



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/791

22 December 2016

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

Dear Emma

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (CREATION OF PRECINCT 3 BOUNDARY - 8 MANAGEMENT LOTS, 234 RESIDENTIAL LOTS, 4 PARK LOTS AND 2 NON-RESIDENTIAL LOTS – CHILD CARE CENTRE AND STATE SECONDARY SCHOOL) WITH PLAN OF DEVELOPMENT AND CONTEXT PLAN AT 1548-1618 WATERFORD TAMBORINE ROAD, 39 SEAWEST STREET AND PART OF STEELE ROAD, YARRABILBA DESCRIBED AS LOT 11 ON W311846, LOT 42 ON W311428, LOT 36 ON W31950, LOT 3 ON RP27535, LOTS 900 AND 902 ON SP264260, LOT 103 ON SP287372 AND LOT 949 ON SP287373 (FORMERLY DESCRIBED AS LOT 908 ON SP264262 AND LOT 945 ON SP287370) AND PART OF EXISTING ROAD RESERVE (STEELE ROAD)

On 21 December 2016, the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. [MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of 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 Tom Barker on 3452 7440.

Yours sincerely

A handwritten signature in black ink, appearing to read "P. Smith".

Peter Smith
Executive Director – EDQ Planning Services

Minister for Economic Development
Queensland
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Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	1548-1618 Waterford Tamborine Road, 39 Seawest Street and part of Steele Road, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 11	W311846
	Lot 42	W311428
	Lot 36	W31950
	Lot 3	RP27535
	Lots 900 and 902	SP264260
	Lot 103	SP287372
	Lot 949	SP287373
	Road Reserve	
PDA development application details		
DEV reference number	DEV2016/791	
'Properly made' date	1 August 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 (Creation of Precinct 3 Boundary - 8 Management Lots, 234 Residential Lots, 4 Park Lots and 2 Non-Residential Lots - Child Care Centre and State Secondary School) with Plan of Development and Context Plan	

PDA development approval details			
Decision of the MEDQ		The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.	
Decision date		21 December 2016	
Currency period		4 years from Decision Date	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Subdivision Proposal Plan, prepared by RPS	7952-PP-518a, Sheet 1 of 1, Revision A	23 August 2016
2.	P03A Functional Layout Roadworks Plan Sheet 1, prepared by KN Group	Drawing No. 15-111-SK001, Revision B	30 November 2016
3.	P03A Functional Layout Roadworks Plan Sheet 2, prepared by KN Group	Drawing No. 15-111-SK002, Revision B	17 November 2016
4.	P03A Functional Layout Roadworks Plan Sheet 3, prepared by KN Group	Drawing No. 15-111-SK0003, Revision C	30 November 2016
5.	P03A Functional Layout Typical sections, prepared by KN Group	Drawing No. 15-111-SK0004, Revision B	30 November 2016
6.	P03A Functional Layout Services Plan Sheet 1, prepared by KN Group	Drawing No. 15-111-SK0005, Revision A	June 2016
7.	P03A Functional Layout Services Plan Sheet 2, prepared by KN Group	Drawing No. 15-111-SK0006, Revision B	17 November 2016
8.	P03A Functional Layout Services Plan Sheet 3, prepared by KN Group	Drawing No. 15-111-SK0007, Revision C	30 November 2016
9.	P03A Functional Layout Earthworks Plan Sheet 1, prepared by KN Group	Drawing No. 15-111-SK0008, Revision B	30 November 2016
10.	P03A Functional Layout Earthworks Plan Sheet 2, prepared by KN Group	Drawing No. 15-111-SK0009, Revision B	17 November 2016
11.	P03A Functional Layout Earthworks Plan Sheet 3, prepared by KN Group	Drawing No. 15-111-SK0010, Revision C	30 November 2016

12.	P03A Functional Layout Preliminary pedestrian Link Cross Sections, prepared by KN Group	Drawing No. 15-111-SK017, Revision A	November 2016
13.	PO3A Functional Layout Preliminary Trunk Sewer Layout Plan, prepared by KN Group	Drawing No. 15-111-SK014, Revision C	30 November 2016
14.	Yarrabilba Precinct 3 Stormwater Quality Management Plan, prepared by DesignFlow	Version 2	20 September 2016
15.	Precinct Three – Village 3A (Application One) Reconfiguration of a Lot, prepared by Lendlease	Dwg no. 106127-60D	14 September 2016
16.	Precinct Three – Village 3A (Application One) Reconfiguration of a Lot, prepared by Lendlease	Dwg no. 106127-61B	22 July 2016
17.	Precinct Three – Village 3A (Application One) Reconfiguration of a Lot, prepared by Lendlease	Dwg no. 106127-62B	22 July 2016
18.	Precinct Three – Village 3A (Application One) Residential Plan of Development, prepared by Lendlease	Dwg no. 106127-63D	14 September 2016
19.	Precinct Three – Village 3A (Application One) Residential Plan of Development, prepared by Lendlease	Dwg no. 106127-64B	22 July 2016
20.	Precinct Three – Village 3A (Application One) Residential Plan of Development, prepared by Lendlease	Dwg no. 106127-65B	22 July 2016
21.	Precinct Three – Village 3A (Application One) Residential Plan of Development, prepared by Lendlease	Dwg no. 106127-68C	22 July 2016
22.	Precinct Three – Village 3A (Application One) Typical House Plans – Lots less than 250sqm, prepared by Lendlease	Dwg No. P03 V03A_ROL_HPLL250_160921 Sheet 1 of 3	21 September 2016

23.	Precinct Three – Village 3A (Application One) Typical House Plans – Lots less than 250sqm, prepared by Lendlease	Dwg No. P03 V03A_ROL_HPLL250_160921 Sheet 2 of 3	21 September 2016
24.	Precinct Three – Village 3A (Application One) Typical House Plans – Lots less than 250sqm, prepared by Lendlease	Dwg No. P03 V03A_ROL_HPLL250_160921 Sheet 3 of 3	21 September 2016
25.	Precinct 3 – Village 3A Lots less than 450sqm Location, prepared by Lendlease	Dwg No. 106127-69	12 July 2017
26.	Precinct 3 – Village 3A (Application One) Typical House Plans – Lots 250sqm to 450sqm	Dwg No. P03V03A-ROL1-HPL450-160602 Sheet 1 of 4	3 June 2016
27.	Precinct 3 – Village 3A (Application One) Typical House Plans – Lots 250sqm to 450sqm	Dwg No. P03V03A-ROL1-HPL450-160602 Sheet 2 of 4	3 June 2016
28.	Precinct 3 – Village 3A (Application One) Typical House Plans – Lots 250sqm to 450sqm	Dwg No. P03V03A-ROL1-HPL450-160602 Sheet 3 of 4	3 June 2016
29.	Precinct 3 – Village 3A (Application One) Typical House Plans – Lots 250sqm to 450sqm	Dwg No. P03V03A-ROL1-HPL450-160602 Sheet 4 of 4	3 June 2016
30.	Precinct Three – Village 3A (Application One) Education Plan of Development, prepared by Lendlease	Dwg No. RPS P03 SCHOOL 060907	7 September 2016
31.	Precinct Three – Village 3A (Application One) Community Facilities Plan of Development prepared by Lendlease	Dwg No. 106127-67D	14 September 2016
32.	Precinct 3A – Streetscape Character Plan, prepared by AECOM	Drawing No. P03 – 3 of 3	9 June 2016
33.	Precinct 3A – Neighbourhood Recreational Park Open Space Concept Plan, prepared by AECOM	Drawing No. P03A – 2 of 3	9 June 2016
34.	Open Space Concept Plan P3, prepared by Cardno	LA154501_101, Revision B	10 June 2016

35.	Precinct 3A – Flood Bund 9 Open Space Concept Plan, prepared by AECOM	Drawing No. P03A	14 September 2016
36.	Yarrabilba Precinct 3 – Precinct Network Plan – Water and Wastewater Infrastructure, prepared by MWH	Revision 1	29 September 2016
37.	Yarrabilba Precinct 3 – Waterways Stability Assessment, prepared by DesignFlow and Hydrobiology	Version 1	21 July 2017
38.	Yarrabilba Precinct 3 – Flood Study, prepared by DesignFlow	Version 1a	22 July 2016
39.	Sub-Precinct specific Bushfire Hazard Assessment and Mitigation Plan for Sub-Precinct 3A Yarrabilba, prepared by Bushland Protection Systems		19 July 2016
Supporting plans and documents		Number (if applicable)	Date (if applicable)
40.	Cultural Heritage Assessment Yarrabilba Balance Lands Area 1, prepared by Jabree Limited		July 2015
41.	Yarrabilba Precincts 3A, 3B and 3C Traffic Assessment, prepared by Cardno		17 November 2016
42.	Ecological advice, prepared by Natura Consulting		13 July 2016
Endorsed plans and documents		Number (if applicable)	Date (if applicable)
Endorsed Context Plan			
1.	Yarrabilba Precinct 3 Context Plan	Drawing No. YAR_P03_PCP160613	10 November 2016
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	June 2016
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	30 March 2016
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
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	8 October 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	June 2016
17.	Lend Lease Yarrabilba ICT Strategy and Master Plan –, prepared by Lendlease	Version 1.0	3 February 2015

PREAMBLE

The information contained in this preamble is provided as advice only. It does not form part of the PDA Development Conditions. It is provided for the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions.

1. STANDARD ADVICE

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 the proposal, it is recommended that you seek professional advice.

2. WORKS EXTERNAL TO THE PDA

If a condition of this PDA development approval requires works external to the PDA that development may be subject to the Sustainable Planning Act 2009 (SPA) and may require approval under the SPA. This position may be affected if the works constitute PDA-associated development as defined in the Economic Development Act 2012:

a) Definition of PDA-associated development

"PDA-associated development, for a priority development area, means development that is:

(a) declared to be PDA-associated development for the area under section 40C(1); or

(b) identified as PDA-associated development for the area in the relevant development instrument for the area."

(see schedule 1 of the Economic Development Act 2012)

b) Development external to the PDA that is not PDA-associated development

Where a condition of a PDA Development Approval states that works external to the PDA are required as a result of the proposed development and:

- i. the works are not identified as PDA-associated development in the relevant development instrument; and
- ii. the works are not exempt development under the *Sustainable Planning Act 2009 (SPA)*; then
- iii. there are two options to obtain approval to undertake work outside the PDA:
 1. **Declaration** of PDA-associated development by the MEDQ, by the process detailed in sections 40B and 40C of the *Economic Development Act 2012*; or
 2. **Development Approval** under the *Sustainable Planning Act 2009* through the relevant local government authority or planning body.

3. COMPLIANCE ASSESSMENT

Where a condition of this PDA Development Approval requires Compliance Assessment, then 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 pursuant to that condition.
- 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. If required 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 the 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. **DILGP** means The Department of Infrastructure, Local Government and Planning.
5. **DTMR** means the Department of Transport and Main Roads
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	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; planning including risk identification and assessment, staging, etc; iii. ongoing monitoring, management review and certified updates (as required); iv. 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.	works for each 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>	a) Prior to commencement of site works for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	and the following approved concept plans: i. P03A Functional Layout Earthworks Plan Sheet 1, Drawing No. 15-111-SK008 Revision B, prepared by KN Group and dated 30 November 2016 2016; and ii. P03A Functional Layout Earthworks Plan Sheet 2, Drawing No. 15-111-SK009 Revision B, prepared by KN Group and dated 17 November 2016; and iii. P03A Functional Layout Earthworks Plan Sheet 3, Drawing No. 15-111-SK010 Rev C, prepared by KN Group and dated 30 November 2016. 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 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.	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. P03A Functional Layout Roadworks Plan Sheet 1, drawing no. 15-111-SK001 Revision B, prepared by KN Group and dated 30 November 2016; ii. P03A Functional Layout Roadworks Plan Sheet 2, drawing no. 15-111-SK002 Revision B, prepared by KN Group and dated 17 November 2016; and iii. P03A Functional Layout Typical sections, drawing no. 15-111-SK003 Revision C, prepared by KN Group and dated 30 November 2016 iv. P03A Functional Layout Typical Sections,	a) Prior to commencement of work for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	drawing no. 15-111-SK004 Revision B, prepared by KN Group and dated 30 November 2016. The roads identified as ‘future school service’ and ‘local service’ must be designed and constructed by the applicant to be in accordance with: i. <i>Transport Planning and Coordination Regulation 2005 (Schedule – Code for IDAS)</i> to accommodate a single unit rigid bus of 14.5m in length. ii. Indented bus bays shall be designed in accordance with <i>TMR: Public Transport Infrastructure Manual 2012</i> b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, 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 – Waterford-Tamborine Road/Camp Cable Road/Yarrabilba Drive Intersection Upgrade a) Submit to EDQ Development Assessment, DILGP for compliance assessment engineering design/construction drawings, certified by a RPEQ, for the upgrade of the Yarrabilba Drive/Camp Cable Road/Waterford Tamborine Road intersection generally in accordance with Figure 6-3 of the Yarrabilba Precinct 3 Traffic Assessment, prepared by Cardno and dated 17th September 2016. b) Construct the works generally in accordance with the endorsed 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 TMR in accordance with this condition.	a) Prior to commencement of work for the first stage b) Prior to survey plan endorsement for the first stage c) Prior to survey plan endorsement for the first stage
11.	Compliance Assessment – Water Internal a) Submit to EDQ Development Assessment, DILGP for compliance assessment a Water Precinct Network Plan. b) 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 endorsed Water Precinct Network Plan required under part a) of this condition.	a) Prior to the commencement of works for the first stage b) Prior to commencement of works for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	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.	c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
12.	Compliance Assessment – Sewer Internal a) Submit to EDQ Development Assessment, DILGP for compliance assessment a Sewerage Precinct Network Plan. b) 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 endorsed Sewerage Precinct Network Plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DILGP ‘as–constructed’ plans, asset register, pressure test and CCTV results in accordance with council current adopted standards.	a) Prior to the commencement of works for the first stage b) Prior to commencement of works for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
13.	Compliance Assessment – Sewer Pump Station a) Submit to EDQ Development Assessment, DILGP for compliance assessment a Sewerage Precinct Network Plan. b) Submit to EDQ Development Assessment, DILGP for compliance assessment a detailed pump station report and design plans certified by RPEQ for the proposed pump station to service the development generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the endorsed Sewerage Precinct Network Plan required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DILGP ‘as–constructed’ plans, asset register, pressure test and CCTV	a) Prior to the commencement of works for the first stage b) Prior to commencement of works for the first stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	results in accordance with council current adopted standards.	relevant stage
14.	Contribution towards new Travis Road reservoir Unless a relevant infrastructure agreement provides the contrary, pay to MEDQ \$4,250,000 towards the design and construction of a new 6ML reservoir within the Travis Road reservoir site with a bottom water level of 104m AHD. The payment shall be provided with the following instalments: a) First instalment of \$500,000; b) Second instalment of \$2,000,000; and c) Third and last instalment of \$1,750,000.	a) Prior to 31 March 2017 b) Prior to 30 June 2017 c) Prior to the earlier of: i. 30 September 2017; - OR ii. The survey plan endorsement for the last residential stage.
15.	Sewerage wet weather balance tank a) Submit to EDQ Development Assessment, DILGP detailed design plans, certified by a RPEQ, for a 2ML wet weather balance tank. b) Construct the wet weather balance tank works generally in accordance with the certified plans required under part b) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure test results in accordance with Council current adopted standards.	a) Prior to commencement of works for the first stage b) Prior to survey plan endorsement for the first stage c) Prior to survey plan endorsement for the first stage
16.	Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DILGP detailed engineering design and construction drawings, certified by a RPEQ, for the proposed stormwater treatment devices generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents: i. Yarrabilba Precinct 3 – Stormwater Quality Management Plan Version 2, prepared by Design Flow and dated 20 September 2016; ii. P03A Functional Layout Services Plan Sheet 1, drawing no. 15-111-SK005 Revision A, prepared by KN Group and dated June 2016;	a) Prior to commencement of works for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	iii. P03A Functional Layout Services Plan Sheet 2, drawing no. 15-111-SK006 Revision B, prepared by KN Group and dated 17 November 2016; and iv. P03A Functional Layout Services Plan Sheet 3, drawing no. 15-111-SK007 Revision C, prepared by KN Group and dated 30 November 2016. The wetland certified design shall: - ensure that the velocity in the ephemeral zones is designed to avoid damages to vegetation and pollutant resuspension in accordance. - include a mosquito and midge management program prepared by suitable professional 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 relevant stage c) Prior to survey plan endorsement for the relevant stage
17.	Waterways Stability Assessment a) Submit to EDQ Development Assessment, DILGP detailed engineering design and construction drawings, certified by a RPEQ, for the proposed waterway stability measures for waterways downstream Precinct 3A as identified in the Yarrabilba Precinct 3 – Waterways Stability Assessment, Version 1, prepared by Design Flow and Hydrobiology and dated 21 July 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' 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) a) Submit to EDQ Development Assessment, DILGP detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the following approved plans/documents: i. Yarrabilba Precinct 3 – Flood Study, Version 1A, prepared by Design Flow and dated 22 July 16; ii. P03A Functional Layout Services Plan Sheet 1, drawing no. 15-111-SK005 Revision A, prepared by KN Group	a) Prior to commencement of works for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	and dated June 2016; iii. P03A Functional Layout Services Plan Sheet 2, drawing no. 15-111-SK006 Revision B, prepared by KN Group and dated 17 November 2016; and iv. P03A Functional Layout Services Plan Sheet 3, drawing no. 15-111-SK007 Revision C, prepared by KN Group and dated 30 November 2016. 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.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for each stage
19.	Street Lighting a) Design and install a <u>Rate 2</u> street lighting system certified by a RPEQ to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: - meet the relevant standards of Energex; - be acceptable to Energex as 'Rate 2 Public Lighting'; - be endorsed by Council as the Energex 'billable customer'; - be generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>'. Or the following: b) Submit to EDQ Development Assessment, DILGP detailed engineering design plans certified by a RPEQ-electrical for <u>Rate 3</u> (Council owned) street lighting to all roads, including footpaths/bikeways within road reserves generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>' and AS3000 – '<i>SAA Wiring Rules</i>'. c) Install the lighting generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council	a) Prior to survey plan endorsement for each stage b) Prior to commencement of works for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage
20.	Electricity Submit to EDQ Development Assessment, DILGP either: a) written evidence from Energex confirming that existing	Prior to survey plan endorsement for the relevant stage

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No.	Condition	Timing
	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.	
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</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.	Fencing of Southern Infrastructure Corridor Land Submit to EDQ Development Assessment, DILGP evidence that a 1200mm high, 4 strand wire fence for the full boundary interface with the Southern Infrastructure Corridor has been constructed. Evidence of an alternative fence type may be provided to EDQ if an alternative fence type has been agreed with the DTMR in writing.	Prior to survey plan endorsement for the first stage.
24.	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		
25.	Streetscape Works a) Submit to EDQ Development Assessment, DILGP 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 3A – Streetscape Character Plan, drawing no. P03A – 1 of 3, prepared by AECOM and dated 9 June 2016;	a) Prior to commencement of works for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	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.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
26.	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 <i>PDA Guideline No. 12 – Park planning and design</i> and the following plans/documents: i. Precinct 3A – Flood Bund 9 Open Space Concept Plan, drawing no. P03A, prepared by AECOM and dated 14 September 2016; ii. Precinct 3A – Neighbourhood Recreational Park Open Space Concept Plan, drawing no. P03A – 2 of 3, prepared by AECOM and dated 9 June 2016; iii. Open Space Concept Plan P3, drawing No. LA154501_101, Revision B, prepared by Cardno and dated 10 June 16 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); 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;	a) Prior to commencement of site works for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	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>'. 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
27.	Environmental a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed plans that demonstrate the following items i) to vii) have been incorporated into the design: i. Earthworks are to remain outside of the Fauna Corridors and Koala Habitat and Offset areas, with the exception of crossings and necessary infrastructure; ii. All vegetation buffers, corridors and linkages are identified and protected during construction by installing vegetation protection/safety fencing and sediment control fencing to Australian Standards; iii. Flora management: Where practical, restoration works are to include EVNT listed species in planting pallets; iv. Fauna management: Fauna friendly design aspects are incorporated such as using food and shelter trees in parks and street scapes, use of fauna friendly fencing, fauna crossings and underpasses; v. Koala Design: Koala sensitive urban design will be used to ensure that koalas can move safely throughout the linear open space and fauna corridors; vi. Rehabilitation of degraded areas such as corridors, buffers, waterways, drainage lines and linkages is undertaken through assisted regeneration (weed control)	i. On going ii. Prior to commencement of site works for the relevant stage iii. Prior to survey plan endorsement for the relevant stage iv. Prior to survey plan endorsement for the relevant stage v. Prior to commencement of site works for the relevant stage vi. On going

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	and revegetation. These actions will enhance ecosystem functioning and ensure the continued health of the vegetation and fauna which rely on these areas for habitat; and vii. The sewer connection, which traverses the fauna corridor, must be designed and installed in a location where there is an existing track/trail or, where the existing track/trail is not able to be followed, the sewer alignment will be designed to mitigate damage to extant mature vegetation. Where trenching activities are in close proximity to the extant native vegetation, auguring or similar protective activities will be undertaken, under the guidance of a Level 5 Arborist (or similar), to mitigate damage to root systems. The works area (and track/trail alignment) must be rehabilitated in accordance with restoration aims within the fauna corridor. With exception of inspection/maintenance man-holes and their access tracks, the necessary sewer infrastructure will be located underground. b) Submit to EDQ Development Assessment, DILGP certification from a suitably qualified environmental professional that part a) to g) of this condition has been complied with.	vii. Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage
28.	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: - prepared generally in accordance with the <i>State Planning Policy</i>, July 2014 (as amended from time to time) and relevant guidelines; and - 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
29.	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: - Urban Stormwater Quality Planning Guidelines 2010 (DEHP); - Best Practice Erosion and Sediment Control (International Erosion Control Association).	a) Prior to commencement of site works for each stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	b) Implement the certified ESCP as required under part a) of this condition.	b) At all times during construction
Surveying, land transfers and easements		
30.	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
31.	Land transfers – Park and open space Transfer, in fee simple, to Council as trustee for park and open space purposes lots 9043 and 9044 as shown on Precinct Three – Village 3A (Application One) Reconfiguration of a Lot, drawing no. 106127-60D, prepared Lendlease and dated 14 September 2016	At registration of survey plan for the relevant stage
32.	Land transfer – Major Sports Park Transfer, in fee simple, to Council as trustee for park and open space purposes the Major Sports Park (Lot 9045 as shown on Precinct three – Village 3A (Application One) Reconfiguration of a Lot, drawing no. 106127-60D, prepared by Lendlease and dated 14 September 2016 and the provision of the following embellishment works to include: a) The completed sporting fields, access, carpark and the provision of services to the park b) Provision of the final stage of embellishment works in accordance with the PDA Guideline No 12 – Park planning and Design.	a) Prior to the plan of subdivision creating the 5,000 th residential lot b) Prior to the approval of the plan of subdivision creating the 7,500 th residential lot.
33.	Land transfers – Southern Infrastructure Corridor (SIC) Land a) Dedicate or transfer to the DTMR, at the election of and at no cost to the State, land required to facilitate the provisions of the future State-controlled road known as the SIC (proposed Lot 906) b) Unless agreed to in writing by the DTMR, no permanent structures or services are to be installed in the land to be dedicated or transferred.	a) Prior to the endorsement plan for the last residential stage b) On going
34.	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.	Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	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.	
35.	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). *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
Infrastructure Charges		
37.	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
38.	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.	Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	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>	
39.	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	
General		
40.	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
41.	Compliance Assessment – Plans/Supporting Information – POD (Multiple Residential and Non-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	Prior to commencement of building works

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	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.	
42.	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 the endorsement of the plans/supporting information against the approved POD
43.	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 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.

DEPARTMENT OF TRANSPORT AND MAIN ROADS ADVICE

- a) Approval for Road Works – Under section 33 of the Transport Infrastructure Act 1994, written approval is required from the Department of Transport and Main Roads to carry out road works within the State-controlled road reserve. An application for approval can be made by sending the relevant form and supporting information to srcmallocations@tmr.qld.gov.au. Copies of the form and additional information regarding this process can be obtained from <http://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Other-matters-requiring-approval.aspx>. Please note that modifications to the approved intersection layouts may occur as a result of the detailed design process.
- b) The Department of Transport and Main Road's technical guideline *Planning for Safe Transport Infrastructure at Schools (PSTIS)* has been prepared to assist in the design and provision of effective and safe transport infrastructure at schools.

**** End of Package ****