

Our ref: DEV2015/730

18 October 2016

Lendlease Communities (Yarrabilba) Pty Ltd
C/- Ms Emma Moller
RPS
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Emma

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT - 4 LOTS INTO 311 RESIDENTIAL LOTS, 5 PARK LOTS, 1 INFRASTRUCTURE LOT, NEW ROAD AND ACCESS EASEMENTS IN ACCORDANCE WITH A PLAN OF DEVELOPMENT AT 1548-1566 WATERFORD TAMBORINE ROAD, YARRABILBA DESCRIBED AS LOTS 904, 905 AND 907 SP264262, LOT 902 SP264260 AND PART RAILWAY PARADE ROAD RESERVE

On 18 October 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



Beatriz Gomez
Director – EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	1548-1566 Waterford Tamborine Road, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 902	SP264260
	Lot 904	SP264262
	Lot 905	SP264262
	Lot 907	SP264262
	Part Railway Parade Road Reserve	
PDA development application details		
DEV reference number	DEV2015/730	
'Properly made' date	23 September 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 - 4 Lots into 311 Residential Lots, 5 Park Lots, 1 Infrastructure Lot, New Road and Access Easements in Accordance 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: - the configuration of lot types/sizes (resulting in an overall yield reduction of 3 lots). - the width of a local collector road; and - the boundary location of a park to allow for a pad mount transformer to be installed in Village 5.
Original Decision date	16 March 2016
Change to Approval date	18 October 2016
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 are detailed in the table below.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Precinct Two – Village 5 (Application Seven) Residential Plan of Development prepared by Lendlease	P02.V05.ROL7-POD160907 SHT 1 OF 4	7 th SEPTEMBER 2016
2.	Precinct Two – Village 5 (Application Seven) Residential Plan of Development prepared by Lendlease	P02.V05.ROL7-POD160907 SHT 2 OF 4	7 th SEPTEMBER 2016
3.	Precinct Two – Village 5 (Application Seven) Residential Plan of Development prepared by Lendlease	P02.V05.ROL7-POD160907 SHT 3 OF 4	7 th SEPTEMBER 2016
4.	Precinct Two – Village 5 (Application Seven) Residential Plan of Development prepared by Lendlease	P02.V05.ROL7-POD 160907 SHT 4 OF 4	7 th SEPTEMBER 2016
5.	Precinct Two – Village 5 (Application Seven) Reconfiguration of a Lot prepared by Lendlease	P02.V05.ROL7-ROL160907 SHEET 1 OF 4	7 th SEPTEMBER 2016

6.	Precinct Two – Village 5 (Application Seven) Reconfiguration of a Lot prepared by Lendlease	P02.V05.ROL7-POD160907 SHT 2 OF 4	7 th SEPTEMBER 2016
7.	Precinct Two – Village 5 (Application Seven) Reconfiguration of a Lot prepared by Lendlease	P02.V05.ROL7-POD160907 SHT 3 OF 4	7 th SEPTEMBER 2016
8.	Precinct Two – Village 5 (Application Seven) Reconfiguration of a Lot prepared by Lendlease	P02.V05.ROL7-POD160907 SHT 4 OF 4	7 th SEPTEMBER 2016
9.	V05 Functional Layout Roadworks Plan Sheet 1 prepared by KN Group Pty Ltd	13-106-SK251 Revision G	29/08/16
10.	V05 Functional Layout Roadworks Plan Sheet 2 prepared by KN Group Pty Ltd	13-106-SK252 Revision F	29/08/16
11.	V05 Functional Layout Roadworks Plan Sheet 3 prepared by KN Group Pty Ltd	13-106-SK253 Revision E	29/08/16 (As Amended in red)
12.	V05 Functional Layout Typical Sections prepared by KN Group Pty Ltd	13-106-SK254 Revision D	29/08/16
13.	V05 Functional Layout Services Plan Sheet 1 prepared by KN Group Pty Ltd	13-106-SK255 Revision G	29/08/16
14.	V05 Functional Layout Services Plan Sheet 2 prepared by KN Group Pty Ltd	13-106-SK256 Revision F	29/08/16
15.	V05 Functional Layout Earthworks Plan Sheet 1 prepared by KN Group Pty Ltd	13-106-SK257 Revision F	29/08/16
16.	V05 Functional Layout Earthworks Plan Sheet 2 prepared by KN Group Pty Ltd	13-106-SK258 Revision F	29/08/16
Plans and documents previously approved on 16 March 2016		Number (if applicable)	Date (if applicable)
17.	Precinct Two – Village 5 (Application Seven) Typical House Plans – lots 250sqm to 450sqm prepared by Lendlease	P02.V05.ROL7-HPL450-151208 Sheet 1 of 4	08 DEC 2015

18.	Precinct Two – Village 5 (Application Seven) Typical House Plans – lots 250sqm to 450sqm prepared by Lendlease	P02.V05.ROL7-HPL450-151208 Sheet 2 of 4	08 DEC 2015
19.	Precinct Two – Village 5 (Application Seven) Typical House Plans – lots 250sqm to 450sqm prepared by Lendlease	P02.V05.ROL7-HPL450-151208 Sheet 3 of 4	08 DEC 2015
20.	Precinct Two – Village 5 (Application Seven) Typical House Plans – lots 250sqm to 450sqm prepared by Lendlease	P02.V05.ROL7-HPL450-151208 Sheet 4 of 4	08 DEC 2015
21.	YARRABILBA – VILLAGE 5 District Recreation Park (Landscape Concept Plan) prepared by Tract	N/A	
22.	Precinct Two – Village 5 (Application 7) Open Space Plan prepared by Lendlease	P02.V05.ROL7-OSP151023	23 OCT 2015 Amended in Red 02 March 2016
23.	Precinct Two – Village 5 (Application 7) Streetscape Character prepared by Lendlease	P02.V05.ROL7- LSCPSC151023	23 OCT 2015
24.	General Locality Plan, Drawing Index and Notes prepared by KN Group Pty Ltd	13-128-51 Revision A	JUL 15
25.	General Notes prepared by KN Group Pty Ltd	13-128-52 Revision A	JUL 15
26.	General Layout Plan prepared by KN Group Pty Ltd	13-128-53 Revision B	JUL 15
27.	Flood Bund '6' and Wetland 'W2' Layout Plan prepared by KN Group Pty Ltd	13-128-54 Revision A	JUL 15
28.	Bulk Earthworks Contour Plan prepared by KN Group Pty Ltd	13-128-55 Revision A	JUL 15
29.	Bulk Earthworks Sections Sheet 1 prepared by KN Group Pty Ltd	13-128-56 Revision A	JUL 15
30.	Bulk Earthworks Sections Sheet 2 prepared by KN Group Pty Ltd	13-128-57 Revision A	JUL 15

31.	Bulk Earthworks Sections Sheet 3 prepared by KN Group Pty Ltd	13-128-58 Revision A	JUL 15
32.	Stormwater Sections Sheet 1 prepared by KN Group Pty Ltd	13-128-59 Revision A	JUL 15
33.	Stormwater Sections Sheet 2 prepared by KN Group Pty Ltd	13-128-60 Revision A	JUL 15
34.	Flood Bund '6' Detail Plan Sheet 1 prepared by KN Group Pty Ltd	13-128-61 Revision A	JUL 15
35.	Flood Bund '6' Detail Plan Sheet 2 prepared by KN Group Pty Ltd	13-128-62 Revision A	JUL 15
36.	Wetland 'W2' Detail Plan Sheet 1 prepared by KN Group Pty Ltd	13-128-63 Revision A	JUL 15
37.	Wetland 'W2' Detail Plan Sheet 2 prepared by KN Group Pty Ltd	13-128-64 Revision A	JUL 15
38.	Flood Bund '6' and Wetland 'W2' Details and Sections Sheet 1 prepared by KN Group Pty Ltd	13-128-65 Revision A	JUL 15
39.	Flood Bund '6' and Wetland 'W2' Details and Sections Sheet 2 prepared by KN Group Pty Ltd	13-128-66 Revision A	JUL 15
40.	Flood Bund '6' and Wetland 'W2' Details and Sections Sheet 3 prepared by KN Group Pty Ltd	13-128-67 Revision A	JUL 15
41.	Flood Bund '6' and Wetland 'W2' Details and Sections Sheet 4	13-128-68 Revision A	JUL 15
42.	Flood Bund '6' and Wetland 'W2' Details and Sections Sheet 5 prepared by KN Group Pty Ltd	13-128-69 Revision A	JUL 15
43.	Flood Bund '6' and Wetland 'W2' Details and Sections Sheet 6 prepared by KN Group Pty Ltd	13-128-70 Revision A	JUL 15

44.	Flood Bund '6' and Wetland 'W2' Details and Sections Sheet 7 prepared by KN Group Pty Ltd	13-128-71 Revision A	JUL 15
45.	Erosion and Sediment Control Layout Plan – Post Construction Phase prepared by KN Group Pty Ltd	13-128-72 Revision B	JUL 15
46.	Erosion and Sediment Control Notes prepared by KN Group Pty Ltd	13-128-73 Revision A	JUL 15
47.	Erosion and Sediment Control Details prepared by KN Group Pty Ltd	13-128-74 Revision A	JUL 15
48.	Safety in Design prepared by KN Group Pty Ltd	13-128-75 Revision A	JUL 15
49.	V05 Functional Layout Trunk Sewer Plan prepared by KN Group Pty Ltd	13-106-SK261 Revision A	OCT 15
50.	V05 Functional Layout Trunk Sewer – Long.Section Sheet 1 prepared by KN Group Pty Ltd	13-106-SK262 Revision A	OCT 15
51.	V05 Functional Layout Trunk Sewer – Long.Section Sheet 2 prepared by KN Group Pty Ltd	13-106-SK263 Revision A	OCT 15
52.	Layout of Yarrabilba Water Supply Network prepared by KN Group Pty Ltd	Project No. 83502580	14/04/2015
53.	Yarrabilba Precinct 1 and 2 Stormwater Management Plan, prepared by Design Flow prepared by KN Group Pty Ltd	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)
Endorsed Context Plan		
1. Yarrabilba – Precinct Two: Proposed Context Plan, prepared by Lendlease	YAR-P01P02-PCP140815	15 AUG 2014
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 Lendlease	N/A	July 2012
4. Yarrabilba Community Development Overarching Site Strategy, prepared by Lendlease	N/A	July 2012
5. Yarrabilba Overarching Site Resource Strategy, prepared by Lendlease	N/A	February 2013
6. Natural Environment Overarching Site Strategy Yarrabilba, prepared by Natura Consulting (Amended in Red)	N/A	18 February 2014 Amended in Red 07 Mar 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 Lendlease	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 Lendlease	N/A	December 2015 Amended in Red 07 Jan 2016
11. Yarrabilba Infrastructure Master Plan – Earthworks, prepared by Lendlease	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	October 2015 Amended in Red 11 Nov 2015
15.	Yarrabilba Energy Services Infrastructure Master Plan, prepared by Lendlease	N/A	December 2012
16.	Yarrabilba Community Facilities Infrastructure Master Plan, prepared by Lendlease	N/A	December 2012
17.	Lendlease Yarrabilba ICT Master Plan – ULDA, prepared by Lendlease	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:
 - i. 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).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- 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 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. **DILGP** means The Department of Infrastructure, Local Government and Planning.
6. **EDQ** means Economic Development Queensland.
7. **IFF** means Infrastructure Funding Framework (July 2015)
8. **IFFCOA** means Infrastructure Funding Framework, Crediting and Offset Arrangements
9. **MEDQ** means The Minister of Economic Development Queensland.
10. **PDA** means Priority Development Area.
11. **RPEQ** means Registered Professional Engineer of Queensland.

[illegible]

No.	Condition	Timing
-----	-----------	--------

General

1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement for the relevant stage
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this 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>
3.	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
4.	Entry walls or features The provision of entry walls or features is prohibited on roads and open space unless otherwise approved by EDQ Development Assessment, DILGP.	As indicated

Engineering

5. Construction Management Plan a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. 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; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	a) Prior to commencement of works for the relevant stage 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 include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers 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 <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 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 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i> and the following approved concept plans: i. V05 Functional Layout Earthworks Plan Sheet 1, Drawing No. 13-106-SK257 Rev F, prepared by KN Group and dated 29/08/16; and ii. V05 Functional Layout Earthworks Plan Sheet 2, Drawing No. 13-106-SK258 Rev F, prepared by KN Group and dated 29/08/16. 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. V05 Functional Layout Roadworks Plan Sheet 1, Drawing No. 13-106-SK251 Rev G, prepared by KN Group and dated 29/08/16; ii. V05 Functional Layout Roadworks Plan Sheet 2, Drawing No. 13-106-SK252 Rev F, prepared by KN Group and dated 29/08/16; iii. V05 Functional Layout Typical Sections, Drawing No. 13-106-SK254 Rev D, prepared by KN Group and dated 29/08/16.	a) Prior to commencement of work for the relevant stage

	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.	Temporary Emergency Access (via Easement) to Steele Road a) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings, certified by a RPEQ, for the approved temporary emergency access over Lot 905 on SP264262 and Lot 902 on SP264260 to Steele Road generally in accordance with the following plans/documents: i. V05 Functional Layout Roadworks Plan Sheet 3, Drawing No. 13-106-SK253 Rev E, prepared by KN Group and dated 29/08/16 (as amended in red); b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.	a) Prior to survey plan endorsement for Stage 7 b) Prior to survey plan endorsement for Stage 7 and to be maintained
11.	Stormwater Reticulation a) Submit to EDQ Development Assessment, DILGP, engineering design/construction drawings, certified by a RPEQ, for internal stormwater reticulation generally in accordance PDA Guideline No. 13 Engineering Standards – Stormwater Quantity and the following approved documents: i. Yarrabilba Precinct 1 and 2 – Stormwater Management Plan - Version 3, dated 19 August 2014; ii. V05 Functional Layout Services Plan Sheet 1, Drawing No. 13-106-SK255 Rev G, prepared by KN Group and dated 29/08/16; and iii. V05 Functional Layout Services Plan Sheet 2, Drawing No. 13-106-SK256 Rev F, prepared by KN Group and dated 29/08/16. 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.	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

12.	Stormwater Management – Flood Bund ‘6’ and Wetland ‘W2’ a) Construct the Flood Bund ‘6’ and Wetland ‘W2’ as identified in the approved Yarrabilba Precinct 1 and 2 – Stormwater Management Plan – Version 3, prepared by Design Flow, generally in accordance following approved plan: i. Flood Bund ‘6’ and Wetland ‘W2’ Layout Plan, Drawing No. 13-128-54 Rev A, prepared by KN Group and dated July 2015. b) 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 survey plan endorsement for the first stage b) Prior to survey plan endorsement for the first stage
13.	Compliance Assessment – Water External a) Submit to EDQ Development Assessment, DILGP, for compliance assessment detailed design plans certified by a RPEQ for the external water supply augmentation in general accordance with PDA Guideline No. 13 Engineering Standards – Sewer and Water and the following: i. Endorsed Yarrabilba - Water and Wastewater Infrastructure Master Plan or an alternative water strategy endorsed by Council and agreed to by the applicant. 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, asset register, pressure and bacterial test results, commissioning tests and operation manuals in accordance with Council current adopted standards.	a) Prior to survey plan endorsement of the first stage b) Prior to survey plan endorsement of the first stage c) Prior to survey plan endorsement of the first stage
14.	Compliance Assessment – Sewer External a) Submit to EDQ Development Assessment, DILGP, for compliance assessment detailed design plans certified by a RPEQ for the external trunk sewerage augmentation in general accordance with PDA Guideline No. 13 Engineering Standards – Sewer and Water and the following: i. Endorsed Yarrabilba - Water and Wastewater Infrastructure Master Plan or an alternative sewer strategy endorsed by Council and agreed to by the applicant. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.	a) Prior to survey plan endorsement of the first stage b) Prior to survey plan endorsement of the

	c) Submit to EDQ Development Assessment, DILGP, 'as-constructed' plans, asset register, pressure tests, CCTV results, commissioning tests and operation manuals in accordance with Council current adopted standards.	first stage c) Prior to survey plan endorsement of the first stage
15.	Water – Internal a) Submit to EDQ Development Assessment, DILGP, detailed water reticulation design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the following documents: i. Endorsed Yarrabilba - Water and Wastewater Infrastructure Master Plan; ii. Layout of Yarrabilba Water Supply Network, drawing No. 83502580 prepared by MWH and dated 14/04/15; iii. V05 Functional Layout Services Plan Sheet 1, Drawing No. 13-106-SK255 Rev G, prepared by KN Group and dated 29/08/16; and iv. V05 Functional Layout Services Plan Sheet 2, Drawing No. 13-106-SK256 Rev F, prepared by KN Group and dated 29/08/16. 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' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.	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
16.	Sewer – Internal a) Submit to EDQ Development Assessment, DILGP, detailed sewerage reticulation design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the following documents: i. Endorsed Yarrabilba - Water and Wastewater Infrastructure Master Plan; ii. V05 Functional Layout Trunk Sewer Plan, Drawing No. 13-106-SK261 Rev A, prepared by KN Group and dated October 2015. iii. V05 Functional Layout Services Plan Sheet 1, Drawing No. 13-106-SK255 Rev G, prepared by KN Group and dated 29/08/16; and iv. V05 Functional Layout Services Plan Sheet 2, Drawing	a) Prior to commencement of works for the relevant stage

	No. 13-106-SK256 Rev F, prepared by KN Group and dated 29/08/16. 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' plans, asset register, pressure and CCTV results in accordance with Council current adopted standards.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
17.	Street Lighting Design and install a street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: a) meet the relevant standards of the electricity supplier; b) be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; c) be endorsed by Council as the Energex 'billable customer'; d) be generally in accordance with Australian Standard AS1158 –'Lighting for Roads and Public Spaces'.	Prior to survey plan endorsement for the relevant stage
18.	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
19.	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
20.	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

21.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to survey plan endorsement for the relevant stage
Landscape and Environment		
22.	Compliance Assessment - Landscape Concept Plan - SIC Pedestrian Link Submit to EDQ Development Assessment, DILGP for compliance assessment a detailed Landscape Concept Plan for the proposed SIC Pedestrian Link. The Landscape Concept Plan must: i. demonstrate appropriate CPTED outcomes (i.e. not result in areas of concealment or entrapment zones and include lighting); ii. include signage communicating the temporary status of the pedestrian link; iii. identify the alignment and width of the linkage to be dedicated as road; and iv. be located generally in accordance with the pedestrian link across the SIC as shown on approved V05 Functional Layout Roadworks Plan Sheet 1, Drawing No. 13-106-SK251 Rev C, prepared by KN Group and dated October 2015.	Prior to commencement of work for the relevant stage
23.	Compliance Assessment – Landscape Works (SIC Pedestrian Link & Greenspace) 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 transferred to Council, certified by an AILA, for improvement works within the SIC pedestrian link and greenspace areas generally in accordance with <i>PDA Guideline No. 12 – Park planning and design</i> and the following: i. Approved YARRABILBA – VILLAGE 5 District Recreation Park (Landscape Concept Plan) prepared by Tract; and ii. Endorsed Landscape Concept Plan for the SIC Pedestrian Link, required by Condition 22. and generally documenting the following: i. existing contours or site levels, services and features; ii. 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);	a) Prior to commencement of site works for the relevant stage

	iii. location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; iv. locations of electricity and water connections to parks; v. Location and details of vehicle barriers/bollards/ landscaping along park frontages where required to prevent unauthorised vehicular access; vi. Details and locations of any proposed building works, including: bridges, park furniture, picnic facilities and play equipment; vii. trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; viii. public lighting in accordance with AS1158 –'<i>Lighting for Roads and Public Spaces</i>' ; ix. area of Greenspace comprising District Recreation Park 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.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
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, generally in accordance with the following plans/ documents: i. Precinct Two - Village 5 (Application Seven) Streetscape Character, drawing No. P02.V05.ROL7-LSCPSC151023, prepared by LendLease and dated 23 October 2015; 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.	a) Prior to commencement of works for the relevant stage

	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.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
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. 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 each stage b) At all times during construction
26.	Fencing to SIC Interfaces Unless otherwise endorsed by EDQ Development Assessment, DILGP construct a 1200mm high, 4-strand wire fence for the full boundary interface with the Southern Infrastructure Corridor (SIC).	Prior to survey plan endorsement for the relevant stage
27.	Vegetation Clearing and Site Rehabilitation All vegetation clearing and site rehabilitation must be undertaken in accordance with the endorsed Overarching Site Strategy - Natural Environment.	Ongoing
Surveying, land transfers and easements		
28.	Land transfers – Contaminated Land Demonstrate to EDQ Development Assessment, DILGP that all land to be transferred in fee simple to a trustee is not registered on either the Environmental Management or the Contaminated Land Registers.	Prior to survey plan endorsement for the relevant stage.
29.	Land transfers – Park and Open Space Transfer, in fee simple, to Council as trustee approved Lots 9038, 9039, 9040, 9041 and 9042 for park and open space purposes.	At or prior to registration of survey plan for the final residential lot

30.	Land transfers – Sewerage Pump Station a) Provide temporary public utility easement(s) or executed access agreement(s) in favour of and at no cost to Council to facilitate interim access to and maintenance of the sewerage pump station. The terms of the easement(s) /access agreement(s) must be to the satisfaction of Council. b) Transfer, in fee simple, to Council as trustee approved Lot 7002 for sewerage pump station purposes and extinguish any temporary easement(s) created in accordance with part a) of this condition.	a) At or prior to registration of survey plan for the first stage b) At or prior to registration of survey plan for the last residential lot
31.	Land transfers – Serviced Land for Community Facilities Comply with either a) or b) as follows: a) Transfer, in fee simple, to Council as trustee serviced land for the purpose of Neighbourhood Meeting Rooms/Houses. The serviced land must meet the relevant requirements of the endorsed Infrastructure Master Plan - Community Facilities; or b) Provide evidence of a suitable serviced land alternative to those identified under part a) of this condition and agreed to by the MEDQ.	a) At or prior to registration of survey plan for the final stage b) Prior to survey plan endorsement for Stage 11
32.	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.	At or prior to survey plan endorsement for the relevant stage
33.	Temporary Emergency Access Easement to Steele Road Provide a temporary emergency public access easement over Lot 905 on SP264262 to Steele Road generally in accordance with the approved plans. The terms of the temporary emergency public access easement must be to the satisfaction of DTMR.	At or prior to registration of survey plan for Stage 7
34.	Emergency Access Easement through District Recreation Park Provide an emergency access easement, to the benefit of Lot 752 on SP107080, over the approved District Recreation Park generally in accordance with the approved plans.	At or prior to registration of survey plan for the relevant stage

35.	Small lot development easements for lots $\leq 300\text{m}^2$ a) 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; iii. projections; iv. maintenance; v. roof water drainage*; or b) 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
36.	Small lot development easements for lots $>300\text{m}^2$ If a lot is more than 300m^2 and adjoins another lot irrespective of the size of the adjoining lot and the construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i>, provide reciprocal easements in registrable form for 1 or more of the above purposes (but only where those relevant circumstances will exist).	At or prior to survey plan endorsement for the relevant stage
37.	SIC Pedestrian Link – Road Reserve Dedicate as road the extent of the SIC Pedestrian Link generally as shown on the endorsed Landscape Concept Plan required by Condition 22.	At or prior to registration of survey plan for the relevant stage
Infrastructure Charges		
38.	Municipal Charge and State Charge (Multiple Residential Development) 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;	Prior to survey plan endorsement for the relevant stage

	iii. Sewer; iv. Water; and v. Community Greenspace.	
39.	Sub-regional Charge (Multiple Residential Development) a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the Sub-regional Charge in accordance with the IFF and indexed to the date of payment. b) The Sub-regional infrastructure is that set out in the following endorsed Infrastructure Master Plans: i. Movement Network (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 (trunk infrastructure outside the PDA) iii. Sewer (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>	Prior to survey plan endorsement for the relevant stage
40.	Implementation Charge (Multiple Residential Development) a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the Implementation charge in accordance with the IFF and indexed to the date of payment. b) The Implementation Works are those in the endorsed 3 Year Implementation Plan (as amended from time to time). c) Infrastructure Contributions carried out under item b) may be offset against the Implementation Charge in a) in accordance with the IFFCOA.	Prior to survey plan endorsement for 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 ****