



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2015/739/22

29 October 2018

Lendlease Communities (Yarrabilba) Pty Ltd
Att: Ms Kelly Pickering
GPO Box 2777
BRISBANE QLD 4001

Dear Kelly

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (3 INTO 26 LOTS, 2 BALANCE LOTS AND NEW ROAD) WITH PLAN OF DEVELOPMENT AT 1620-1666 WATERFORD TAMBORINE ROAD, YARRABILBA FORMERLY DESCRIBED AS LOT 926 ON SP278192, LOT 1 ON RP78883 AND LOT 901 ON SP264260

On 29 October 2018 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 website <https://www.dsdmip.qld.gov.au/edq/priority-development-area-development-applications.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Owen Haslam on 3452 7587.

Yours sincerely

Beatriz Gomez
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
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Website www.edq.qld.gov.au
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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	1620-1666 Waterford Tamborine Road, Yarrabilba	
Lot on plan description at original decision date	Lot number	Plan description
	Lot 926	SP278192
	Lot 1	RP78883
	Lot 901	SP264260
PDA development application details		
DEV reference number	DEV2015/739	
'Properly made' date	5 October 2018	
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	Change to a PDA development approval for a PDA development permit for Reconfiguring a Lot 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: - modification to approved plan of development to: - increase the gross floor area (GFA) limit for Health Care Services (from 2000m² to 3000m² GFA) - expansion of Health Care Services as an approved use (from approved lots 3-6 to approved lots 3-9).
Original Decision date	22 January 2016
1 st change to approval date	9 June 2017
2 nd change to approval date	24 April 2018
3 rd change to approval date	29 October 2018
Currency period	4 years from original decision date

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Precinct One – Plan of Development, Part of Precinct One District Centre, prepared by Lendlease	YB-P01-NRPOD181003 SHEET 2 OF 3	03 OCT 2018
Plans and documents previously approved on 22 January 2016.		Number (if applicable)	Date (if applicable)
2.	Reconfiguration of a Lot – Resubdivision Part of Precinct 1 District Centre, prepared by Lend Lease	P01-ADE-ROL-160118	18 JAN 2016
3.	Precinct 1 One – Plan of Development – Part of Precinct One District Centre, prepared by Lend Lease	YB-P01-NRPOD160118 SHEET 1 OF 3	18 JAN 2016
4.	Precinct 1 One – Plan of Development – Part of Precinct One District Centre – Common Clauses Document, prepared by Lend Lease	YB-P01-NRPOD160118 SHEET 3 OF 3	18 JAN 2016
5.	Village Centre Stage 3 Roadworks Plan, prepared by KN Group	15-103-SK001 Rev D	17/11/15 (Amended in Red on 20/01/16)

6.	Village Centre Stage 3 Bell Property Road Functional Plan, prepared by KN Group	15-103-SK011 Rev B	03/11/15
7.	Village Centre Stage 3 Typical Sections, prepared by KN Group	15-103-SK002 Rev B	28/07/15
8.	Village Centre Stage 3 Services Plan, prepared by KN Group	15-103-SK003 Rev D	17/11/15
9.	Village Centre Stage 3 Earthworks Plan, prepared by KN Group	15-103-SK004 Rev D	17/11/15
10.	Vegetation Management Plan Lot 1 RP78883, prepared by Natura Consulting	NCO11-0011_Yarrabilba Version 1	30/11/15
11.	Figure 4.1 Layout of Yarrabilba Water Supply Network, prepared by MWH and dated	83502580	14/04/15

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
Overarching Site Strategies previously endorsed in accordance with DEV2011/187 and still applicable to this approval			
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
Infrastructure Master Plans previously endorsed in accordance with DEV2011/187 and still applicable to this approval			
8.	Yarrabilba Housing Affordability Infrastructure Masterplan, prepared by Lend Lease	N/A	July 2012
9.	Fauna Corridor Infrastructure Master Plan, prepared by Natura Consulting	N/A	28 November 2012
10.	Yarrabilba Community Greenspace Infrastructure Master Plan, prepared by Lend Lease	N/A	December 2015 (Amended in Red on 07 JAN 2016)
11.	Yarrabilba Infrastructure Master Plan – Earthworks, prepared by Lend Lease	N/A	July 2012
12.	Yarrabilba Stormwater Infrastructure Master Plan, prepared by DesignFlow	N/A	July 2012
13.	Yarrabilba – Water and Wastewater Infrastructure Master Plan, prepared by MWH	N/A	05/09/2013
14.	Yarrabilba Amended Movement Infrastructure Master Plan, prepared by Cardno	CEB06294	8 October 2015 (Amended in Red on 11 NOV 2015)
15.	Yarrabilba Energy Services Infrastructure Master Plan, prepared by Lend Lease	N/A	December 2012
16.	Yarrabilba Community Facilities Infrastructure Master Plan, prepared by Lend Lease	N/A	December 2012
17.	Lend Lease Yarrabilba ICT Master Plan – ULDA, prepared by Lend Lease	Version 1.0	10 July 2012
Other			
18.	TP Sketch, prepared by Queensland Government	207/TP150035 Rev B	22/01/16

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, DSDMIP 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, DSDMIP 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, DSDMIP 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, DSDMIP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DSDMIP 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, DSDMIP 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, DSDMIP 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 former Department of Environment and Heritage Protection.
5. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
6. **DTMR** means the Department of Transport and Main Roads.
7. **EDQ** means Economic Development Queensland.
8. **IFF** means Infrastructure Funding Framework (July 2015), prepared by EDQ.
9. **IFFCOA** means Infrastructure Funding Framework, Crediting and Offset Arrangements (July 2013), prepared by EDQ.
10. **MEDQ** means The Minister of Economic Development Queensland.
11. **PDA** means Priority Development Area.
12. **RPEQ** means Registered Professional Engineer of Queensland.

6.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDMIP 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, DSDMIP 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, DSDMIP. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 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, DSDMIP 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: - Village Centre Stage 3 Earthworks Plan, Drawing No. 15-103-SK004 Rev D, prepared by KN Group and dated 17/11/15; - Village Centre Stage 3 Bell Property Road Functional Plan, Drawing No. 15-103-SK011 Rev B, prepared by KN Group and dated 03/11/15. The certified earthworks plans shall: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - 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, DSDMIP 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.	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, DSDMIP 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: - Approved Village Centre Stage 3 Roadworks Plan, Drawing No. 15-103-SK001 Rev D, prepared by KN Group and dated 17/11/15 (Amended in Red on 20/01/16); - Approved Village Centre Stage 3 Typical Sections, Drawing No. 15-103-SK002 Rev B, prepared by KN Group and dated 28/07/15. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.	a) Prior to commencement of work for the relevant stage b) Prior to survey plan endorsement for the relevant stage

	c) Submit to EDQ Development Assessment, DSDMIP '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.	c) Prior to survey plan endorsement for the relevant stage
10.	Removal of Waterford Tamborine Road Access Remove the existing vehicular access between Lot 1 on RP78883 and Waterford Tamborine Road.	Prior to survey plan endorsement for stage 5
11.	Signalisation of Wongawallan Drive/Shaw Street/Alder Circuit Intersection a) Submit to EDQ Development Assessment, DSDMIP detailed design drawings, certified by a RPEQ and endorsed by Council, for the signalisation of the Wongawallan Drive/Shaw Street/Alder Circuit Intersection. 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, DSDMIP 'as-constructed' drawings, asset register, certified by a RPEQ, in a format acceptable to Council.	a) Prior to commencement of works for the first stage b) Prior to survey plan endorsement for stage 5 c) Prior to survey plan endorsement for stage 5
12.	Water - Internal a) Submit to EDQ Development Assessment, DSDMIP, 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: a. Endorsed Yarrabilba - Water and Wastewater Infrastructure Master Plan; b. Approved Figure 4.1 Layout of Yarrabilba Water Supply Network, drawing No. 83502580 prepared by MWH and dated 14/04/15; c. Approved Village Centre Stage 3 Services Plan Drawing No. 15-103-SK003 Rev D, prepared by KN Group and dated 17/11/15. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP, '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

13.	Sewer - Internal a) Submit to EDQ Development Assessment, DSDMIP, 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. Approved Village Centre Stage 3 Services Plan, Drawing No. 15-103-SK003 Rev D, prepared by KN Group and dated April 2015. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP, '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
14.	Removal of Existing Onsite Wastewater Facilities Remove the existing onsite wastewater facilities servicing Lot 1 on RP78883.	Prior to survey plan endorsement for stage 5
15.	Stormwater Reticulation a) Submit to EDQ Development Assessment, DSDMIP, 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: i. Endorsed Yarrabilba Precinct 1 and 2 – Stormwater Management Plan; ii. Approved Village Centre Stage 3 Services Plan, Drawing No. 15-103-SK003 Rev D, prepared by KN Group and dated 17/11/15. 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, DSDMIP, '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.	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 – '<i>Lighting for Roads and Public Spaces</i>'.	Prior to survey plan endorsement for the relevant stage
17.	Electricity Submit to EDQ Development Assessment, DSDMIP 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
18.	Telecommunications Submit to EDQ Development Assessment, DSDMIP 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
19.	Broadband Submit to EDQ Development Assessment, DSDMIP 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
20.	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		
21.	Streetscape Works a) Submit to EDQ Development Assessment, DSDMIP for detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA. 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, DSDMIP ‘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
22.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP 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
23.	Vegetation Clearing and Site Rehabilitation Undertake vegetation clearing and site rehabilitation in accordance with the following documents: i. Endorsed Overarching Site Strategy - Natural Environment; ii. Approved Vegetation Management Plan Lot 1 RP78883, NCO11-0011_Yarrabilba Version 1, prepared by Natura Consulting and dated 30/11/15.	Ongoing

Surveying, Land Transfers and Easements		
24.	Road Widening – Waterford Tamborine Road To facilitate the future widening of Waterford Tamborine Road, dedicate as road, the area of Lot 1 on RP78883 and Lot 926 on SP278192, as shown on the approved plans and TP Sketch 207/TP15005 Rev B, dated 22/01/16.	At registration of survey plan for the relevant stage
25.	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
Infrastructure Charges (RAL) - Lots 001 to 015 and Lots 020 to 026 as shown on Reconfiguration of a Lot – Resubdivision Part of Precinct 1 District Centre (Drawing Number P01-ADE-ROL-160118)		
26.	Municipal Charge and State Charge (RAL) 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
27.	Sub-regional Charge (RAL) 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

Infrastructure Charges (RAL) - Lots 016 to 019 as shown on Reconfiguration of a Lot – Resubdivision Part of Precinct 1 District Centre (Drawing Number P01-ADE-ROL-160118)

28.	Infrastructure Charges (RAL) Unless an Infrastructure Agreement provides to the contrary, pay to the MEDQ Infrastructure Charges calculated in accordance with the IFF and indexed to the date of payment.	As required by the IFF
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PDA Development Conditions - Plan of Development (POD)

No.	Condition	Timing
General		
29.	Carry out the approved development - POD Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to commencement of use and to be maintained
30.	Compliance Assessment – Plans/supporting information - POD a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment plans/supporting information for development in accordance with the approved Plan of Development. b) The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development.	Prior to commencement of building works

Infrastructure Charges (POD) - Lots 001 to 015 and Lots 020 to 026 as shown on Reconfiguration of a Lot – Resubdivision Part of Precinct 1 District Centre (Drawing Number P01-ADE-ROL-160118)

31.	Municipal Charge and State Charge (Development in Accordance with POD) 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 commencement of use
32.	Sub-regional Charge (Development in Accordance with POD) 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	Prior to commencement of use

	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>	
33.	Implementation Charge (Development in Accordance with POD) 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 commencement of use
Infrastructure Charges (POD) - Lots 016 to 019 as shown on Reconfiguration of a Lot – Resubdivision Part of Precinct 1 District Centre (Drawing Number P01-ADE-ROL-160118)		
34.	Infrastructure Charges (Development in Accordance with POD) Unless an Infrastructure Agreement provides to the contrary, pay to the MEDQ Infrastructure Charges calculated in accordance with the IFF and indexed to the date of payment.	As required by the IFF

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****