



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2014/636

12 February 2016

Lend Lease Communities (Yarrabilba) Pty Ltd
c/- 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 (2 LOTS INTO 318 RESIDENTIAL LOTS, 1 EDUCATIONAL PURPOSE LOT, 2 PARK LOTS AND 5 MANAGEMENT LOTS) WITH A PLAN OF DEVELOPMENT AT DARLINGTON DRIVE AND WATERFORD TAMBORINE ROAD, YARRABILBA FORMERLY DESCRIBED AS LOT 910 ON SP264263 AND LOT 908 ON SP264262, AND PART ROAD RESERVE (RAILWAY PARADE)

On 11 February 2016 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application 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://dilgp.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Karina McGill on 3452 7518.

Yours sincerely


for Jeanine Stone
Director – EDQ Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	Darlington Drive & Waterford Tamborine Road, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 910	SP264263
	Lot 908	SP264262
	Part Road Reserve (Railway Parade)	
PDA development application details		
DEV reference number	DEV2014/636	
'Properly made' date	15 January 2016	
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	Reconfiguring a Lot (2 Lots into 318 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 application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice The approved changes are summarised as follows: ▪ Increase the number of display dwellings by two; ▪ Modified lot configurations, reducing the overall yield by 4 residential lots; ▪ Amended signage plans.
Original Decision date	19 March 2015
1 st Change to approval date	27 April 2015
2 nd Change to approval date	17 September 2015
3 rd Change to approval date	11 February 2016
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 – Village 4A (Application Four) Residential Plan of Development, prepared by Lend Lease	P02V04A.ROL4.POD160203 Sheet 1 of 4	3 FEB 2016
2.	Precinct Two – Village 4A (Application Four) Residential Plan of Development, prepared by Lend Lease	P02V04A.ROL4.POD160203 Sheet 2 of 4	3 FEB 2016
3.	Precinct Two – Village 4A (Application Four) Residential Plan of Development, prepared by Lend Lease	P02V04A.ROL4.POD160203 Sheet 3 of 4	3 FEB 2016
4.	Precinct Two – Village 4A (Application Four) Residential Plan of Development – Design Criteria for Residential Development, prepared by Lend Lease	P02V04A.ROL4-POD160203 Sheet 4 of 4	3 FEB 2016 (Amended in Red on 8/02/16)
5.	Precinct Two – Village 4A (Application Four) Reconfiguration of a Lot prepared, by Lend Lease	P02V04A.ROL4.ROL160203 Sheet 1 of 4	3 FEB 2016
6.	Precinct Two – Village 4A (Application Four) Reconfiguration of a Lot,	P02V04A.ROL4.ROL160203 Sheet 2 of 4	3 FEB 2016 (Amended in Red on 8/02/16)

	prepared by Lend Lease		
7.	Precinct Two – Village 4A (Application Four) Reconfiguration of a Lot, prepared by Lend Lease	P02V04A.ROL4.ROL160203 Sheet 3 of 4	3 FEB 2016 (Amended in Red on 8/02/16)
8.	Precinct Two – Village 4A (Application Four) Reconfiguration of a Lot, prepared by Lend Lease	P02V04A.ROL4.ROL160203 Sheet 4 of 4	3 FEB 2016 (Amended in Red on 8/02/16)
9.	Precinct Two – Village 4A (Application Four) Plan of Development – Display Village, prepared by Lend Lease	P02V04A.ROL4.PODDV160203 Sheet 1 of 3	3 FEB 2016
10.	Precinct Two – Village 4A (Application Four) Plan of Development – Display Village, prepared by Lend Lease	P02V04A.ROL4.PODDV160203 Sheet 2 of 3	3 FEB 2016
11.	Precinct Two – Village 4A (Application Four) Plan of Development – Display Village, prepared by Lend Lease	P02V04A.ROL4.PODDV160203 Sheet 3 of 3	3 FEB 2016
12.	Precinct Two – Village 4A (Application Four) Lots Less Than 450sqm Location, prepared by Lend Lease	P02V04A.ROL4.L450.160203	3 FEB 2016
13.	Precinct Two – Village 4A (Application Four) Typical House Plans – Lots Less Than 250sqm, prepared by Lend Lease	P02V04A.ROL4-THP160203 Sheet 1 of 3	3 FEB 2016
14.	V04 Functional Layout Roadworks Plan Sheet 1 of 2, prepared by KN Group	13-106-SK101 Rev F	28/01/16
15.	V04 Functional Layout Services Plan Sheet 1 of 2, prepared by KN Group	13-106-SK105 Rev F	28/01/16
16.	V04 Functional Layout Earthworks Plan Sheet 1 of 2, prepared by KN Group	13-106-SK107 Rev F	28/01/16
17.	V04 Functional Layout Overall Services Plan, prepared by KN Group	13-106-SK111 Rev D	28/01/16

Plans and documents previously approved on 17 September 2015		Number	Date
18.	V04 Functional Layout Roadworks Plan – Sheet 2 of 2, prepared by KN Group	13-106-SK102 Rev E	13/07/15 (Amended in Red on 16/09/15)
19.	V04 Functional Layout Typical Sections – Sheet 1 of 2, prepared by KN Group	13-106-SK103 Rev D	26/06/15
20.	V04 Functional Layout Typical Sections – Sheet 2 of 2, prepared by KN Group	13-106-SK104 Rev C	13/07/15
21.	V04 Functional Layout Services Plan – Sheet 2 of 2, prepared by KN Group	13-106-SK106 Rev D	13/07/15
22.	V04 Functional Layout Earthworks Plan – Sheet 2 of 2, prepared by KN Group	13-106-SK108 Rev E	13/07/15
Plans and documents previously approved on 19 March 2015		Number	Date
23.	Precinct 2 Village 4, Display Village A Staging: Years 1-2, 40 lots	106127-05D	19 February 2015
24.	Precinct 2 Village 4, Display Village B Staging: Years 3-4, 41 lots	106127-05D	19 February 2015
25.	Precinct 2 Village 4, Post Display Villages Staging: Year 5+, 10 lots	106127-05D	19 February 2015
26.	Precinct Two – Village 4a (Application Four) Plan of Development – Education	P02V04A.ROL4.PODEDU150304	04 MAR 2015
27.	Precinct Two – Village 4a (Application Four) Display Village Landscape Treatment	P02V04A.ROL4.DVLCP150304	04 MAR 2015
28.	Precinct Two – Village 4a (Application Four) Linear Park Concept Plan	P02V04A.ROL4.LCP141204	04 DEC 2014
29.	Precinct Two – Village 4a (Application Four) Stage 13 – Proposed Planting and Landscape Concept Plan	P02V04A.ROL4.PPC150304	04 MAR 2015
30.	Yarrabilba Precinct 1 and 2 Stormwater Management Plan, prepared by DesignFlow	Version 3	19 August 2014

31.	Traffic Noise Report Addendum – Precinct 2, Village 4a, prepared by Vipac	70Q-13-0319-TRP-517498-1	04 Dec 2014
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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	PR127952	16 July 2015
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 2015
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	8 October 2015
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

[illegible]

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 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. ongoing monitoring, management review and certified updates (as required); v. 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, DILGP 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 PDA Practice Note No. 10 – Plans of development 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 constructed 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
8.	Filling and Excavation	

	a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments” and the following approved concept plans: i. V04 Functional Layout Earthworks Plan Sheet 1 of 2, 13-106-SK107, Revision F, dated 28/01/16, prepared by KN Group; and ii. V04 Functional Layout Earthworks Plan Sheet 2 of 2, 13-106-SK108, Revision E, dated 13/07/15, prepared by KN Group. The certified earthworks plans shall: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv. 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, DILGP 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, DILGP 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: i. V04 Functional Layout Roadworks Plan Sheet 1 of 2, 13-106-SK101, Revision F, dated 28/01/16, prepared by KN Group; ii. V04 Functional Layout Roadworks Plan Sheet 2 of 2, 13-106-SK102, Revision E, dated 13/07/15 iii. (Amended in Red on 16/09/15), prepared by KN Group; iv. V04 Functional Layout Typical Sections Sheet 1 of 2, 13-106-SK103, Revision D, dated 26/06/15, prepared by KN Group; v. V04 Functional Layout Typical Sections Sheet 2 of 2, 13-106-SK104, Revision C, dated 13/07/15,	a) Prior to commencement of work for the relevant stage

	prepared by KN Group; 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, DILGP '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, DILGP 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, DILGP 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, DILGP 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, DILGP 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. d) Submit to EDQ Development Assessment, DILGP '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 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

13.	Compliance Assessment – Water – External a) Submit to EDQ Development Assessment, DILGP 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, DILGP 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, DILGP '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, DILGP 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. b) Submit to EDQ Development Assessment, DILGP 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	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

	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.	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, DILGP 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, DILGP 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, 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 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, DILGP engineering design/construction drawings, certified by a RPEQ, for internal stormwater reticulation generally in accordance with the following plans/documents: PDA Guideline No. 13 Engineering standards – Stormwater Quantity; and	a) Prior to commencement of works for the relevant stage

	ii. Approved Yarrabilba Precinct 1 and 2 – Stormwater Management Plan. 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 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
17.	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 the following plans/documents: i. PDA Guideline No. 13 Engineering standards – Stormwater Quality; and ii. Approved Yarrabilba Precinct 1 and 2 – Stormwater Management Plan. 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 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, DILGP 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 approved Yarrabilba Precinct 1 and 2 – Stormwater Management Plan and in accordance with PDA Guideline No. 13 Engineering standards – Stormwater Quantity 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 the Council.	a) Prior to commencement of works for the first stage 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: i. meet the relevant standards of the electricity supplier; ii. be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; iii. be endorsed by Council as the Energex 'billable customer'; iv. 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, 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
21.	Telecommunications Submit to EDQ Development Assessment, DILGP 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, DILGP 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 accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement for the relevant stage
23.	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) and other public infrastructure 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

24.	Compliance Assessment – Streetscape Works a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA registered landscape architect. The detailed streetscape plans are to include where applicable: i. location and type of street lighting in accordance with Australian Standard AS1158 –‘<i>Lighting for Roads and Public Spaces</i>’; ii. footpath treatments; iii. location and types of streetscape furniture; iv. location and size of stormwater treatment devices; and v. street trees, including species, size and location generally in accordance with the Council 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 Council certified by an AILA registered landscape architect.	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
25.	Compliance Assessment – Landscape Works (Parks & Open Space) a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed landscape plans, including a schedule of proposed standard and non-standard assets to be donated to Council, 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. Precinct Two – Village 4a (Application Four) 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:	a) Prior to commencement of landscape works for the relevant stage

	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, 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
26.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DILGP 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 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.	a) Prior to commencement of or during site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage
27.	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:	a) Prior to commencement of site works for the relevant stage

	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.	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 dedication 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 $\leq 300\text{m}^2$ For standard format lot sub-divisions 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;	At or prior to survey plan endorsement for the relevant stage

	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.	
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 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	As required by the IFF

	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 Plan of Development (POD) Conditions		
No.	Condition	Timing
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, DILGP for compliance assessment detailed design documentation for Multiple Residential development as indicated as Multi Family Strata lots on the approved Plan of Development, being drawing no P02V04A.ROL4.POD160203, Sheets 2 – 4, dated 03 FEB 2016 (Amended in Red on 8/02/16). 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.	Prior to commencement of building works
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: i. Community Facilities; ii. Movement Network; iii. Sewer; iv. Water; and v. 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.	As required by the IFF

	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>	
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.	As required by the IFF

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 ****

