Education and Training) as trustee, Lot 5050 for educational purposes. Lot 5050 is to be serviced which is defined as having a dedicated and constructed road frontage, is serviced with connection points to underground reticulated services (water supply, sewer, stormwater, electricity, gas (if available) and telecommunications) at a boundary to the lot, has a slope no greater than 1:10 and is grassed.	At registration of survey plan for the relevant stage
31.	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. 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

32.	Small lot development easements for lots ≤300m² For standard format lot sub-divisions where a lot is 300m² or less and the lot adjoins another lot 300m² 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; or 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 for the relevant stage
33.	Small lot development easements for lots >300m² If a lot is more than 300m² 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 for the relevant stage
Infrastructure Charges		
34.	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
35.	Sub-regional Charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the sub-regional charge in accordance with the Infrastructure Funding Framework (February 2015) (IFF) and indexed to the	As required by the IFF

	date of payment. b) The Sub-regional infrastructure is that set out in the following endorsed IMPs: i. Movement Network IMP (land for the SIC, Waterford Tamborine road upgrades, land for widening of and the intersections with Waterford Tamborine Road and land for the public transport corridor from Waterford Tamborine Road to the Town Centre) ii. Water IMP (trunk infrastructure outside the PDA) iii. Sewer IMP (trunk infrastructure outside the PDA) c) Infrastructure Contributions carried out under item (b) may be offset against the Sub-regional charge in (a) in accordance with the IFFCOA. <i>Note: At the time of plan sealing, offsets against the sub-regional charge may be available under the executed Catalyst Infrastructure Agreement.</i>	
36.	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 (February 2015) (IFF) and indexed to the date of payment. b) The Implementation Works are those in the endorsed 3 Year Implementation Plan, dated 12 February 2014. c) Infrastructure Contributions carried out under item (b) may be offset against the Implementation Charge in (a) in accordance with the IFFCOA.	Prior to plan sealing of the relevant stage
PDA Development Conditions - Plan of Development (POD)		
General		
37.	Carry out the approved development - POD Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to commencement of use and to be maintained
38.	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, P02V04A.ROL4.POD150304 Sheets 2 - 4, dated 04 MAR 2015.	Prior to commencement of building works

	b) The plans and/supporting information must detail the following: i. site location 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 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.	
Infrastructure Charges (POD – Multiple Residential Development)		
39.	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: vi. Community Facilities; vii. Movement Network; viii. Sewer; ix. Water; and x. Community Greenspace.	As required by the endorsed Infrastructure Master Plans
40.	Sub-regional Charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the sub-regional charge in accordance with the Infrastructure Funding Framework (February 2015) (IFF) and indexed to the date of payment. b) The Sub-regional infrastructure is that set out in the following endorsed IMPs: iv. Movement Network IMP (land for the SIC, Waterford Tamborine road upgrades, land for widening of and the intersections with Waterford Tamborine Road and land for the public transport corridor from Waterford Tamborine Road to the Town Centre) v. Water IMP (trunk infrastructure outside the PDA) vi. Sewer IMP (trunk infrastructure outside the PDA) c) Infrastructure Contributions carried out under item (b) may be offset against the Sub-regional charge in (a) in accordance with the IFFCOA.	As required by the IFF

	<i>Note: At the time of plan sealing, offsets against the sub-regional charge may be available under the executed Catalyst Infrastructure Agreement.</i>	
41.	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 (February 2015) (IFF) and indexed to the date of payment. b) The Implementation Works are those in the endorsed 3 Year Implementation Plan, dated 12 February 2014. c) Infrastructure Contributions carried out under item (b) may be offset against the Implementation Charge in (a) in accordance with the IFFCOA.	Prior to plan sealing of the relevant stage

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 ****

