

Our ref: DEV2013/512

14 April 2014

Mr Rob Moore  
C/- Ms Tanya Martin  
Senior Statutory Planner  
Lend Lease Communities (Yarrabilba) Pty Ltd  
PO Box 1512  
MILTON QLD 4064

Dear Tanya

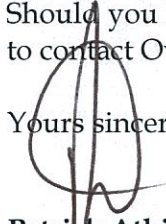
**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (3 LOTS, RECIPROCAL ACCESS EASEMENTS AND 1 BALANCE LOT) AND MATERIAL CHANGE OF USE - PLAN OF DEVELOPMENT (BUSINESS, FAST FOOD PREMISES, FOOD PREMISES, HEALTH CARE SERVICES, INDOOR SPORT & RECREATION [UP TO 500M<sup>2</sup> OF GFA], MARKET, SALES OFFICE, SHOP, SHOPPING CENTRE, CAR PARK, CHILD CARE CENTRE, COMMUNITY FACILITY, EDUCATIONAL ESTABLISHMENT, INDOOR ENTERTAINMENT, MULTIPLE RESIDENTIAL, OTHER RESIDENTIAL AND CAR PARKING PROVISIONS) AT 1568-1618 WATERFORD TAMBORINE ROAD, YARRABILBA, AND DESCRIBED AS LOT 917 ON SP260504 (FORMERLY DESCRIBED AS LOT 911 ON SP258540)**

On 14 April 2014 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 the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website <http://www.dsdp.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Owen Haslam on 3452 7419.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Patrick Atkinson', written over the 'Yours sincerely' text.

**Patrick Atkinson**  
**Director - PDA Development Assessment**

## PDA Decision Notice - Approval

| Site information                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |
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| Name of priority development area (PDA) | Yarrabilba PDA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |
| Site address                            | 1568-1618 Waterford Tamborine Road, Yarrabilba                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Lot description |
|                                         | Lot 917                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | SP260504        |
| PDA development application details     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |
| MEDQ reference number                   | DEV2013/512                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |
| Lodgement date                          | 1 October 2013                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |
| Type of application                     | <input checked="" type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Changing a PDA development approval</li> <li><input type="checkbox"/> Extending the currency period of a PDA approval</li> </ul> |                 |
| Description of proposal applied for     | PDA Development Application for a PDA Development Permit for Reconfiguring a Lot (3 Lots, Reciprocal Access Easements and 1 Balance Lot) and Material Change of Use - Plan of Development (Business, Fast Food Premises, Food Premises, Health Care Services, Indoor Sport & Recreation [up to 500m <sup>2</sup> of GFA], Market, Sales Office, Shop, Shopping Centre, Car Park, Child Care Centre, Community Facility, Educational Establishment, Indoor Entertainment, Multiple Residential, Other Residential and Car Parking Provisions)                                                                                                                                                                                                                                                                                                                                                                                                                         |                 |

| PDA development approval details                                                                                                                                |                                                                                                          |                                                                                                                                                           |                      |
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| 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                                                                                                                                                   |                                                                                                          | 14 April 2014                                                                                                                                             |                      |
| Currency period                                                                                                                                                 |                                                                                                          | 4 Years from Decision Date                                                                                                                                |                      |
| Plans and specification                                                                                                                                         |                                                                                                          |                                                                                                                                                           |                      |
| The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below. |                                                                                                          |                                                                                                                                                           |                      |
| Approved plans, reports and specifications                                                                                                                      |                                                                                                          | Number (if applicable)                                                                                                                                    | Date (if applicable) |
| 1.                                                                                                                                                              | Village Centre (Lots 5050, 6000 & 6001) Proposed Subdivision, prepared by Lend Lease (Amended in Red)    | YAR-P01-B-PS140325                                                                                                                                        | 25 MAR 2014          |
| 2.                                                                                                                                                              | Precinct One: Plan of Development – Superblock B – District Centre (SHEET 1 OF 2) (Amended in Red)       | YB-P01-NRPODB140325 SHEET 1 OF 2                                                                                                                          | 25 MAR 2014          |
| 3.                                                                                                                                                              | Precinct One: Non-Residential Plan of Development – Common Clauses Document (SHEET 2 OF 2)               | YB-P01-NRPODB140325 SHEET 2 OF 2                                                                                                                          | 25 MAR 2014          |
| 4.                                                                                                                                                              | Precinct 1 – District Centre Streetscape Concept, prepared by Lend Lease                                 | YAR-P02.OSC01-140203                                                                                                                                      | 3 FEB 2014           |
| Supporting documents                                                                                                                                            |                                                                                                          |                                                                                                                                                           |                      |
| To remove any doubt, the following documents are not approved documents for the purposes of this PDA development approval, but rather are supporting documents. |                                                                                                          |                                                                                                                                                           |                      |
| Supporting plans, reports and specifications                                                                                                                    |                                                                                                          | Number (if applicable)                                                                                                                                    | Date (if applicable) |
| 1.                                                                                                                                                              | G-tek Australia Unexploded Ordnance Study – Yarrabilba Development Area                                  | N/ A                                                                                                                                                      | 26 October 2010      |
| Endorsed Overarching Site Strategies                                                                                                                            |                                                                                                          |                                                                                                                                                           |                      |
| 2.                                                                                                                                                              | Yarrabilba Employment & Economic Development Site Strategy, prepared by RPS                              | 11247-2                                                                                                                                                   | 16 April 2013        |
| 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     |

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| 7.                                          | Yarrabilba Total Water Cycle Management Strategy, prepared by DesignFlow           | N/ A        | July 2012        |
| <b>Endorsed Infrastructure Master Plans</b> |                                                                                    |             |                  |
| 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 2012    |
| 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    | February 2014    |
| 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     |

#### **PDA Development Conditions**

##### **CONDITIONS – RECONFIGURATION OF A LOT**

##### **TIMING**

##### **Planning and General Conditions**

|    |                                                                                                                                                                                                                                                                                                 |                                                 |
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| 1. | <b>Carry out the approved development</b><br><br>Carry out the approved development generally in accordance with the approved plans and documents.                                                                                                                                              | Prior to survey plan endorsement for each stage |
| 2. | <b>Complete all Operational Work and Building Works</b><br><br>Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans. | Prior to survey plan endorsement for each stage |
| 3. | <b>Survey Marks</b><br><br>An adequate number of permanent survey marks must be installed to ensure clear definition of the development. The developer must submit a certificate signed by a licensed surveyor, stating that after the completion of all works associated with the development, | Prior to survey plan endorsement for each stage |

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|    | permanent survey marks are in their correct position in accordance with the plan of subdivision.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                     |
| 4. | <p><b>Easements over infrastructure – water supply, sewerage, drainage</b></p> <p>Where public utilities and associated access routes are located on private land, public utility easements must be provided in favour of and at no cost to the grantee, over infrastructure located in private land that becomes contributed assets.</p> <p>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.</p> <p><i>Advice: Easement plans/documents must be submitted initially to DSDIP – PDA Development Assessment for compliance assessment and not directly to utility authorities.</i></p> | Prior to survey plan endorsement for each stage     |
| 5. | <p><b>Reciprocal Access Easements</b></p> <p>Register reciprocal access easements over Lots 5050 and 6001.</p> <p><i>Advice: The reciprocal access easements should be generally consistent with the dimensions and locations shown on the approved plan of subdivision [Village Centre (Lots 5050, 6000 &amp; 6001) Proposed Subdivision, prepared by Lend Lease and dated 25 MAR 2014, drawing number YAR-P01-B-PS140325, Amended in Red].</i></p>                                                                                                                                                                                                                                                             | Prior to survey plan endorsement for relevant stage |
| 6. | <p><b>Road Naming</b></p> <p>The developer must submit to DSDIP – PDA Development Assessment a list of road names approved by Logan City Council.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Prior to survey plan endorsement for each stage     |
| 7. | <p><b>Cultural Heritage</b></p> <p>Submit to DSDIP – PDA Development Assessment confirmation that prior to the commencement of construction the developer has complied with the duty of care obligations under the <i>Aboriginal Cultural Heritage Act 2003 (Qld)</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                       | Prior to the commencement of works                  |
| 8. | <p><b>Compliance Assessment</b></p> <p>(a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the timing set out in the conditions.</p> <p>(b) Before compliance assessment will commence, payment for any applicable fees must accompany any request for compliance assessment. The fee is set out in the MEDQ's development assessment fee schedule in force at the date of lodgement.</p>                                                                                                                                                                                                                                                | As indicated.                                       |

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|                                                           | <p>(c) The process and timeframes that apply to compliance assessment are:</p> <ul style="list-style-type: none"> <li>(i) the applicant submits plans and supporting information as required for compliance assessment;</li> <li>(ii) within <b>20 business days</b> – the MEDQ or its delegate assesses the plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly.</li> </ul> <p>(d) If the applicant is notified under (c)(ii) above:</p> <ul style="list-style-type: none"> <li>(i) the information and plans addressing the concerns are to be re-submitted;</li> <li>(ii) within a further <b>15 business days</b> – the MEDQ or its delegate assesses the re-submitted plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly.</li> </ul> <p>(e) If the applicant is notified under (d)(ii) above, within <b>10 business days</b> – MEDQ or its delegate and applicant will repeat steps (d)(i). 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 or if there is no agreement, nominated by the President for the time being of the Queensland Law Society Inc.</p> |                                         |
| 9.                                                        | <p><b>Unexploded Ordnance</b></p> <p>Comply with the recommended actions issued by the Department of Defence for development on areas categorised as “Slight” unexploded ordnance potential.</p> <p><i>Advice: Please refer to the Unexploded Ordnance Study – Yarrabilba Development Area, prepared by G-tek Australia Pty Ltd and dated 26 October 2010.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Prior to and during site works          |
| <b>Engineering and Landscaping/Streetscape Conditions</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                         |
| 10.                                                       | <p><b>Certification Agreement</b></p> <p>(a) In relation to all operational works undertaken on the site comply with all requirements and fulfil all responsibilities outlined in the <i>Economic Development Act 2012 Certification Procedures Manual</i> (September 2013).</p> <p>(b) The currency period is 4 years from the day of effect of the approval.</p> <p><i>Advice: Under the Economic Development Act 2012 Certification Procedures Manual (September 2013), no work is to commence until the applicable certification documents submitted by the Project Coordinator are acknowledged in writing by DSDIP – PDA Development Assessment.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Prior to the commencement of site works |

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| 11. | <b>Pre-Construction Certification</b><br><br>No work shall commence until the Principal Engineer, DSDIP – PDA Development Assessment acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with <i>Economic Development Act 2012 Certification Procedures Manual</i> (September 2013).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to commencement of construction                      |
| 12. | <b>Post-Construction Certification</b><br><br>In accordance with the <i>Economic Development Act 2012 Certification Procedures Manual</i> (September 2013) , submit Post-Construction (Practical Completion) Certification, approved forms and “as Constructed” plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works “as constructed” are in accordance with the approved plans.                                                                                                                                                                                                                                                                                                                                                                                   | Prior to survey plan endorsement of the relevant stage     |
| 13. | <b>Vegetation Clearing and Site Rehabilitation</b><br><br>All vegetation clearing and site rehabilitation must be undertaken in accordance with the endorsed Overarching Site Strategy - Natural Environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Ongoing                                                    |
| 14. | <b>Disposal of Cleared Vegetation</b><br><br>The following means of disposal are to be used, though DSDIP – PDA Development Assessment may consider other means on request: <ul style="list-style-type: none"> <li>▪ Processing through a wood-chipper;</li> <li>▪ Disposal for firewood;</li> <li>▪ Disposal for landscaping purposes; or</li> <li>▪ Transport to alternative site for chipping.</li> </ul> <p><i>Advice: Burning off is not an acceptable means of disposal.</i></p>                                                                                                                                                                                                                                                                                                                                                                            | Prior to survey plan endorsement and then to be maintained |
| 15. | <b>Streetscape Works</b><br><br>(a) Submit to the Principal Engineer, DSDIP – PDA Development Assessment for compliance assessment a Streetscape Works Plan detailing proposed works generally in accordance with the approved streetscape concept (Precinct 1 – District Centre Streetscape Concept, prepared by Lend Lease and dated 3 FEB 2014, drawing number YAR-P02.OSC01-140203) documenting the following: <ul style="list-style-type: none"> <li>(i) appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades;</li> <li>(ii) appropriate footpath location;</li> <li>(iii) street tree location and species, the ground preparation works and monthly maintenance plan; and</li> <li>(iv) road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc).</li> </ul> | (a) Prior to the commencement of works on site             |

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|     | <p>The plan is to be prepared by an Australian Institute of Landscape Architects (AILA) registered landscape architect.</p> <p>(b) Construct the works generally in accordance with the approved streetscape works required under part a) of this condition. Works are to be carried out in accordance with the following standards:</p> <ul style="list-style-type: none"> <li>(i) AS1428.1 Design of Access and Mobility;</li> <li>(ii) AS1428.4 Tactile Ground Surface Indicators;</li> <li>(iii) Best Trade Practice (Part B of the Compliance Certificate – Landscape Works); and</li> <li>(iv) AS/NZA 1158.3.1, 1999 Pedestrian Area Lighting.</li> </ul> <p>Where compliance with an Australian Standard cannot be achieved consultation is to occur with the Principal Engineer, DSDIP – PDA Development Assessment prior to certification.</p> <p>This work is to be certified by a suitably qualified urban design/landscape architect or registered Practising Engineer – Queensland RPEQ professional in accordance with the <i>Economic Development Act 2012 Certification Procedures Manual</i> (September 2013) and to the satisfaction of DSDIP.</p> | <p>(b) Prior to survey plan endorsement for relevant stage</p>                                                  |
|     | <p>(c) On completion of this work submit to the Principal Engineer, DSDIP – PDA Development Assessment written certification and “as constructed” plans in a format acceptable to Logan City Council demonstrating compliance with this condition.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>(c) Prior to survey plan endorsement for relevant stage</p>                                                  |
| 16. | <p><b>Soil Erosion and Sediment Control</b></p> <p>(a) Submit to the Principal Engineer, DSDIP an Erosion and Sediment Control (E&amp;SC) Program prepared and certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the Logan City Council’s <i>Engineering Design Guidelines</i> and the <i>ICEA Best Practice Erosion &amp; Sediment Control – November 2008</i>.</p> <p>(b) The E&amp;SC shall be closely monitored by a Registered Professional Engineer Queensland (RPEQ).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>(a) Prior to commencement of site works</p> <p>(b) At all times</p>                                          |
| 17. | <p><b>Roadworks and Pathway Network</b></p> <p>(a) Submit for compliance endorsement to the Principal Engineer, DSDIP – PDA Development Assessment a detailed functional layout and cross sections of the proposed roadworks including details of road reserve and carriageway widths, parking and pathways.</p> <p>(b) Submit to the Principal Engineer, DSDIP – PDA Development Assessment detailed roadworks engineering drawings, including the pathway network, certified by a Registered Professional Engineer Queensland (RPEQ-Civil).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>(a) Prior to the lodgement of Pre-construction Application</p> <p>(b) Prior to the commencement of works</p> |

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|     | <p>(c) Construct the roadworks generally in accordance with part (b) of this condition and connect to the existing trunk infrastructure network.</p> <p>(d) Submit to the Principal Engineer, DSDIP 'as constructed' plans including an asset register in a format certifying that the works have been completed in accordance with the approved drawings and Logan City Council's adopted standards checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>(c) Prior to survey plan endorsement of the relevant stage</p> <p>(d) Prior to survey plan endorsement of the relevant stage</p>    |
| 18. | <p><b>Internal Private Road</b></p> <p>(a) Submit to the DSDIP - PDA Development Assessment engineering design/construction drawings, certified by a Registered Professional Engineer of Queensland (RPEQ-Civil), for the proposed private access road over Reciprocal Access Easements A &amp; B as shown on the approved plan of subdivision (Village Centre [Lots 5050, 6000 &amp; 6001] Proposed Subdivision, prepared by Lend Lease and dated 25 MAR 2014, drawing number YAR-P01-B-PS140325, Amended in Red).</p> <p>(b) Construct the internal private road generally in accordance with part (a) of this condition.</p> <p>(c) Submit to DSDIP - PDA Development Assessment 'as constructed' plans including an asset register in a format certifying that the works have been completed in accordance with the approved drawings and Logan City Council's adopted standards checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).</p> | <p>(a) Prior to the commencement of works</p> <p>(b) Prior to survey plan endorsement</p> <p>(c) Prior to survey plan endorsement</p>  |
| 19. | <p><b>Water Reticulation</b></p> <p>(a) Submit to the DSDIP - PDA Development Assessment detailed water reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil) designed generally in accordance with the Water Services Association of Australia's (WSAA) 'Water Supply Code of Australia - WSA 03-2002 and Logan City Council's (LCC) standards.</p> <p>(b) Construct the works in accordance with the part (a) certified plans.</p> <p>(c) Submit to the DSDIP - PDA Development Assessment 'as-constructed' plans including an asset register in a format certifying that the works have been completed in accordance with the approved drawings and Logan City Council's adopted standards checked and certified by a Registered</p>                                                                                                                                                                                                | <p>(a) Prior to commencement of site works</p> <p>(b) Prior to survey plan endorsement</p> <p>(c) Prior to survey plan endorsement</p> |

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|     | Professional Engineer Queensland (RPEQ-Civil).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                        |
| 20. | <p><b>Sewer Reticulation</b></p> <p>(a) Submit to DSDIP – PDA Development Assessment detailed sewer reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil), designed generally in accordance with the Water Services Association of Australia’s (WSAA) “Sewerage Code of Australia – WSA 02-2002’ or Logan City Council’ standards whichever is applicable.</p> <p>(b) Construct the works in accordance with the part (a) certified plans.</p> <p>(c) Submit to the DSDIP – PDA Development Assessment ‘as-constructed’ plans including an asset register in a format acceptable to Logan City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).</p>                                                            | <p>(a) Prior to commencement of site works</p> <p>(b) Prior to survey plan endorsement</p> <p>(c) Prior to survey plan endorsement</p> |
| 21. | <p><b>Street lighting</b></p> <p>Design and install a street lighting system (including connections and energising) to all roads within the development at no cost to Council.</p> <p>The design and construction of the street lighting system must:</p> <ul style="list-style-type: none"> <li>(i) be undertaken by a Registered Professional Engineer Queensland (RPEQ-Electrical)</li> <li>(ii) be in accordance with the Yarrabilba LED Streetlighting – Warranty &amp; Maintenance Deed dated 26/09/12</li> <li>(iii) be in accordance with Logan City Council's Planning Scheme Engineering Design Guidelines</li> <li>(iv) meet the relevant requirements of the electricity supplier; and</li> <li>(v) be acceptable to the electricity supplier as ‘Rate 3 Public Lighting’.</li> </ul> | Prior to survey plan endorsement                                                                                                       |
| 22. | <p><b>Electricity</b></p> <p>Submit to the DSDIP – PDA Development Assessment either:</p> <ul style="list-style-type: none"> <li>(a) written evidence from Energex confirming that the existing underground low-voltage electricity supply is available to the newly created lots; or</li> <li>(b) written evidence from Energex confirming that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services.</li> </ul>                                                                                                                                                                                                                                                                                       | <p>(a) Prior to survey plan endorsement</p> <p>(b) Prior to survey plan endorsement</p>                                                |
| 23. | <p><b>Telecommunications</b></p> <p>Submit to the DSDIP – PDA Development Assessment</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Prior to survey                                                                                                                        |

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|     | documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | plan endorsement                                                                        |
| 24. | <p><b>Broadband</b></p> <p>Provide infrastructure within the development to accommodate Opticomm services in accordance with the NBN Co Limited <i>'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers'</i>, Doc. No NBN-TE-CTO-194, issue date 1<sup>st</sup> April 2011 and the Lend Lease Communities (Yarrabilba) / Opticomm Telecommunications Agreement – Yarrabilba Precinct One dated 7/08/12.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Prior to survey plan endorsement.                                                       |
| 25. | <p><b>Service Conduits &amp; Mains</b></p> <p>(a) Submit confirmation from the relevant authorities that service allocation arrangements within the road verges meet the reasonable requirements of each of the Utility Authorities.</p> <p>(b) Supply and install all reasonable service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development. Joint use service trenches are to be utilised where possible.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>(a) Prior to survey plan endorsement</p> <p>(b) Prior to survey plan endorsement</p> |
| 26. | <p><b>Stormwater Quantity and Quality</b></p> <p>(a) Submit to the Principal Engineer, DSDIP – PDA Development Assessment designs and hydraulic calculations for the proposed stormwater drainage system for quantity and quality certified by a Registered Professional Engineer Queensland (RPEQ) in accordance with Logan City Council's Standards and the Queensland Urban Drainage Manual (QUDM). The stormwater design and hydraulic calculations must be generally in accordance with the endorsed Stormwater Infrastructure Master Plan.</p> <p>The stormwater design and hydraulic calculations shall also demonstrate:</p> <p>(i) discharge of stormwater occurs to a lawful point of discharge; and</p> <p>(ii) generally 'non-worsening' or no 'actionable nuisance' from changes of flood levels to adjoining upstream and downstream properties for a range of storm events.</p> <p>In the event that 'non-worsening' or 'actionable nuisance' cannot be achieved for selected flood events, written approval from the affected owner accepting the nuisance must be provided to DSDIP – PDA Development Assessment.</p> <p>(b) Construct works in accordance with part a) of this condition and connect to the existing trunk infrastructure network.</p> | <p>(a) Prior to the commencement of site works</p> <p>(b) Prior to survey plan</p>      |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                     |
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|     | <p>(c) Submit to the Principal Engineer, DSDIP – PDA Development Assessment ‘as-constructed’ plans including an asset register in a format acceptable to Logan City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>endorsement of relevant stage</p> <p>(c) Prior to survey plan endorsement of relevant stage</p>                                                                                                                                  |
| 27. | <p><b>Filling and Excavation</b></p> <p>(a) Submit to the Principal Engineer for compliance endorsement, DSDIP – PDA Development Assessment a functional layout for the proposed earthworks.</p> <p>(b) Submit to the Principal Engineer, DSDIP – PDA Development Assessment a detailed earthworks plan and cross sections, certified by a Registered Professional Engineer Queensland (RPEQ-Civil). The earthworks are to generally be undertaken in accordance with the following documents:</p> <ul style="list-style-type: none"> <li>(i) The endorsed Bulk Earthworks Infrastructure Master Plan; and</li> <li>(ii) AS3798-1996-Guidelines on Earthworks for Commercial and Residential Developments. Supervise Bulk Earthworks to level 1 and have a frequency of field density testing done in accordance with Table 8.1 of AS3798-1996.</li> </ul> <p>(c) Submit to the Principal Engineer, DSDIP – PDA Development Assessment formal written approval from Department of Transport and Main Roads for the proposed earthworks within the SIC corridor.</p> <p>(d) Submit certification to the Principal Engineer, DSDIP – PDA Development Assessment by a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.</p> | <p>(a) Prior to the lodgement of Pre-construction Application</p> <p>(b) Prior to the commencement of site work</p> <p>(c) Prior to the commencement of site work</p> <p>(d) Prior to survey plan endorsement of relevant stage</p> |
| 28. | <p><b>Retaining Walls</b></p> <p>(a) Submit to the Principal Engineer for compliance endorsement, DSDIP – PDA Development Assessment a functional layout for the proposed retaining wall showing heights and types.</p> <p>(b) Submit to the Principal Engineer, DSDIP – PDA Development</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>(a) Prior to the lodgement of Pre-construction Application</p> <p>(b) Prior to the</p>                                                                                                                                           |

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|     | <p>Assessment detailed engineering plans, certified by a Registered Professional Engineer Queensland (RPEQ), of all retaining walls 1.0m or greater in height.</p> <p>(c) Construct the works in accordance with the certified plans.</p> <p>(d) Submit to the Principal Engineer, DSDIP – PDA Development Assessment certification by a Registered Professional Engineer Queensland (RPEQ) that all retaining wall works have been carried out generally in accordance with the certified plans.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>commencement of site work</p> <p>(c) Prior to survey plan endorsement of relevant stage.</p> <p>(d) Prior to survey plan endorsement of relevant stage</p> |
| 29. | <p><b>Construction Management Plan</b></p> <p>(a) Prepare and Implement a site based Construction Management Plan that includes but is not limited to:</p> <ul style="list-style-type: none"> <li>(i) provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>(ii) provision for parking and materials delivery during and outside of construction hours of work;</li> <li>(iii) management of dust generated from the site during and outside construction work hours;</li> <li>(iv) management of sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal in accordance with Logan City Council's standards;</li> <li>(v) management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site;</li> <li>(vi) management of acid sulfate contaminated soils (if required) in accordance with the Queensland Acid Sulfate Soil Technical Manual, Soil Management Guidelines V3.8 or later; and</li> <li>(vii) unless otherwise approved - hours of construction must be Monday to Saturday 6.30am to 6.30pm. Construction work in relation to the development must not be conducted outside the above hours or on Sunday or Public Holidays.</li> </ul> <p>The Construction Management Plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The Construction Management Plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works.</p> | <p>(a) Prior to the commencement of site works</p>                                                                                                            |

|                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                            |
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|                                                          | (b) All work shall be undertaken in accordance with the Construction Management Plan which must be current and available on site at all times during the construction period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | (b) During site works and prior to survey plan endorsement |
| <b>Infrastructure Charges - Reconfiguration of a Lot</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                            |
| 30.                                                      | <p><b>Municipal Charge and State Charge</b></p> <p>In lieu of paying an infrastructure charge for municipal and state infrastructure, design, construct and complete, comply with or provide the works generally in accordance with the approved drawing or document, approved plan of development or the approved designs / construction drawings submitted in accordance with the relevant conditions 17 (Roadworks and Pathway Network), 18 (Internal Private Road), 19 (Water Reticulation) and 20 (Sewer Reticulation).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | As required by the relevant conditions                     |
| 31.                                                      | <p><b>Sub-regional charge</b></p> <p>(a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the sub-regional charge in accordance with the Infrastructure Funding Framework (July 2013) (IFF) and indexed to the date of payment.</p> <p>(b) From 1 July each year, the infrastructure charges will be indexed in accordance with the annual rate of the 3 year rolling average – expressed as a percentage to four (4) decimal places – of the movement of the Road and Bridge Construction Index (Queensland) calculated from that March which is three (3) years prior to the current year, to March of the current year.</p> <p><b>Advisory note:</b></p> <ol style="list-style-type: none"> <li>1. Sub-regional works or land contributions, external to the PDA, including Council roads, State roads, sub-regional sewer and water may be offset against the sub-regional charge through agreement with the MEDQ.</li> <li>2. An insurance bond may be lodged to cover the infrastructure charges which will be refundable where an infrastructure agreement has been entered into. Where an infrastructure agreement has not been entered into within one year of the date of this approval the insurance bond may be called up.</li> <li>3. In accordance with the IFF (July 2013), the Sub-regional charge is \$2,052 per non-residential lot.</li> </ol> | Prior to plan sealing of the relevant stage                |
| 32.                                                      | <p><b>Implementation charge</b></p> <p>(a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the Implementation charge in accordance with the Infrastructure Funding Framework (July 2013) (IFF) and indexed to the date of payment.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to plan sealing of the relevant stage                |

|                                                                        | <p>(b) From 1 July each year, the infrastructure charges will be indexed in accordance with the annual rate of the 3 year rolling average – expressed as a percentage to four (4) decimal places – of the movement of the Road and Bridge Construction Index (Queensland) calculated from that March which is three (3) years prior to the current year, to March of the current year.</p> <p><b>Advisory notes:</b></p> <ol style="list-style-type: none"> <li>1. The aforementioned contribution for the implementation covers employment and community development and ecological sustainable and innovation projects completed as part of a development.</li> <li>2. Infrastructure contributions may be offset against the Implementation charge through agreement with the MEDQ.</li> <li>3. An insurance bond may be lodged to cover the infrastructure charges which will be refundable where an infrastructure agreement has been entered into. Where an infrastructure agreement has not been entered into within one year of the date of this approval the insurance bond may be called up.</li> <li>4. The Implementation charge does not apply to non-residential lots.</li> </ol> |                                                                                                      |
|------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| CONDITIONS – PLAN OF DEVELOPMENT (POD) NON-RESIDENTIAL AND RESIDENTIAL |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | TIMING                                                                                               |
| 33.                                                                    | <p><b>Carry out the approved development</b></p> <p>Carry out the approved development generally in accordance with the approved Plan of Development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Prior to commencement of use or prior to endorsement of building format plan, whichever occurs first |
| 34.                                                                    | <p><b>Compliance Assessment</b></p> <p>(a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the timing set out in the conditions.</p> <p>(b) Before compliance assessment will commence, payment for any applicable fees must accompany any request for compliance assessment. The fee is set out in the MEDQ's development assessment fee schedule in force at the date of lodgement.</p> <p>(c) The process and timeframes that apply to compliance assessment are:</p> <ol style="list-style-type: none"> <li>(i) the applicant submits plans and supporting information as required for compliance assessment;</li> <li>(ii) within <b>20 business days</b> – the MEDQ or its delegate assesses the plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly.</li> </ol>                                                                                                                                                                                                                                                                         | As indicated                                                                                         |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                |
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|     | <p>(d) If the applicant is notified under (c)(ii) above:</p> <ul style="list-style-type: none"> <li>(i) the information and plans addressing the concerns are to be re-submitted;</li> <li>(ii) within a further <b>15 business days</b> – the MEDQ or its delegate assesses the re-submitted plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly.</li> </ul> <p>(e) If the applicant is notified under (d)(ii) above, within <b>10 business days</b> – MEDQ or its delegate and applicant will repeat steps (d)(i). 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 or if there is no agreement, nominated by the President for the time being of the Queensland Law Society Inc.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                |
| 35. | <p><b>Plan of Development – Detailed Design Documentation and Other Specialist Reports/Plans</b></p> <p>(a) Submit to DSDIP – PDA Development Assessment for compliance assessment detailed design documentation and other specialist reports/plans as required for Residential and Non-Residential development.</p> <p>(b) Detailed design documentation must detail the following:</p> <ul style="list-style-type: none"> <li>(i) Location</li> <li>(ii) Lot size and configuration</li> <li>(iii) Building height</li> <li>(iv) Plot ratio, gross floor area and site cover</li> <li>(v) Number of dwelling units and bedrooms</li> <li>(vi) Interface with adjoining dwellings</li> <li>(vii) Building design including elevations and materials</li> <li>(viii) On-site parking and servicing arrangements</li> <li>(ix) Open space provision.</li> </ul> <p>(c) The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development.</p> <p><b>Advice:</b></p> <ol style="list-style-type: none"> <li>1. <i>In accordance with the provisions of the approved Plan of Development, Multiple Residential and Other Residential development are to be developed in accordance with Guidelines EDQ 7, 8 and 18 where relevant.</i></li> <li>2. <i>Other specialist reports/plans may include:</i> <ul style="list-style-type: none"> <li>(i) <i>access and car parking arrangements</i></li> <li>(ii) <i>engineering drawings and documents</i></li> <li>(iii) <i>specialist assessment reports as required that may include traffic, civil engineering, geotechnical, flooding, acoustics and air quality</i></li> <li>(iv) <i>landscape plans</i></li> </ul> </li> </ol> | <p>Prior to commencement of building works</p> |

|                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                      |
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|                                                     | 3. For confirmation on which other specialist reports/plans will be required for compliance assessment, please contact DSDIP – PDA Development Assessment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                      |
| <b>Infrastructure Charges - Plan of Development</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                      |
| 36.                                                 | <p><b>Municipal Charge and State Charge</b></p> <p>In lieu of paying an infrastructure charge for municipal and state infrastructure, design, construct and complete, comply with or provide the works generally in accordance with the approved drawing or document, approved plan of development or the approved designs / construction drawings submitted in accordance with the relevant conditions 17 (Roadworks and Pathway Network), 18 (Internal Private Road), 19 (Water Reticulation) and 20 (Sewer Reticulation).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | As required by the relevant conditions                                                               |
| 37.                                                 | <p><b>Sub-regional charge</b></p> <p>Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the sub-regional charge in accordance with the Infrastructure Funding Framework (July 2013) (IFF) and indexed to the date of payment.</p> <p>From 1 July each year, the infrastructure charges will be indexed in accordance with the annual rate of the 3 year rolling average – expressed as a percentage to four (4) decimal places – of the movement of the Road and Bridge Construction Index (Queensland) calculated from that March which is three (3) years prior to the current year, to March of the current year.</p> <p><b>Advice:</b></p> <ol style="list-style-type: none"> <li>1. Sub-regional works or land contributions, external to the PDA, including Council roads, State roads, sub-regional sewer and water may be offset against the sub-regional charge through agreement with the MEDQ.</li> <li>2. An insurance bond may be lodged to cover the infrastructure charges which will be refundable where an infrastructure agreement has been entered into. Where an infrastructure agreement has not been entered into within one year of the date of this approval the insurance bond may be called up.</li> <li>3. In accordance with the IFF (July 2013), and for information purposes, the Sub-regional charge rates for the uses relating to this PDA development approval are shown in the following table:</li> </ol> | Prior to commencement of use or prior to endorsement of building format plan, whichever occurs first |

|                                                                                                                   | <table><tr><th colspan="4">Residential Uses - other than a House</th></tr><tr><th colspan="4">Part B Sub-regional Charge per dwelling unit</th></tr><tr><td rowspan="3">For residential dwellings for:<br/>Multiple residential<br/>Other residential</td><td>Small*</td><td>Medium*</td><td>Large*</td></tr><tr><td>\$3,132</td><td>\$4,176</td><td>\$5,428</td></tr><tr><td></td><td></td><td></td></tr><tr><th colspan="4">Non-residential Uses</th></tr><tr><th colspan="4">Part B Subregional Charge per sqm of GFA</th></tr><tr><th>Land Use Category</th><th colspan="3">Part B Charge per sqm of GFA</th></tr><tr><td colspan="4"><b>Commercial</b></td></tr><tr><td>Business</td><td colspan="3">\$35.62</td></tr><tr><td>Car park</td><td colspan="3">To be determined by EDQ at the time of assessment</td></tr><tr><td>Health care services</td><td colspan="3">\$35.62</td></tr><tr><td colspan="4"><b>Retail</b></td></tr><tr><td>Fast food premises</td><td colspan="3">\$45.87</td></tr><tr><td>Food premises</td><td colspan="3">\$45.87</td></tr><tr><td>Market</td><td colspan="3">\$nil</td></tr><tr><td>Service station</td><td colspan="3">\$45.87</td></tr><tr><td>Shop</td><td colspan="3">\$45.87</td></tr><tr><td>Shopping centre</td><td colspan="3">\$45.87</td></tr><tr><td>Sales office</td><td colspan="3">As per "Residential uses - other than a house"</td></tr><tr><td colspan="4"><b>Service, community and other uses</b></td></tr><tr><td>Child care centre</td><td colspan="3">\$35.62</td></tr><tr><td>Community facility</td><td colspan="3">\$17.81</td></tr><tr><td>Educational establishment</td><td colspan="3">\$35.62</td></tr><tr><td colspan="4"><b>Sport, recreation and entertainment</b></td></tr><tr><td>Indoor entertainment</td><td colspan="3">\$50.97</td></tr><tr><td>Indoor sport &amp; recreation</td><td colspan="3">\$50.97</td></tr><tr><td colspan="4">* Small &lt; 60m<sup>2</sup> GFA, Medium = 60m<sup>2</sup> GFA to 100m<sup>2</sup> GFA, Large &gt; 100m<sup>2</sup></td></tr></table> | Residential Uses - other than a House                                                                       |         |  |  | Part B Sub-regional Charge per dwelling unit |  |  |  | For residential dwellings for:<br>Multiple residential<br>Other residential | Small* | Medium* | Large* | \$3,132 | \$4,176 | \$5,428 |  |  |  | Non-residential Uses |  |  |  | Part B Subregional Charge per sqm of GFA |  |  |  | Land Use Category | Part B Charge per sqm of GFA |  |  | <b>Commercial</b> |  |  |  | Business | \$35.62 |  |  | Car park | To be determined by EDQ at the time of assessment |  |  | Health care services | \$35.62 |  |  | <b>Retail</b> |  |  |  | Fast food premises | \$45.87 |  |  | Food premises | \$45.87 |  |  | Market | \$nil |  |  | Service station | \$45.87 |  |  | Shop | \$45.87 |  |  | Shopping centre | \$45.87 |  |  | Sales office | As per "Residential uses - other than a house" |  |  | <b>Service, community and other uses</b> |  |  |  | Child care centre | \$35.62 |  |  | Community facility | \$17.81 |  |  | Educational establishment | \$35.62 |  |  | <b>Sport, recreation and entertainment</b> |  |  |  | Indoor entertainment | \$50.97 |  |  | Indoor sport & recreation | \$50.97 |  |  | * Small < 60m <sup>2</sup> GFA, Medium = 60m <sup>2</sup> GFA to 100m <sup>2</sup> GFA, Large > 100m <sup>2</sup> |  |  |  |  |
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| Residential Uses - other than a House                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| Part B Sub-regional Charge per dwelling unit                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| For residential dwellings for:<br>Multiple residential<br>Other residential                                       | Small*                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Medium*                                                                                                     | Large*  |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
|                                                                                                                   | \$3,132                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | \$4,176                                                                                                     | \$5,428 |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
|                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| Non-residential Uses                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| Part B Subregional Charge per sqm of GFA                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| Land Use Category                                                                                                 | Part B Charge per sqm of GFA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| <b>Commercial</b>                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| Business                                                                                                          | \$35.62                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| Car park                                                                                                          | To be determined by EDQ at the time of assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| Health care services                                                                                              | \$35.62                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| <b>Retail</b>                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| Fast food premises                                                                                                | \$45.87                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| Food premises                                                                                                     | \$45.87                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| Market                                                                                                            | \$nil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| Service station                                                                                                   | \$45.87                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| Shop                                                                                                              | \$45.87                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| Shopping centre                                                                                                   | \$45.87                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| Sales office                                                                                                      | As per "Residential uses - other than a house"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| <b>Service, community and other uses</b>                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| Child care centre                                                                                                 | \$35.62                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| Community facility                                                                                                | \$17.81                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| Educational establishment                                                                                         | \$35.62                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| <b>Sport, recreation and entertainment</b>                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| Indoor entertainment                                                                                              | \$50.97                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| Indoor sport & recreation                                                                                         | \$50.97                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| * Small < 60m <sup>2</sup> GFA, Medium = 60m <sup>2</sup> GFA to 100m <sup>2</sup> GFA, Large > 100m <sup>2</sup> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                             |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |
| 38.                                                                                                               | <p><b>Implementation charge</b></p> <p>Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the Implementation charge in accordance with the Infrastructure Funding Framework (July 2013) (IFF) and indexed to the date of payment.</p> <p>From 1 July each year, the infrastructure charges will be indexed in accordance with the annual rate of the 3 year rolling average – expressed as a percentage to four (4) decimal places – of the movement of the Road and Bridge Construction Index (Queensland) calculated from that March which is three (3) years prior to the current year, to March of the current year.</p> <p><b>Advice:</b></p> <p>1. The aforementioned contribution for the implementation covers employment and community development and ecological sustainable and innovation projects completed as part of a development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Prior to commencement of use or prior to endorsement of building format plan, whichever occurs first</p> |         |  |  |                                              |  |  |  |                                                                             |        |         |        |         |         |         |  |  |  |                      |  |  |  |                                          |  |  |  |                   |                              |  |  |                   |  |  |  |          |         |  |  |          |                                                   |  |  |                      |         |  |  |               |  |  |  |                    |         |  |  |               |         |  |  |        |       |  |  |                 |         |  |  |      |         |  |  |                 |         |  |  |              |                                                |  |  |                                          |  |  |  |                   |         |  |  |                    |         |  |  |                           |         |  |  |                                            |  |  |  |                      |         |  |  |                           |         |  |  |                                                                                                                   |  |  |  |  |

2. *Infrastructure contributions may be offset against the Implementation charge through agreement with the MEDQ.*

3. *An insurance bond may be lodged to cover the infrastructure charges which will be refundable where an infrastructure agreement has been entered into. Where an infrastructure agreement has not been entered into within one year of the date of this approval the insurance bond may be called up.*

4. *In accordance with the IFF (July 2013), and for information purposes, the Implementation charge rates for the uses relating to this PDA development approval are shown in the following table:*

| <b>Residential Uses - other than a House</b>          |         |         |         |
|-------------------------------------------------------|---------|---------|---------|
| <b>Part B Implementation Charge per dwelling unit</b> |         |         |         |
| For residential dwellings                             | Small*  | Medium* | Large*  |
| for:                                                  |         |         |         |
| Multiple residential                                  | \$1,051 | \$1,341 | \$1,617 |
| Other residential                                     |         |         |         |

5. *The Implementation charge does not apply to non-residential uses.*

## STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Economic Development Act 2012* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

## Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to Division 3 Section 440R of the *Environmental Protection Act 1994*, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-

- (a) on a Sunday or public holiday, at any time; or
- (b) on a Saturday or business day, before 6:30am or after 6:30pm.

## Certification

Post-Construction certification is required prior to 'On Maintenance'. The format and documents required shall be in accordance with Logan City Council standards. The Development Assessment Division of the Department of State Development, Infrastructure and Planning will require a minimum of 2 copies in separated packages for 1) water and sewer and 2) roads and drainage, landscaping, electrical, communications etc. bound in an A4 arch folder and 2 electronic copies on disk.

Documents to be included but not limited to shall include:

1. A Post Construction Certification form
2. A Uncompleted Works Bond form
3. Report of Compliance with Development Approval Conditions from Project Coordinator
4. As Constructed Drawings
5. Compliance Test Records i.e. CCTV results, etc
6. A list of non-compliance items
7. Material testing results

At the completion of the post-construction certification process the work assets will be transferred to the relevant controlling authority.

## **OTHER ADVICE**

### **Special Infrastructure Levy**

An annual special infrastructure levy may be applied to properties in the Yarrabilba PDA to assist in funding strategies to mitigate potential development impacts outside the PDA. Potential landowners must be made aware of the special infrastructure levy prior to the purchase of land.

*Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing*

**\*\* End of Package \*\***

