



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2014/602

14 April 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 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT (2 LOTS INTO 89 RESIDENTIAL LOTS, 1 PARK LOT AND 3 MANAGEMENT LOTS) WITH A PLAN OF DEVELOPMENT AND CONTEXT PLAN AT 1568-1618 WATERFORD TAMBORINE ROAD, YARRABILBA DESCRIBED AS LOT 910 AND 922 ON SP264263 (FORMALLY DESCRIBED AS LOT 903 ON SP264260 AND LOT 921 ON SP260508)

On 14 April 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 Infrastructure, Local Government and Planning website

<http://www.statedevelopment.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 Chermello
General Manager – Economic Development Queensland

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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
	Lot 922	SP264263
PDA development application details		
DEV reference number	DEV2014/602	
'Properly made' date	26 March 2015	
Type of application	☒ Changing a PDA development approval	
Description of proposal applied for	Reconfiguring a lot (2 lots into 89 residential lots, 1 park lot and 3 management lots) with a Plan of Development and Context Plan	

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	3 February 2015
Change to approval date	14 April 2015
Currency period	4 years from 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.	Proposed sub-staging of ACS01 into ACS01a and ACS01b		10 April 2015, Amended in red 10/4/2015
Plans and documents previously approved on 3 February 2015		Number	Date
1.	Precinct Two – Reconfiguration of a Lot Application Three Reconfiguration of a Lot	P01V01.ROL3-ROL141211 SHEET 1 OF 3	11 DEC 2014
2.	Precinct Two – Reconfiguration of a Lot Application Three Reconfiguration of a Lot	P01.V01-ROL3-ROL141211 SHEET 2 OF 3	11 DEC 2014
3.	Precinct Two – Reconfiguration of a Lot Application Three Reconfiguration of a Lot	P01.V01-ROL3-ROL141211 SHEET 3 OF 3	11 DEC 2014, Amended in Red 3/02/2015
4.	Precinct Two – Reconfiguration of a Lot Application Three Plan of Development	P01V01.ROL3-POD141211 SHEET 1 OF 4	11 DEC 2014
5.	Precinct Two – Reconfiguration of a Lot Application Three Plan of Development	P01V01.ROL3-POD141211 SHEET 2 OF 4	11 DEC 2014, Amended in Red 3/02/2015
6.	Precinct Two – Reconfiguration of a Lot Application Three Plan of Development	P01V01.ROL3-POD141211 SHEET 3 OF 4	11 DEC 2014, Amended in Red 3/02/2015

7.	Precinct Two – Reconfiguration of a Lot Application Three Plan of Development – Design Criteria for Residential Development	P01V01.ROL3-POD141211 SHEET 4 OF 4	11 DEC 2014, Amended in Red 3/02/2015
8.	Precinct Two Management Lot Concept – Proposed Reconfiguration Two	YAR-P02-MGMT150119 SHT 4 of 5	19 JAN 2015
9.	Precinct Two Management Lot Concept – Proposed Reconfiguration Two	YAR-P02-MGMT150119 SHT 5 of 5	19 JAN 2015
10.	Precinct Two – Open Space Concept Plan 01b	YAR-P02-OSC01b-LP141114	14 NOV 2014
11.	Precinct Two – Reconfiguration of a lot Application Three – Acoustic Fence Concept	P01V01.ROL3.ACF141114	14 NOV 2014
12.	Precinct Two – Reconfiguration of a lot Application Three – Acoustic Fence Concept – Typical Details	P01V01.ROL3.ACFD140815	15 AUG 2014
13.	Precinct Two – Reconfiguration of a lot Application Three Typical House Plans – Lots less than 250sqm	P01V01.ROL3-THP140815 SHEET 1 OF 2	15 AUG 2014
14.	Precinct Two – Reconfiguration of a lot Application Three Typical House Plans – Lots less than 250sqm	P01V01.ROL3-THP140815 SHEET 2 OF 2	15 AUG 2014
15.	Road Traffic Noise Assessment, prepared by Vipac	70Q-13-0312-TRP-515702-7	28 Jan 2015
16.	V01 Functional Layout Roadworks Plan Sheet 1 of 2	13-106-SK051, Revision C	07/11/2014
17.	V01 Functional Layout Roadworks Plan Sheet 2 of 2	13-106-SK052, Revision C	07/11/2014
18.	V01 Functional Layout Typical Sections	13-106-SK053, Revision D	04/11/2014
19.	V01 Functional Layout Services Plan Sheet 1 of 2	13-106-SK054, Revision C	07/11/2014

20.	V01 Functional Layout Services Plan Sheet 2 of 2	13-106-SK055, Revision C	07/11/2014
21.	V01 Functional Layout Earthworks Plan Sheet 1 of 2	13-106-SK056, Revision C	07/11/2014
22.	V01 Functional Layout Earthworks Plan Sheet 2 of 2	13-106-SK057, Revision C	07/11/2014
23.	Yarrabilba Precinct 1 and 2 Stormwater Management Plan, prepared by DesignFlow	Version 3	19 August 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)
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Endorsed Context Plan

1.	Yarrabilba – Precinct Two: Proposed Context Plan, prepared by Lend Lease	YAR-P01P02-PCP140815	15 AUG 2014
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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, DILGP 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, DILGP 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, DILGP 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, DILGP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DILGP 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, DILGP 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, DILGP endorses relevant plans/supporting information.

ABBREVIATIONS

For the purposes of interpreting this Approval, the following is a list of abbreviations utilised in the conditions:

1. **AILA** means 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. **DILGP** means The Department of Infrastructure, Local Government and Planning.
6. **DTMR** means The Department of Transport and Main Roads.
7. **EDQ** means Economic Development Queensland.
8. **MEDQ** means The Minister of Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Reconfiguration of a Lot Conditions

No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawings and/or documents.	Prior to survey plan endorsement for the relevant stage
2.	Street Naming Submit to EDQ Development Assessment, DILGP a schedule of street names approved by Council	Prior to survey plan endorsement for the relevant stage
3.	Entry Walls or Features The provision of entry walls or features is prohibited on road reserves, drainage reserves or parkland unless otherwise approved by EDQ Development Assessment DILGP.	As indicated
Engineering		
4.	Certification of Operational Works All operational works undertaken in accordance with the conditions of approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
5.	Construction Management Plan a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan, prepared by the principal site contractor, that includes the following: i. management of noise, dust and vibration generated from the site during and outside construction work hours; ii. management of stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; and iii. management of contaminated soils (if required), including removal, treatment and replacement in	a) Prior to commencement of works for the relevant stage

	accordance with site remediation plans prepared and approved specifically for this site. b) Undertake all works generally in accordance with the construction management plan which must be current and available on site at all times during the construction period.	b) At all times during construction
6.	Traffic Management Plan a) Submit to EDQ Development Assessment, DILGP 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: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision for parking and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. implementation; v. monitoring and measurement; vi. management review; and vii. 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). 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, effective until 'on-maintenance' in accordance with a certified TMP. 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, DILGP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height generally in accordance with the following documents: i. V01 Functional Layout Earthworks Plan Sheet 1 of 2, 13-106-SK056, Revision C, dated 7/11/2014; and ii. V01 Functional Layout Earthworks Plan Sheet 2 of 2, 13-106-SK057, Revision C, dated 7/11/2014. 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 DILGP. b) Construct the works generally in accordance with the certified plans required under part a) of this condition; c) Submit to EDQ Development Assessment, DILGP 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.	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
8.	Filling and Excavation a) Submit to EDQ Development Assessment, DILGP 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: i. V01 Functional Layout Earthworks Plan Sheet 1 of 2, 13-106-SK056, Revision C, dated 7/11/2014; and ii. V01 Functional Layout Earthworks Plan Sheet 2 of 2, 13-106-SK057, Revision C, dated 7/11/2014 The certified earthworks plans shall: 1. include a geotechnical soils assessment of the site; 2. be consistent with the Erosion and Sediment Control plans; 3. where appropriate, provide full detail of areas where dispersive soils will be disturbed, treatment	a) Prior to commencement of site works for the relevant stage

	of dispersive soils and their rehabilitation; 4. 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, DILGP 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.	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, DILGP 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: - V01 Functional Layout Roadworks Plan Sheet 1 of 2, 13-106-SK051, Revision C, dated 7/11/2014; - V01 Functional Layout Roadworks Plan Sheet 2 of 2, 13-106-SK052, Revision C, dated 7/11/2014; - V01 Functional Layout Typical Sections, 13-106-SK053, Revision D, dated 4/11/2014; - Translink Public Transport Infrastructure Manual 2012; and - 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, DILGP '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.	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
10.	Water a) Submit to EDQ Development Assessment, DILGP 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, DILGP 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. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure and bacterial test 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
11.	Sewer a) Submit to EDQ Development Assessment, DILGP a sewer reticulation Precinct Network Plan endorsed by Council. b) Submit to EDQ Development Assessment, DILGP 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. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DILGP '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 for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
12.	Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DILGP 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 3 prepared by DesignFlow 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,	a) Prior to commencement of works for the relevant stage

	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, DILGP 'as constructed' drawings, including an asset register, certified by a RPEQ, 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
13.	Stormwater Management (Quantity) a) Submit to EDQ Development Assessment, DILGP 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 3 prepared by DesignFlow 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, DILGP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to 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
14.	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 Yarrabilba LED Streetlighting – Warranty & Maintenance Deed dated 26/09/12; iii. be acceptable to the electricity supplier as 'Rate 3 Public Lighting';	Prior to survey plan endorsement for each stage

	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>.	
15.	Electricity Submit to EDQ Development Assessment, DILGP 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
16.	Telecommunications Submit to EDQ Development Assessment, DILGP 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
17.	Broadband Submit to EDQ Development Assessment, DILGP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Act (<i>Fibre Deployment Bill 2011</i>) 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
18.	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

Landscape and Environment		
19.	Compliance Assessment – Streetscape Works a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed streetscape works drawings certified by an AILA registered Landscape Architect. 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 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, DILGP ‘As Constructed’ plans and asset register 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
20.	Compliance Assessment – Parks & Open Space Landscape Works a) Submit to EDQ Development Assessment, DILGP 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 plan: i. Precinct Two – Open Space Concept Plan 01b prepared Lend Lease dated 14 NOV 2014. The plans are to generally document 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.	a) Prior to commencement of or during site works for the relevant stage

	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, in accordance with Council's adopted standards or as otherwise agreed, to prevent unauthorised vehicular access; 6. Details and locations of any proposed building works, including: bridges, park furniture, picnic facilities and play equipment in accordance with Council's adopted standards; 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, DILGP, 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA registered Landscape Architect.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
21.	Acid Sulfate Soils (ASS) a) If acid sulfate soils are found on the site, submit to EDQ Development Assessment, DILGP an Acid Sulfate Soils Management Plan (ASSMP) certified by a suitably qualified and experienced professional, in accordance with the State 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.	a) Prior to commencement of or during works for the relevant stage b) Prior to survey plan endorsement for the relevant stage

	maintenance.	
25.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DILGP 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. <i>Urban Stormwater Quality Planning Guidelines 2010</i> (DEHP); and ii. <i>Best Practice Erosion and Sediment Control</i> (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		
26.	Land Dedication Demonstrate to EDQ Development Assessment, DILGP that land to be dedicated and/or transferred 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
27.	Land Transfer – Parkland Transfer Lot 9024 to Council as freehold, in fee simple as trustee, identifying the land for the purposes of park land.	Following the registration of the survey plan
28.	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
29.	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	At or prior to survey plan endorsement

	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.	
30.	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
Infrastructure Charges		
31.	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
32.	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	Prior to plan sealing of the relevant stage

	March which is three (3) years prior to the current year, to March of the current year. Advisory note: 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>	
33.	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. Advisory notes: 1. <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> 2. <i>Infrastructure contributions may be offset against the Implementation charge through agreement with the MEDQ.</i> 3. <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

PDA Plan of Development (POD) Conditions		
No.	Condition	Timing
General		
34.	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
35.	Compliance Assessment – Detailed design documentation for Multiple Residential development a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed design documentation for Multiple Residential development (as indicated as indicated on the approved Plans of Development). 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)		
36.	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

37.	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. Advisory note: <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
38.	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. Advisory notes: <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 ****

