



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

Our ref: DEV2013/503

20 May 2014

Ms Tanya Martin
Senior Statutory Planner
Lend Lease Communities (Yarrabilba) Pty Ltd
PO Box 1512
MILTON QLD 4064

Dear Tanya

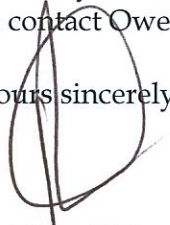
SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT (1 INTO 108 LOTS WITH PLAN OF DEVELOPMENT AND CONTEXT PLAN AT 1568 - 1618 WATERFORD TAMBORINE ROAD, YARRABILBA AND PREVIOUSLY DESCRIBED AS PART OF LOT 911 ON SP258540

On 20 May 2014 the Minister for Economic Development (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to 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 Department of State Development, Infrastructure and Planning website <http://www.dsdip.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


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Director - PDA Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	1568 – 1618 Waterford Tamborine Road, Yarrabilba	
Lot on plan description	Lot number	Lot description
	Land previously described as part of:	
	Lot 911	SP258540
PDA development application details		
MEDQ reference number	DEV2013/503	
Lodgement date	7 May 2014	
Type of application	☐ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	1 Lot into 108 residential Lots with Plan of Development and Concept Plan for North Village Extension	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.
Original Decision date	15 November 2013
Change to approval date	20 May 2014
Currency period	4 years from Original 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.	Precinct One North Village Extension Reconfiguration of a Lot	Dgn No. YB-P01X-ROL-140502	02 MAY 2014
Plans, reports and specifications previously approved on 15 November 2013		Number (if applicable)	Date (if applicable)
1.	Precinct One North Village Extension Residential Plan of Development SHT 1 of 2	Dgn No. YB-P01X-POD131029	29 OCT 2013
2.	Precinct One North Village Extension Residential Plan of Development SHEET 2 OF 2	Dgn No. YB-P01X-POD131029 (Amended in Red)	29 OCT 2013
3.	Precinct One North Village Extension Typical House Plans Lots 250sqm – 450sqm Sheet 1 of 2	Dgn No. YB-P01X-THP131030	30 OCT 2013
4.	Precinct One North Village Extension Typical House Plans Lots 250sqm – 450sqm Sheet 2 of 2	Dgn No. YB-P01X-THP131030	30 OCT 2013
5.	Precinct One North Village Extension Small Allotment Location	Dgn No. YB-P01X-RSAL-130910 (Amended in Red)	10 SEPT 2013
6.	Precinct 1 Northern Village Stage 6 to 9 Functional Layout Roadworks Sheet 1 of 2	10-175-SK101 Revision C (Amended in Red)	10/10/2013
7.	Precinct 1 Northern Village Stage 6 to 9 Functional Layout Roadworks Sheet 2 of 2	10-175-SK102 Revision D (Amended in Red)	28/10/2013

8.	Precinct 1 Northern Village Stage 6 to 9 Functional Layout Services Sheet 1 of 2	10-175-SK105 Revision C	10/10/2013
9.	Precinct 1 Northern Village Stage 6 to 9 Functional Layout Services Sheet 2 of 2	10-175-SK106 Revision C (Amended in Red)	10/10/2013
10.	Precinct 1 Northern Village Stage 6 to 9 Functional Layout Earthworks Sheet 1 of 2	10-175-SK103 Revision C	10/10/2013
11.	Precinct 1 Northern Village Stage 6 to 9 Functional Layout Earthworks Sheet 2 of 2	10-175-SK104 Revision C (Amended in Red)	10/10/2013
12.	ViPac Yarrabilba Development Precinct 1, Stages 2 to 9 Traffic Noise Assessment	Report No.70Q-10-0302- TRP-512478-1	16 Apr 2012
13.	Precinct One North Village Extension Proposed Pedestrian, Cycle and Bus Network	YB-P01X-PC130910	10 SEPT 2013

PDA Development Conditions

1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement
2	Complete all Operational Work 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
3	Certification Agreement 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). b) The currency period is 4 years from the day of effect of the approval. <i>Note: 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 the Development Assessment Division, Department of State Development, Infrastructure and Planning.</i>	Prior to the commencement of site works

4	Pre-Construction Certification No work shall commence until the Principal Engineer, Development Assessment Division, Department of State Development, Infrastructure and Planning 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
5	Post-Construction Certification 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
6	Soil Erosion and Sediment Control a) Submit to the Principal Engineer, Development Assessment Division of the Department of State Development, Infrastructure and Planning an Erosion and Sediment Control (E&SC) Program prepared, 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 & Sediment Control – November 2008</i>. b) The E&SC shall be closely monitored by a Registered Professional Engineer Queensland (RPEQ).	a) Prior to commencement of site works b) At all times
7	Roadworks a) Submit to the Principal Engineer, Development Assessment Division, Department of State Development, Infrastructure and Planning detailed roadworks engineering drawings certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with the Precinct 1 Northern Village Stage 6 to 9 Functional Layout Roadworks Sheet 1 of 2 reference number 10-175-SK101 Revision C (Amended in Red) dated 10/10/2013 and Sheet 2 of 2 10-175-SK102 Revision D (Amended in Red) dated 28/10/2013 prepared by KN Group. b) Construct the roadworks generally in accordance with part a) of this condition and connect to the existing trunk infrastructure network. c) Submit to the Principal Engineer, Development	a) Prior to the commencement of works b) Prior to survey plan endorsement c) Prior to survey plan

	Assessment Division, Department of State Development, Infrastructure and Planning '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).	endorsement
8	Pathway Network a) Submit to the Principal Engineer, Development Assessment Division, Department of State Development, Infrastructure and Planning detailed pathway networks engineering drawings certified by a Registered Professional Engineer Queensland (RPEQ-Civil) for the pathway network generally in accordance Precinct 1 Northern Village Stage 6 to 9 Functional Layout Roadworks sheet 1 of 2 reference number 10-175-SK101 Revision C (Amended in Red dated) 10/10/2013 and Sheet 2 of 2 10-175-SK102 Revision D (Amended in Red) dated 28/10/2013 prepared by KN Group and Precinct One North Village Extension Landscape Concept Plan prepared by Lend Lease reference YB-P01X-LP130910 dated 10 Sep 2013 and Logan City Council Standard Conditions & Specifications. b) Construct the pathway network in accordance with part a) of this condition and connect to the existing trunk infrastructure network. c) Submit to the Principal Engineer, Development Assessment Division, Department of State Development, Infrastructure and Planning certification from a Registered Professional Engineer of Queensland (RPEQ) that all pathway and associated works have been inspected and constructed in accordance with part a) of this condition to Logan City Council standards. d) Upon completion of the works provide to the Principal Engineer, Development Assessment Division, Department of State Development, Infrastructure and Planning in a format acceptable to the Logan City Council "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with part b) of this condition.	a) Prior to the commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement d) Prior to survey plan endorsement
9	Internal Water Reticulation a) Submit to the Principal Engineer, Development Assessment Division, Department of State	a) Prior to the commencement of

	Development, Infrastructure and Planning detailed water reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil) designed generally in accordance with the Precinct 1 Northern Village Stage 6 to 9 Functional Layout Services Sheet 1 of 2 reference number 10-175-SK105 Revision C dated 10/10/2013 and Sheet 2 of 2 10-175-SK106 Revision C (Amended in Red) dated 10/10/2013 prepared by KN Group, Water Services Association of Australia's (WSAA) 'Water Supply Code of Australia – WSA 03-2002 and Logan City Council's (LCC) standards. b) Construct the works in accordance with the part a) certified plans and connect to the existing trunk infrastructure network. c) Submit to the Principal Engineer, Development Assessment Division, Department of State Development, Infrastructure and Planning '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).	site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
10	Internal Sewer Reticulation a) Submit to the Principal Engineer, Development Assessment Division, Department of State Development, Infrastructure and Planning detailed sewer reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil), designed generally in accordance with the Precinct 1 Northern Village Stage 6 to 9 Functional Layout Services sheet 1 of 2 reference number 10-175-SK105 Revision C dated 10/10/2013 and sheet 2 of 2 10-175-SK106 Revision C (Amended in Red) dated 10/10/2013 prepared by KN Group or Logan City Council' standards whichever is applicable. b) Construct the works in accordance with the part a) certified plans and connect to the existing trunk infrastructure network. c) Submit to the Principal Engineer, Development Assessment Division, Department of State Development, Infrastructure and Planning 'as-constructed' plans including an asset register in a format acceptable to Logan City Council checked and certified	a) Prior to the commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

	by a Registered Professional Engineer Queensland (RPEQ-Civil).	
11	External Trunk Sewer Upgrade – Rising main and associated works a) Submit to the Principal Engineer, Development Assessment Division, Department of State Development, Infrastructure and Planning for compliance endorsement detailed external trunk sewer upgrade – 300 diameter rising main and associated works in accordance with the endorsed Yarrabilba – Water and Wastewater Infrastructure Master Plan prepared by MWH dated 05/09/2013, certified by a Registered Professional Engineer Queensland (RPEQ-Civil) endorsed by Logan City Council. generally in accordance 'Logan City Council' standards. b) Submit to the Principal Engineer, Development Assessment Division, Department of State Development, Infrastructure and Planning written evidence from the Department of Transport and Main Roads supporting the proposed alignment along Southern Infrastructure Corridor and along Waterford Tamborine Road. c) Construct the works in accordance with the part a) certified plans and connect to the existing trunk infrastructure network. d) Submit to the Principal Engineer Development Assessment Division, Department of State Development, Infrastructure and Planning '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).	a) Prior to the commencement of site works b) Prior to the commencement of site works c) Prior to survey plan endorsement of the first stage d) Prior to survey plan endorsement of the first stage
12	Stormwater system a) Submit to the Principal Engineer, Development Assessment Division, Department of State Development, Infrastructure and Planning designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a Registered Professional Engineer Queensland (RPEQ) in accordance with Logan City Council's Standards. The stormwater system shall be generally designed in accordance with the following reports: 1. Yarrabilba Precinct 1 – Stormwater Management Plan, prepared by DesignFlow File No. S:/Projects/4147 dated February 2011;	a) Prior to the commencement of site works

	2. DesignFlow Letter dated 24th September 2013; and 3. Precinct 1 Northern Village Stage 6 to 9 Functional Layout Services Sheet 1 of 2 reference number 10-175-SK105 Revision C dated 10/10/2013 and Sheet 2 of 2 10-175-SK106 Revision C (Amended in Red) dated 10/10/2013 prepared by KN Group or Logan City Council' standards whichever is applicable. b) Construct works in accordance with part a) of this condition and connect to the existing trunk infrastructure network. c) Submit to the Principal Engineer, Development Assessment Division, Department of State Development, Infrastructure and Planning '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).	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
13	Street lighting Design and install a street lighting system (including connections and energising) to all roads within the development at no cost to Council. The design and construction of the street lighting system must: a) be undertaken by a Registered Professional Engineer Queensland (RPEQ-Electrical) b) be in accordance with the Yarrabilba LED Streetlighting - Warranty & Maintenance Deed dated 26/09/12 c) be in accordance with Logan City Council's Planning Scheme Engineering Design Guidelines d) meet the relevant requirements of the electricity supplier; and e) be acceptable to the electricity supplier as 'Rate 3 Public Lighting'	Prior to survey plan endorsement
14	Electricity Submit to the Principal Engineer, Development Assessment Division, Department of State Development, Infrastructure and Planning either: a) written evidence from Energex confirming that the existing underground low-voltage electricity supply is available to the newly created lots; - or b) written evidence from Energex confirming that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to	a) Prior to survey plan endorsement b) Prior to survey plan endorsement

	Development Assessment Division, Department of State Development, Infrastructure and Planning 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.	endorsement
19	Retaining Walls a) Submit to the Principal Engineer, Development Assessment Division, Department of State Development, Infrastructure and Planning detailed engineering plans, certified by a Registered Professional Engineer Queensland (RPEQ) of all retaining walls exceeding 1.0m in height generally in accordance with Precinct 1 Northern Village Stage 6 to 9 Functional Layout Earthworks sheet 1 of 2 reference number 10-175-SK103 Revision C dated 10/10/2013 and sheet 2 of 2 10-175-SK104 Revision C (Amended in Red dated 10/10/2013) prepared by KN Group. b) Construct the works in accordance with the certified plans. c) Submit to the Principal Engineer, Development Assessment Division, Department of State Development, Infrastructure and Planning certification by a Registered Professional Engineer Queensland (RPEQ) that all retaining wall works have been carried out generally in accordance with the certified plans.	a) Prior to the commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
20	Construction Management Plan a) Submit to the Principal Engineer, Development Assessment Division, Department of State Development, Infrastructure and Planning a site based Construction Management Plan that includes but is not limited to: ▪ provision for the management of traffic around and through the site during and outside of construction work hours; ▪ provision for parking and materials delivery during and outside of construction hours of work; ▪ management of dust generated from the site during and outside construction work hours; ▪ 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; ▪ management of contaminated soils (if required),	a) Prior to the commencement of site works

	including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site; ▪ 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 ▪ 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. 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. 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
21	Easements over infrastructure 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. 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.	Prior to survey plan endorsement
22	Streetscape Works a) Submit to the Principal Engineer, Development Assessment Division, Department of State Development, Infrastructure and Planning for compliance assessment a Streetscape Works Plan detailing proposed works generally in accordance with Precinct One North Village Extension Landscape Concept Plan prepared by Lend Lease reference YB-P01X-LP130910 dated 10 Sep 2013 documenting the following: i. appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades; ii. appropriate footpath location; iii. street tree location and species, the ground preparation works and monthly maintenance plan;	a) Prior to the commencement of works on site

	and iv. road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc). The plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect. b) Undertake 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: i. AS1428.1 Design of Access and Mobility; ii. AS1428.4 Tactile Ground Surface Indicators; iii. Best Trade Practice (Part B of the Compliance Certificate – Landscape Works); and iv. AS/NZA 1158.3.1, 1999 Pedestrian Area Lighting. Where compliance with an Australian Standard cannot be achieved consultation is to occur with the Principal Engineer, Development Assessment Division, Department of State Development, Infrastructure and Planning prior to certification. 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</i> Certification Procedures Manual (September 2013) and to the satisfaction of the Development Assessment Division of the Department of State Development, Infrastructure and Planning. c) On completion of this work submit to the Principal Engineer, Development Assessment Division, Department of State Development, Infrastructure and Planning written certification and “as constructed” plans demonstrating compliance with this condition.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
23	Park Landscape Works a) Submit to the Principal Engineer, Development Assessment Division of the Department of State Development, Infrastructure and Planning for compliance assessment a detailed landscape plan certified by a qualified (AILA accredited) landscape architect for improvement works within the proposed parkland generally in accordance with the Precinct One North Village Extension Landscape Concept Plan prepared by Lend Lease reference YB-P01X-LP130910 dated 10 Sep 2013 and the Logan City Council	a) Prior to the commencement of site works

	guidelines/standards, documenting the following: ▪ existing contours or site levels; ▪ location of existing under- and above-ground services within the proposed parkland (e.g. drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.); ▪ removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk; and ▪ location and description of existing fencing and retaining walls within and abutting the park. Site Preparation ▪ Proposed finished levels, including sections across and through the parkland at critical points (e.g. Interface with roads or water bodies, retaining walls or batters). New Works ▪ location of proposed drainage and stormwater works within the park, including cross-sections and descriptions; ▪ provision of electricity and water connections to the park; ▪ construction of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; ▪ provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to each road frontage to parkland that includes fencing and gates to limit unauthorised vehicular access; ▪ details and locations of any proposed building works or planting, including: bridges, park furniture, picnic facilities and play equipment; ▪ surface treatments, including the preparation of all open ground within the proposed parkland to ensure that it is topsoiled, grassed and suitable for mowing. Grassing is to achieve 80% coverage at the time of On Maintenance inspection; and ▪ provision of a sub-tropical plant schedule listing all proposed plants by botanical name, quantity and size at time of planting. b) Construct landscape works Submit to the Principal Engineer, Development Assessment Division, Department of State Development, Infrastructure and Planning certification from an AILA qualified landscape architect that the works have been constructed in accordance with part a) of this condition. c) On Maintenance Provide 12 months maintenance to the parks, commencing	b) Prior to survey plan endorsement c) As indicated
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	on receipt of written confirmation from the Principal Engineer, Development Assessment Division, Department of State Development, Infrastructure and Planning that the works are satisfactory. d) Off Maintenance Inspection On completion of the 12 months maintenance period, contact the Principal Engineer, Development Assessment Division, Department of State Development, Infrastructure and Planning Principal Engineer to arrange an Off Maintenance inspection.	d) As indicated										
24	Open Space works and dedication Unless otherwise agreed to by the Development Assessment Division, Department of State Development, Infrastructure and Planning, the proposed open space (as indicated on the approved subdivision plan as Stage 10) must be constructed and dedicated within 12 months of the sealing of the last residential lot.	As indicated										
25	Acoustic For Lots 194 – 196 construct the Stage 6 noise mitigation measures as outlined in the ViPac Yarrabilba Development Precinct 1, Stages 2 to 9 Traffic Noise Assessment Report No.70Q-10-0302-TRP-512478-1 dated 16 Apr 2012.	Prior to the issue of the certificate of classification										
26	Unexploded Ordnance Comply with the recommended actions issued by the Department of Defence for development on areas categorised as “Slight” unexploded ordnance potential.	Prior to and during site works										
27	Housing affordability and accessibility a) Submit to Development Assessment Division, Department of State Development, Infrastructure and Planning evidence that the development delivered 25 % housing that is affordable as per the Income Range and sub-targets detailed in the following matrix. <table border="1"><tr><td>Income Range (Ref: ULDA Guideline No. 16)</td><td>%</td></tr><tr><td>Band 1</td><td>5%</td></tr><tr><td>Band 2</td><td>10%</td></tr><tr><td>Band 3</td><td>10%</td></tr><tr><td>Total:</td><td>25%</td></tr></table> b) Submit to Development Assessment Division of the Department of State Development, Infrastructure and Planning evidence that the development delivered 10%	Income Range (Ref: ULDA Guideline No. 16)	%	Band 1	5%	Band 2	10%	Band 3	10%	Total:	25%	a) Prior to commencement of use b) Prior to commencement of use
Income Range (Ref: ULDA Guideline No. 16)	%											
Band 1	5%											
Band 2	10%											
Band 3	10%											
Total:	25%											

	housing that is accessible.	
28	Municipal Charge and State Charge In lieu of paying the Municipal and State Charges, the applicant will provide the infrastructure in accordance with the following endorsed Infrastructure Master Plans: ▪ Community Facilities; ▪ Movement Network; ▪ Sewer; ▪ Water; and ▪ Community Greenspace.	As required by the endorsed Infrastructure Master Plans
29	Sub-regional charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the sub-regional charge in accordance with the Infrastructure Funding Framework (July 2013) (IFF) and indexed to the date of payment. 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. <i>Advisory note:</i> 1. <i>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.</i> 2. <i>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.</i>	a) In accordance with the IFF
30	Implementation charge 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. 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	a) In accordance with the IFF

	current year, to March of the current year. Advisory notes: 1. <i>The aforementioned contribution for the implementation covers employment and community development and ecological sustainable and innovation projects completed as part of a development.</i> 2. <i>Infrastructure contributions may be offset against the Implementation charge through agreement with the MEDQ.</i> 3. <i>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.</i>	
31	Waterford Tamborine Road upgrades The applicant must comply with Condition 17 of the related UDA development approval DEV2011/187.	In accordance with the condition of approval
32	Compliance Assessment Compliance assessment means the process of having plans, works, documents, reports, strategies or the like, as required by a condition of approval, endorsed by the nominated assessing authority. Nominated assessing authority, pursuant to section 88 of the <i>Economic Development Act 2012</i> (the Act), for the conditions of approval means:- (i) for engineering works: a) the General Manager of the Economic Development Queensland (EDQ) or their delegate; b) a Certifier as agreed to by the EDQ; or c) if the site is no longer within a declared Priority Development Area under the Act, the local government or entity responsible for assessing and deciding planning and/or development applications in the area. (ii) for other matters: a) the General Manager of the Economic Development Queensland (EDQ) or their delegate; or b) if the site is no longer within a declared Priority Development Area under the Act, the local government or entity responsible for assessing and deciding planning and/or development applications in the area. The process and timeframes that apply to compliance assessment are:	Prior to commencement of use

i. the applicant submits plans and supporting information as required for compliance assessment ii. within 15 business days the nominated assessing authority assesses the plans and supporting information and:- a) if satisfied with the information as submitted - endorses the information; or b) if not satisfied with the information as submitted notifies the applicant accordingly. (iii) if the applicant is notified under (ii)b) above, within the next 10 business days - the information and plans addressing the concerns are to be resubmitted to the nominated assessing authority. (iv) within 10 business days the nominated assessing authority assesses the re-submitted plans and supporting information and:- i. if satisfied with the re-submitted information lodged - endorses the plans and supporting information; or ii. if not satisfied with the information as submitted notifies the applicant accordingly. (v) if the nominated assessing authority is not satisfied that compliance has been achieved, within 10 business days - the nominated assessing authority and applicant will repeat steps (iii) and (iv). 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. When the nominated assessing authority and applicant are both satisfied with the re-submitted information lodged - the nominated assessing authority endorses the plans and supporting information. The following generally outlines the information required to be submitted for compliance assessment:- i. plans for each building (site plan, floor plans, elevations, sections, roof plans, private and visitor car parking, private and semi-private open space etc); ii. details of proposed building materials; iii. access and car parking arrangements; iv. engineering drawings and documents; v. specialist assessment reports as required that may include traffic, civil engineering, geotechnical, flooding, acoustics and air quality; and vi. landscape plans.	
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	A fee, payable to the nominated assessing authority, will be required to accompany any request for compliance assessment. The total fees payable will be in accordance with the MEDQ Fee Schedule in force at the time of lodgement. Where additional input is required from specialist consultants to assess the application, the cost of this specialist input will be determined in consultation with the nominated assessing authority.	
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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 Co-ordinator
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

SUPPORTING DOCUMENTS

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 plan, reports and specifications		Number (if applicable)	Date (if applicable)
1	Broadscale Geotechnical Investigation Report for the Yarrabilba Development by Bowler Geotechnical Pty Ltd	No. 5928db.04	6 May 2004
2	Yarrabilba Precinct 1 – Stormwater Management Plan prepared by DesignFlow	-	25/02/2011
3	Addendum to Yarrabilba Precinct 1 Stormwater Management Plan prepared by DesignFlow	-	17/3/2011
4	Cardno Eppell Olsen Design Note – Yarrabilba Internal Road Network	-	20 September 2010
5	MWH Yarrabilba Development Funding Assessment for Water Supply, Wastewater and Recycled Water Infrastructure	-	08/10/2010
6	Precinct One North Village Extension Landscape Concept Plan	YB-P01X-LP130910	10 SEP 2013
7	G-tek Australia Unexploded Ordnance Study – Yarrabilba Development Area	-	26 October 2010
8	Precinct One North Village Extension Context Plan	YB-P01X-SP131113	13 NOV 2013
Endorsed infrastructure master plans			
9	Yarrabilba Community Facilities Infrastructure Master Plan prepared by Lend Lease	-	December 2012
10	Yarrabilba Energy Services Infrastructure Master Plan prepared by Lend Lease	-	December 2012
11	Lend Lease Yarrabilba ICT Master Plan – ULDA	Version 1.0	10-July-2012
12	Yarrabilba Amended Movement Infrastructure Master Plan, prepared by Cardno	CEB06294	February 2014
13	Yarrabilba – Water and Wastewater Infrastructure Master Plan prepared by MWH	-	05/09/2013

14	Yarrabilba Stormwater Infrastructure Master Plan prepared by DesignFlow	-	July 2012
15	Yarrabilba General Waterway Condition Assessment prepared by DesignFlow	-	July 2012
16	Yarrabilba Development: Flood Risk Management Strategy prepared by BMT WBM	-	July 2012
17	Yarrabilba Broad Scale Groundwater Management Strategy prepared by DesignFlow	-	July 2012
18	Yarrabilba Infrastructure Master Plan – Earthworks prepared by Lend Lease	-	July 2012
19	Yarrabilba Community Greenspace Infrastructure Master Plan prepared by Lend Lease	-	December 2012
20	Fauna Corridor Infrastructure Master Plan Yarrabilba prepared by Natura Consulting		28 November 2012
21	Yarrabilba Housing Affordability Infrastructure Master Plan prepared by Lend Lease	-	July 2013
Endorsed Overarching Site Strategies			
22	Yarrabilba Total Water Cycle Management Strategy prepared by DesingFlow	-	July 2012
23	Natural Environment Overarching Site Strategy Yarrabilba, prepared by Natura Consulting (Amended in Red)	N/A	18 February 2014
24	Yarrabilba Overarching Site Resource Strategy prepared by Lend Lease	-	February 2013
25	Yarrabilba Community Development Overarching Site Strategy prepared by Lend Lease	-	July 2012
26	Yarrabilba Accessible Housing and Social Housing Overarching Site Strategy	-	July 2012
27	Yarrabilba Employment and Economic Development Site Strategy prepared by RPS	111247-2	16 April 2013

**** End of Package ****

