

Our ref: DEV2015/667

24 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 RECONFIGURING A LOT (2 LOTS INTO 140 RESIDENTIAL LOTS, 2 PARK LOTS AND NEW ROAD) AT 1568-1618 WATERFORD TAMBORINE ROAD, YARRABILBA FORMERLY DESCRIBED AS LOT 926 ON SP278191, LOT 922 ON SP278187 AND PART OF DARLINGTON DRIVE ROAD RESERVE

On 24 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 be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://www.edq.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 Gerard McCafferty on 3452 7424.

Yours sincerely



Beatriz Gomez
Director – EDQ Development Assessment

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
	926	SP278191
	922	SP278187
	Part of Darlington Drive Road, Reserve	
PDA development application details		
DEV reference number	DEV2015/667	
'Properly made' date	7 October 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	PDA Development Permit for Reconfiguring a Lot (2 Lots into 140 Residential Lots, 2 Park Lots and New Road) accompanied by 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: ▪ Sub staging of stage 30 into stage 30a and stage 30b ▪ Amendment to timing in condition 27
Original Decision date	27 August 2015
1 st Change to approval date	12 January 2016
2 nd Change to approval date	05 May 2016
3 rd Change to approval date	18 August 2016
5 th Change to approval date	24 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 concerning the PDA development approval are detailed below.

Plans and documents		Number (if applicable)	Date (if applicable)
1.	Precinct Two – Village 3B (Application Five) Residential Plan of Development, prepared by Lend Lease	P02V03B.ROL5.POD.160928 Sheet 1 of 4	28 SEPT 2016
2.	Precinct Two – Village 3B (Application Five) Residential Plan of Development, prepared by Lend Lease	P02V03B.ROL5.POD.160929 Sheet 2 of 4	29 SEPT 2016
3.	Precinct Two – Village 3B (Application Five) Residential Plan of Development, prepared by Lend Lease	P02V03B.ROL5.POD.160929 Sheet 3 of 4	29 SEPT 2016
4.	Precinct Two – Village 3B (Application Five) Reconfiguration of a Lot, prepared by Lend Lease	P02V03B.ROL5.ROL.160929 Sheet 1 of 3	29 SEPT 2016
5.	Precinct Two – Village 3B (Application Five) Reconfiguration of a Lot, prepared by Lend Lease	P02V03B.ROL5.ROL.160929 Sheet 2 of 3	29 SEPT 2016
6.	Precinct Two – Village 3B (Application Five) Reconfiguration of a Lot, prepared by Lend Lease	P02V03B.ROL5.ROL.160929 Sheet 3 of 3	29 SEPT 2016

7.	V03B Functional Layout Roadworks Plan, prepared by KN Group	13-106-SK201 Revision G	26/09/16
8.	V03B Functional Layout Services Plan, prepared by KN Group	13-106-SK203 Revision G	26/09/16
9.	V03B Functional Layout Earthworks Plan, prepared by KN Group	13-106-SK204 Revision G	26/09/16
10.	V03B Functional Layout On-Street Parking, prepared by KN Group	13-106-SK205 Revision G	26/09/16
Plans and documents previously approved on 5 May 2016		Number (if applicable)	Date (if applicable)
11.	Precinct Two – Village 3B (Application Five) Lots less than 450sqm Location, prepared by Lend Lease	P02V03B.ROL5.L450.160301	01 MAR 2016
Plans and documents previously approved on 12 January 2016		Number (if applicable)	Date (if applicable)
12.	Precinct Two – Village 3B (Application Five) Residential Plan of Development – Design Criteria for Residential Development, prepared by Lend Lease	P02V03B.ROL5.POD.151222 Sheet 4 of 4	22 DEC 2015
13.	Precinct Two – Village 3B (Application Five) Typical House Plans – Lots less than 250sqm, prepared by Lend Lease	P02V03B.ROL5-THP151222 SHT 1 of 2	22 DEC 2015
14.	Precinct Two – Village 4B (Application Six) Typical House Plans – Lots less than 250sqm, prepared by Lend Lease	P02V03B.ROL5-THP151222 Sheet 2 of 2	22 DEC 2015
Plans and documents previously approved on 27 August 2015		Number (if applicable)	Date (if applicable)
15.	Precinct Two – Village 3B Local Open Space Concept Plan, prepared by Lend Lease (Amended in Red on 27/08/15)	P02V03B.ROL5-OSC150817	17 AUG 2015

16.	Precinct Two – Village 3B Streetscape Character, prepared by Lend Lease	P02V03B.ROL5.LSCPSC150817	17 AUG 2015
17.	V03B Functional Layout Typical Sections, prepared by KN Group	13-106-SK202 Revision C	11/06/15
18.	Figure 4.1 Layout of Yarrabilba Water Supply Network, prepared by MWH	N/A	14/04/2015
19.	Yarrabilba Precinct 1 & 2 Internal Sewerage Network Layout (Amended in Red on 30/07/15)	N/A	N/A
20.	Yarrabilba Precinct 1 and 2 Stormwater Management Plan, prepared by Design Flow (Amended in Red on 26/08/15)	Version 3	19 August 2014
21.	Acoustic Advice, prepared by VIPAC	Ref No: 70Q-13-0319-TRP-517955-0	26 March 2015

Supporting documents

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

Supporting plans, reports and specifications		Number (if applicable)	Date (if applicable)
Endorsed Context Plan			
1.	Yarrabilba – Precinct Two: Proposed Context Plan, prepared by Lend Lease	YAR-P01P02-PCP140815	15 AUG 2014
Endorsed Overarching Site Strategies			
2.	Yarrabilba Employment & Economic Development Site Strategy, prepared by RPS	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

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 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.
DILGP means The Department of Infrastructure, Local Government and Planning.
4. **EDQ** means Economic Development Queensland.
5. **IFF** means Infrastructure Funding Framework, July 2015.
6. **IFFCOA** means Infrastructure Funding Framework, Crediting and Offset Arrangements, July 2013 – Version 2.
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **POD** means Plan of Development.
10. **RPEQ** means Registered Professional Engineer of Queensland.

[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 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. 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. V03B Functional Layout Earthworks Plan, drawing no. 13-106-SK204 Rev G, prepared by KN Group and dated 26/09/16. 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. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; 4. 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. V03B Functional Layout Roadworks Plan, drawing no. 13-106-SK201 Rev G, prepared by KN Group and dated 26/09/16; ii. V03B Functional Layout Typical Sections, drawing no. 13-106-SK202 Rev C, prepared by KN Group and dated 11/06/15. 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	a) Prior to commencement of work for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

	condition.	
10.	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. Figure 4.1 Layout of Yarrabilba Water Supply Network, prepared by MWH; iii. V03 Functional Layout Services Plan, Drawing No. 13-106-SK203 Rev G, prepared by KN Group and dated 26/09/16. 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
11.	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. Yarrabilba Precinct 1 & 2 Internal Sewerage Network Layout (Amended in Red on 30/07/15); iii. V03B Functional Layout Services Plan, Drawing No. 13-106-SK203 Rev G, prepared by KN Group and dated 26/09/16. 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.	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.	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 <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the	a) Prior to survey plan endorsement each stage

	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.	b) Prior to survey plan endorsement of each stage c) Within 10 business days of the works required under part b) of this condition reaching practical completion.
13.	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 <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> 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. c) Provide temporary augmentation of the existing sewerage system to ensure adequate containment of peak wet weather flow prior to the completion of the works required under part b) of this condition d) 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.	a) Prior to survey plan endorsement of the first stage b) Prior to 31 March 2017 c) Prior to survey plan endorsement of each stage d) Within 10 business days of the works required under part b) and c) of this condition reaching practical completion.
14.	Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DILGP detailed engineering design and construction drawings, certified by a RPEQ, for water quality treatment measure(s) to meet the objectives identified in the Yarrabilba Precinct 1 and 2 Stormwater Management Plan, Version 3, prepared by Design Flow and dated 19/08/15, (Amended in Red on 26/08/15) and in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater Quantity</i>.	a) Prior to survey plan endorsement for the first stage

	b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.	b) Prior to survey plan endorsement for the final residential lot c) Prior to survey plan endorsement for the final residential lot
15.	Stormwater Reticulation a) Submit to EDQ Development Assessment, DILGP, engineering design/construction drawings, certified by a RPEQ, for internal stormwater reticulation generally in accordance <i>PDA Guideline No. 13 Engineering standards – Stormwater Quantity</i> and the following documents: - Yarrabilba Precinct 1 and 2 – Stormwater Management Plan , Version 3, prepared by Design Flow and dated 19/08/15, (Amended in Red on 26/08/15); - V03B Functional Layout Services Plan, Drawing No. 13-106-SK203 Rev G, prepared by KN Group and dated 26/09/16. 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
16.	Compliance Assessment - Stormwater Management (Quantity) a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed design plans and hydraulic calculations, certified by a RPEQ, for an interim stormwater quantity solution to preserve peak discharges and flood levels downstream of the site at or below pre-development conditions for all events from 2 to 100 year ARI, generally in accordance with: <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>; - Yarrabilba Precinct 1 and 2 – Stormwater Management Plan , Version 3, prepared by Design Flow and <i>dated</i> 19/08/15, (Amended in Red on 26/08/15). b) Construct the works in accordance with the endorsed 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 relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for each 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: 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
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.	Streetscape Works a) Submit to EDQ Development Assessment, DILGP for 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 plan/ document: i. Precinct Two – Village 3B Streetscape Character, drawing no. P02V03B.ROL5.LSCPSC150817, prepared by Lend Lease and dated 17 August 2015. The detailed streetscape plans are to include where applicable: 1. location and type of street lighting in accordance with Australian Standard AS1158 –<i>‘Lighting for Roads and Public Spaces’</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 the Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the certified 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.	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
23.	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 transferred to Council, certified by an AILA, for improvement works within the proposed parkland and open space areas generally in accordance with the endorsed Community Greenspace Infrastructure Master Plan and the following plan/document: i. Precinct Two – Village 3B Local Open Space Concept Plan, drawing No P02V03B.ROL5-OSC150817, prepared by Lend Lease and dated 17 August 2015 (Amended in Red on 27/08/15); and generally documenting the following: 1. existing contours or site levels, services and features; 2. proposed finished levels, including sections across and through the open space at critical points (e.g. Interface with roads or water bodies, retaining walls or batters);	a) Prior to commencement of site works for the relevant stage

Landscape and Environment		
	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.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
24.	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
25.	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		
26.	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

27.	Land transfers – Park and open space Transfer, in fee simple, to Council as trustee approved Lots 9035 and 9036 for park and open space purposes.	Prior to 27/04/2018 or the registration of survey plan for the final residential lot whichever occurs first
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. 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
29.	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; 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). <i>*High-density development easements created under Part 6 Division 4AA of the Land Title Act 1994 are not required to be identified on a plan of survey.</i>	At or prior to survey plan endorsement for the relevant stage
30.	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

Infrastructure Charges – Reconfiguring a Lot		
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.	Prior to survey plan endorsement for the relevant stage
32.	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 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
33.	Implementation Charge 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

PDA Development Conditions - Plan of Development (POD)		
No.	Condition	Timing
General		
34.	Carry out the approved development - POD Carry out the approved development generally in accordance with the approved POD.	Prior to commencement of use and to be maintained
35.	Plans/supporting information – POD (Multiple Residential Development) a) Submit to EDQ Development Assessment, DILGP for compliance assessment plans/supporting information for Multiple Residential development. 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 POD.	Prior to commencement of building works
Infrastructure Charges – Multiple Residential Development in accordance with POD		
36.	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; iii. Sewer; iv. Water; and v. Community Greenspace.	Prior to the endorsement of the plans/supporting information against the approved POD
37.	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	Prior to the endorsement of the plans/supporting information against the approved POD

	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>	
38.	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 the endorsement of the plans/supporting information against the approved POD

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 ****