



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

Our ref: DEV2013/523

30 March 2015

Mr Rob Moore
Lend Lease Communities (Yarrabilba) Pty Ltd
C/- Ms Emma Moller
RPS
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Rob

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT (PRECINCT 2 BOUNDARY, 4 BALANCE LOTS, 6 MANAGEMENT LOTS, 615 RESIDENTIAL LOTS, RECIPROCAL ACCESS EASEMENTS AND OPEN SPACE) WITH PLAN OF DEVELOPMENT AND CONTEXT PLAN AT WATERFORD TAMBORINE ROAD, YARRABILBA FORMERLY DESCRIBED AS LOT 3 ON RP27551, LOT 900 ON SP247320, LOT 361 ON SP101422, LOT 382 ON SP101423, LOT 1 ON RP27535 AND LOT 913 ON SP260500

On 30 March 2015 the Minister for Economic Development Queensland (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 this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of State Development, Infrastructure and Planning website:

<http://www.statedevelopment.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

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

Yours sincerely


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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 descriptions at Original Decision date	Lot numbers	Plan descriptions
	Lot 3	RP27551
	Lot 900	SP247320
	Lot 361	SP101422
	Lot 382	SP101423
	Lot 1	RP27535
	Lot 913	SP260500
PDA development application details		
DEV reference number	DEV2013/523	
'Properly made' date	18 February 2015	
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	Amendment Application to Change a PDA Development Approval for a PDA Development Permit for Reconfiguring a Lot (Precinct 2 Boundary, 4 Balance Lots, 6 Management Lots within Precinct 2, 615 Residential Lots, Reciprocal Access Easements and Open Space) with Plan of Development and Context Plan	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.
Original Decision date	7 March 2014
First change to approval date	2 June 2014
Second change to approval date	20 October 2014
Third change to approval date	30 March 2015
Currency period	4 years from Original Decision date

Plans and documents

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 and documents		Number (if applicable)	Date (if applicable)
1.	Precinct Two – Reconfiguration of a Lot Application One: Reconfiguration of a Lot [Sheet 1 of 6], prepared by Lend Lease	P02-ROL1-ROL150302 SHEET 1 OF 6	02 MAR 2015 (Amended in Red on 30/03/15)
2.	Precinct Two – Reconfiguration of a Lot Application One: Reconfiguration of a Lot [Sheet 2 of 6], prepared by Lend Lease	P02-ROL1-ROL150302 SHEET 2 OF 6	02 MAR 2015
3.	Precinct Two – Reconfiguration of a Lot Application One: Reconfiguration of a Lot [Sheet 3 of 6], prepared by Lend Lease	P02-ROL1-ROL150302 SHEET 3 OF 6	02 MAR 2015
4.	Precinct Two – Reconfiguration of a Lot Application One: Reconfiguration of a Lot [Sheet 4 of 6] , prepared by Lend Lease	P02-ROL1-ROL150302 SHEET 4 OF 6	02 MAR 2015 (Amended in Red on 30/03/15)
5.	Precinct Two – Reconfiguration of a Lot Application One: Reconfiguration of a Lot [Sheet 5 of 6], prepared by Lend Lease	P02-ROL1-ROL150302 SHEET 5 OF 6	02 MAR 2015 (Amended in Red on 30/03/15)
6.	Precinct Two – Reconfiguration of a Lot Application One: Reconfiguration of a Lot [Sheet 6 of 6], prepared by Lend Lease	P02-ROL1-ROL150302 SHEET 6 OF 6	02 MAR 2015
7.	Precinct Two – Reconfiguration of a Lot Application One: Plan of Development [Sheet 1 of 7], prepared by Lend Lease	P02-ROL1-POD150302 SHEET 1 OF 7	02 MAR 2015

8.	Precinct Two – Reconfiguration of a Lot Application One: Plan of Development [Sheet 2 of 7], prepared by Lend Lease	P02-ROL1-POD150302 SHEET 2 OF 7	02 MAR 2015
9.	Precinct Two – Reconfiguration of a Lot Application One: Plan of Development [Sheet 3 of 7], prepared by Lend Lease	P02-ROL1-POD150302 SHEET 3 OF 7	02 MAR 2015 (Amended in Red on 30/03/15)
10.	Precinct Two – Reconfiguration of a Lot Application One: Plan of Development [Sheet 4 of 7], prepared by Lend Lease	P02-ROL1-POD150302 SHEET 4 OF 7	02 MAR 2015
11.	Precinct Two – Reconfiguration of a Lot Application One: Plan of Development [Sheet 5 of 7], prepared by Lend Lease	P02-ROL1-POD150302 SHEET 5 OF 7	02 MAR 2015
12.	Precinct Two – Reconfiguration of a Lot Application One: Plan of Development [Sheet 6 of 7], prepared by Lend Lease	P02-ROL1-POD150302 SHEET 6 OF 7	02 MAR 2015
13.	Precinct Two – Reconfiguration of a Lot Application One: Plan of Development – Design Criteria for Residential Development [Sheet 7 of 7], prepared by Lend Lease	P02-ROL1-POD150302 SHEET 7 OF 7	02 MAR 2015 (Amended in Red on 30/03/15)
14.	Functional Layout Overall Services Plan, prepared by KN Group Pty Ltd	13-106-SK024 REV C	17/11/14
15.	Functional Layout Services Plan Sheet 1 of 6, prepared by KN Group Pty Ltd	13-106-SK009 REV D	25/09/14 (Amended in Red on 30/03/15)
16.	Functional Layout Services Plan Sheet 2 of 6, prepared by KN Group Pty Ltd	13-106-SK010 REV D	25/09/14 (Amended in Red on 30/03/15)
17.	Functional Layout Services Plan Sheet 3 of 6, prepared by KN Group Pty Ltd	13-106-SK011 REV D	25/09/14 (Amended in Red on 30/03/15)
18.	Functional Layout Services Plan Sheet 4 of 6, prepared by KN Group Pty Ltd	13-106-SK012 REV E	17/11/14 (Amended in Red on 30/03/15)
19.	Functional Layout Services Plan Sheet 5 of 6, prepared by KN Group Pty Ltd	13-106-SK013 REV D	17/11/14 (Amended in Red on 30/03/15)
20.	Functional Layout Services Plan Sheet 6 of 6, prepared by KN Group Pty Ltd	13-106-SK027 REV B	25/09/14
21.	Functional Layout Earthworks Plan Sheet 1 of 5, prepared by KN Group Pty Ltd	13-106-SK014 REV D	25/09/14
22.	Functional Layout Earthworks Plan Sheet 2 of 5, prepared by KN Group Pty Ltd	13-106-SK015 REV C	25/09/14

23.	Functional Layout Earthworks Plan Sheet 3 of 5, prepared by KN Group Pty Ltd	13-106-SK016 REV C	25/09/14
24.	Functional Layout Earthworks Plan Sheet 4 of 5, prepared by KN Group Pty Ltd	13-106-SK017 REV D	17/11/14
25.	Functional Layout Earthworks Plan Sheet 5 of 5, prepared by KN Group Pty Ltd	13-106-SK018 REV D	17/11/14
26.	Functional Layout Roadworks Plan Sheet 1 of 5, prepared by KN Group Pty Ltd	13-106-SK002 REV C	25/09/14
27.	Functional Layout Roadworks Plan Sheet 2 of 5, prepared by KN Group Pty Ltd	13-106-SK003 REV D	25/09/14
28.	Functional Layout Roadworks Plan Sheet 3 of 5, prepared by KN Group Pty Ltd	13-106-SK004 REV D	24/09/14
29.	Functional Layout Roadworks Plan Sheet 4 of 5, prepared by KN Group Pty Ltd	13-106-SK005 REV E	17/11/14
30.	Functional Layout Roadworks Plan Sheet 5 of 5, prepared by KN Group Pty Ltd	13-106-SK006 REV E	17/11/14 (Amended in Red on 18/03/15)
31.	Functional Layout Typical Sections Sheet 1 of 4, prepared by KN Group Pty Ltd	13-106-SK007 REV C	21/02/14 (Amended in Red on 30/03/15)
32.	Functional Layout Typical Sections Sheet 2 of 4, prepared by KN Group Pty Ltd	13-106-SK008 REV C	21/02/14 (Amended in Red on 30/03/15)
33.	Functional Layout Typical Sections Sheet 3 of 4, prepared by KN Group Pty Ltd	13-106-SK025 REV C	17/11/14 (Amended in Red on 30/03/15)
34.	Functional Layout Typical Sections Sheet 4 of 4, prepared by KN Group Pty Ltd	13-106-SK026 REV C	17/11/14
Plans and documents previously approved on 7 March 2014		Number (if applicable)	Date (if applicable)
1.	Yarrabilba - Precinct Two: Management Lot Concept – Proposed Reconfiguration One, prepared by Lend Lease	YAR-P02-MGMT140219 SHT 2 OF 3	19 FEB 2014
2.	Yarrabilba - Precinct Two: Management Lot Concept – Proposed Reconfiguration Two, prepared by	YAR-P02-MGMT140219 SHT 3 OF 3	19 FEB 2014

	Lend Lease		
3.	Precinct Two – Reconfiguration of a Lot Application One: Typical House Plans – Lots Less than 250SQM [Sheet 1 of 8], prepared by Lend Lease	P02-ROL1-THP140219 SHEET 1 OF 8	19 FEB 2014
4.	Precinct Two – Reconfiguration of a Lot Application One: Typical House Plans – Lots Less than 250SQM [Sheet 2 of 8], prepared by Lend Lease	P02-ROL1-THP140219 SHEET 2 OF 8	19 FEB 2014
5.	Precinct Two – Reconfiguration of a Lot Application One: Typical House Plans – Lots Less than 250SQM [Sheet 3 of 8], prepared by Lend Lease	P02-ROL1-THP140219 SHEET 3 OF 8	19 FEB 2014
6.	Precinct Two – Reconfiguration of a Lot Application One: Typical House Plans – Lots Less than 250SQM [Sheet 4 of 8], prepared by Lend Lease	P02-ROL1-THP140219 SHEET 4 OF 8	19 FEB 2014
7.	Precinct Two – Reconfiguration of a Lot Application One: Typical House Plans – Lots Less than 250SQM [Sheet 5 of 8], prepared by Lend Lease	P02-ROL1-THP140219 SHEET 5 OF 8	19 FEB 2014
8.	Precinct Two – Reconfiguration of a Lot Application One: Typical House Plans – Lots Less than 250SQM [Sheet 6 of 8], prepared by Lend Lease	P02-ROL1-THP140219 SHEET 6 OF 8	19 FEB 2014
9.	Precinct Two – Reconfiguration of a Lot Application One: Typical House Plans – Lots Less than 250SQM [Sheet 7 of 8], prepared by Lend Lease	P02-ROL1-THP140218 SHEET 7 OF 8	19 FEB 2014
10.	Precinct Two – Reconfiguration of a Lot Application One: Typical House Plans – Lots Less than 250SQM [Sheet 8 of 8], prepared by Lend Lease	P02-ROL1-THP140219 SHEET 8 OF 8	19 FEB 2014
11.	Precinct Two – Reconfiguration of a Lot Application One: Garden Court Concept Plan, prepared by Lend Lease (Amended in Red)	P02-ROL1-GCC-140219	19 FEB 2014
12.	Yarrabilba: Precinct Two – Open Space Concept Plan 01, prepared by Lend Lease	YAR-P02-OSC01-140219	19 FEB 2014
13.	Yarrabilba: Precinct Two – Open Space Concept Plan 02, prepared by Lend Lease	YAR-P02-OSC02_140219	19 FEB 2014
14.	Yarrabilba: Precinct Two – Open Space Concept Plan 05, prepared by Lend Lease	YAR-P02-OSC05_140219	19 FEB 2014

15.	Yarrabilba: Precinct Two – Plant Schedules, prepared by Lend Lease	YAR-P02-PSCH-140219	19 FEB 2014
16.	Yarrabilba: Precinct Two – Typical Street Tree Planting, prepared by Lend Lease	YAR-P02-TSTP-140219	19 FEB 2014
17.	Yarrabilba: Precinct Two – Buffer Interfaces, prepared by Lend Lease	YAR-P02-XSBUF-1	19 FEB 2014
18.	Yarrabilba: Precinct Two – Furniture and Finishes Palette, prepared by Lend Lease	YAR-P02-FFP-140219	19 FEB 2014
19.	Yarrabilba Development, Precinct 2: Traffic Noise Assessment, prepared by ViPac Engineers & Scientists	Report No. 70Q-13-0319-TRP-515727-1	24 FEB 2014
20.	Yarrabilba Precinct 1 and 2 Stormwater Management Plan, prepared by DesignFlow	Version O2	February 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)
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Endorsed Context Plan

1.	Yarrabilba – Precinct One and Two: Proposed Context Plan, prepared by Lend Lease	YAR-P01P02-PCP140815	15 AUG 2014
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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
7.	Yarrabilba Total Water Cycle Management Strategy, prepared by DesignFlow	N/A	July 2012

Endorsed Infrastructure Master Plans			
8.	Yarrabilba Housing Affordability Infrastructure Masterplan, prepared by Lend Lease	N/A	July 2012
9.	Fauna Corridor Infrastructure Master Plan, prepared by Natura Consulting	N/A	28 November 2012
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
Other Supporting Documents			
18.	Yarrabilba General Waterway Condition Assessment, prepared by DesignFlow	N/A	July 2012
19.	Yarrabilba Development: Flood Risk Management Strategy, prepared by BMT WBM	N/A	July 2012
20.	Yarrabilba Broad Scale Groundwater Management Strategy, prepared by DesignFlow	N/A	July 2012
21.	Yarrabilba Transport Planning Report, prepared by Cardno	N/A	July 2013
22.	Broadscale Geotechnical Investigation Report for the Yarrabilba Development, prepared by Bowler Geotechnical Pty Ltd	No. 5928db.04	6 May 2004

23.	Yarrabilba: Precinct 2 – Open Space Planting Character, prepared by Lend Lease	YAR-P02-OSPC-140219	19 FEB 2014
24.	Yarrabilba: Precinct 2 – Proposed Structure Plan, prepared by Lend Lease	YAR-P02-SP140219	19 FEB 2014
25.	Yarrabilba: Precinct Two – Road and Streetscape Landscape Character, prepared by Lend Lease	YAR-P02-OSSTR-140219	19 FEB 2014
26.	Precinct 2 – Integrated Transport Assessment, prepared by Cardno	CEB06339	4 November 2013
27.	Yarrabilba: Precinct Two – Open Space Concept Plan 03, prepared by Lend Lease	YAR-P02-OSC03_140219	19 FEB 2014
28.	Yarrabilba: Precinct Two – Open Space Concept Plan 04, prepared by Lend Lease	YAR-P02-OSC04_140219	19 FEB 2014

PDA Development Conditions

CONDITIONS – RECONFIGURATION OF A LOT

TIMING

Planning and General 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 for each stage
2.	Complete all Operational Work and Building Works 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.	Survey Marks 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, permanent survey marks are in their correct position in accordance with the plan of subdivision.	Prior to survey plan endorsement for each stage
4.	Easements over infrastructure – water supply, sewerage, drainage 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.	Prior to survey plan endorsement for each stage

	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. <i>Advice: Easement plans/documents must be submitted initially to DSDIP for compliance assessment and not directly to utility authorities.</i>	
5.	Reciprocal Access Easements Register reciprocal access easements over Lots 54-57. <i>Advice: The reciprocal access easements should be generally consistent with the dimensions and locations shown on the approved Garden Court Concept Plan (Amended in Red).</i>	Prior to survey plan endorsement for relevant stage
6.	Road Naming The developer must submit to DSDIP a list of road names approved by Logan City Council.	Prior to survey plan endorsement for each stage
7.	Land transfers – Park and open space Transfer, in fee simple, to Council as trustee land identified on the approved plans as Village 2 – Stages 6 & 7; Village 3 - Stages 22, 23 & 24 and Village 4, Stage 5 for park and open space purposes.	At registration of survey plan for the relevant stage
8.	Compliance Assessment a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the timing set out in the conditions. 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. c) The process and timeframes that apply to compliance assessment are: (i) the applicant submits plans and supporting information as required for compliance assessment; (ii) within 20 business days – the MEDQ or its delegate assesses the plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly. d) If the applicant is notified under (c)(ii) above: (i) the information and plans addressing the concerns are to be re-submitted; (ii) within a further 15 business days – the MEDQ or its delegate assesses the re-submitted plans and supporting information and if not satisfied with the	As indicated.

	information as submitted – notifies the applicant accordingly. e) If the applicant is notified under (d)(ii) above, within 10 business days - 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.	
Engineering and Landscaping/Streetscape Conditions		
9.	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>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.</i>	Prior to the commencement of site works
10.	Pre-Construction Certification No work shall commence until the Principal Engineer, DSDIP 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
11.	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 of the relevant stage
12.	Vegetation Clearing and Site Rehabilitation All vegetation clearing and site rehabilitation must be undertaken in accordance with the endorsed Overarching Site Strategy - Natural Environment.	Ongoing

13.	Disposal of Cleared Vegetation The following means of disposal are to be used, though DSDIP may consider other means on request: ▪ Processing through a wood-chipper; ▪ Disposal for firewood; ▪ Disposal for landscaping purposes; or ▪ Transport to alternative site for chipping. <i>Advice: Burning off is not an acceptable means of disposal.</i>	Prior to survey plan endorsement and then to be maintained
14.	Streetscape Works a) Submit to the Principal Engineer, DSDIP for compliance assessment a Streetscape Works Plan detailing proposed works generally in accordance with the approved Yarrabilba: Precinct Two – Typical Street Tree Planting, prepared by Lend Lease, YAR-P02-TSTP-140219, dated 19 FEB 2014, 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; 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 (AILA) registered landscape architect. 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: 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, DSDIP 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 Certification Procedures Manual</i> (September 2013) and to the satisfaction of DSDIP. c) On completion of this work submit to the Principal Engineer, DSDIP written certification and “as constructed” plans in a	a) Prior to the commencement of works on site b) Prior to survey plan endorsement for relevant stage c) Prior to survey plan endorsement for

	format acceptable to Logan City Council demonstrating compliance with this condition.	relevant stage
15.	Open Space Landscape Works a) Submit to the Principal Engineer, DSDIP for compliance assessment a detailed landscape plan certified by a qualified (AILA accredited) landscape architect for improvement works and rehabilitation works within the proposed open space generally in accordance with the endorsed Community Greenspace Infrastructure Master Plan, Yarrabilba: Precinct Two – Open Space Concept Plan 01, prepared by Lend Lease, YAR-P02-OSC01-140219, dated 19 FEB 2014, Yarrabilba: Precinct Two – Open Space Concept Plan 02, prepared by Lend Lease, YAR-P02-OSC02_140219, dated 19 FEB 2014, Yarrabilba: Precinct Two – Open Space Concept Plan 05, prepared by Lend Lease, YAR-P02-OSC05_140219, dated 19 FEB 2014, and relevant Logan City Council 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. <i>Site Preparation</i> ▪ 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). <i>New Works</i> ▪ 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	a) Prior to the commencement of site works

	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 the works generally in accordance with the approved landscape works required under part a) of this condition c) On completion of this work submit to the Principal Engineer, DSDIP written certification and "as constructed" plans in a format acceptable to Logan City Council demonstrating compliance with this condition d) On Maintenance: Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from the Principal Engineer, DSDIP that the works are satisfactory. e) Off Maintenance Inspection: On completion of the 12 months maintenance period, contact the Principal Engineer and Logan City Council to arrange an off maintenance inspection.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) as indicated e) as indicated
16.	Acoustic Fencing Landscape Works (Yarrabilba Drive) Submit to the Principal Engineer, DSDIP for compliance assessment a detailed landscape plan, certified by a qualified (AILA accredited) landscape architect, detailing the interface landscape treatments to screen the proposed acoustic fence. <i>Advice: DSDIP does not support the continuation of acoustic fencing eastwards along Yarrabilba Drive.</i>	Prior to the commencement of works on site
17.	Soil Erosion and Sediment Control a) Submit to the Principal Engineer, DSDIP an Erosion and Sediment Control (E&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 & 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
18.	Roadworks a) Submit to the Principal Engineer, DSDIP detailed roadworks engineering drawings certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with the Functional Layout Roadworks Plan Sheet 1 of 5, prepared by	a) Prior to the commencement of works

	KN Group Pty Ltd reference number 13-106-SK002 REV C, dated 25/09/14; Functional Layout Roadworks Plan Sheet 2 of 5, prepared by KN Group Pty Ltd 13-106-SK003 REV D, dated 25/09/14; Functional Layout Roadworks Plan Sheet 3 of 5, prepared by KN Group Pty Ltd reference number 13-106-SK004 REV D, dated 24/09/14; Functional Layout Roadworks Plan Sheet 4 of 5, prepared by KN Group Pty Ltd reference number 13-106-SK005 REV E, dated 17/11/14; Functional Layout Roadworks Plan Sheet 5 of 5, prepared by KN Group Pty Ltd reference number 13-106-SK006 REV E, dated 17/11/14; Functional Layout Typical Sections Sheet 1 of 4, prepared by KN Group Pty Ltd (Amended in Red) reference number 13-106-SK007 REV C dated 21/02/14; Functional Layout Typical Sections Sheet 2 of 4, prepared by KN Group Pty Ltd (Amended in Red) reference number 13-106-SK008 REV C dated 21/02/14; Functional Layout Typical Sections Sheet 3 of 4, prepared by KN Group Pty Ltd (Amended in Red) reference number 13-106-SK025 REV C dated 17/11/14; Functional Layout Typical Sections Sheet 4 of 4, prepared by KN Group Pty Ltd reference number 13-106-SK026 REV C dated 17/11/14. 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, 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).	b) Prior to survey plan endorsement of the relevant stage c) Prior to survey plan endorsement of the relevant stage
19.	Pathway Network a) Submit to the Principal Engineer, DSDIP detailed pathway networks engineering drawings certified by a Registered Professional Engineer Queensland (RPEQ-Civil) for the pathway network generally in accordance with the Yarrabilba Amended Movement Infrastructure Master Plan, prepared by Cardno and Logan City Council Standard Conditions & Specifications and the: Functional Layout Roadworks Plan Sheet 1 of 5, prepared by KN Group Pty Ltd reference number 13-106-SK002 REV C, dated 25/09/14; Functional Layout Roadworks Plan Sheet 2 of 5, prepared by KN Group Pty Ltd 13-106-SK003 REV D, dated 25/09/14; Functional Layout Roadworks Plan Sheet 3 of 5, prepared by	a) Prior to the commencement of site works

	KN Group Pty Ltd reference number 13-106-SK004 REV D, dated 24/09/14; Functional Layout Roadworks Plan Sheet 4 of 5, prepared by KN Group Pty Ltd reference number 13-106-SK005 REV E, dated 17/11/14; Functional Layout Roadworks Plan Sheet 5 of 5, prepared by KN Group Pty Ltd reference number 13-106-SK006 REV E, dated 17/11/14; Functional Layout Typical Sections Sheet 1 of 4, prepared by KN Group Pty Ltd (Amended in Red) reference number 13-106-SK007 REV C dated 21/02/14; Functional Layout Typical Sections Sheet 2 of 4, prepared by KN Group Pty Ltd (Amended in Red) reference number 13-106-SK008 REV C dated 21/02/14; Functional Layout Typical Sections Sheet 3 of 4, prepared by KN Group Pty Ltd (Amended in Red) reference number 13-106-SK025 REV C dated 17/11/14; Functional Layout Typical Sections Sheet 4 of 4, prepared by KN Group Pty Ltd reference number 13-106-SK026 REV C dated 17/11/14. b) Construct the pathway network generally in accordance with part a) of this condition and connect to the existing trunk infrastructure network. c) Submit to the Principal Engineer, DSDIP 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.	b) Prior to survey plan endorsement of relevant stage c) Prior to survey plan endorsement of relevant stage d) Prior to survey plan endorsement of relevant stage
20.	Bus Stops a) Submit to the Principal Engineer, DSDIP detailed Bus Stop engineering drawings certified by a Registered Professional Engineer Queensland (RPEQ-Civil) for the Bus stop and associated infrastructure generally in accordance with the Translink Specification and Standard. b) Construct the bus stops generally in accordance with part a) of this condition and connect to the existing trunk infrastructure network.	a) Prior to the commencement of works b) Prior to survey plan endorsement of the relevant stage

	c) 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).	c) Prior to survey plan endorsement of the relevant stage
21.	Internal Water Reticulation a) Submit to DSDIP Development Assessment Division Principal Engineer a water network analysis endorsed by Logan City Council b) Submit to the Principal Engineer, DSDIP 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, Logan City Council's (LCC) standards and the: Functional Layout Services Plan Sheet 1 of 6, prepared by KN Group Pty Ltd (Amended in Red) reference number 13-106-SK009 REV D, dated 25/09/14; Functional Layout Services Plan Sheet 2 of 6, prepared by KN Group Pty Ltd (Amended in Red) reference number 13-106-SK010 REV D, dated 25/09/14; Functional Layout Services Plan Sheet 3 of 6, prepared by KN Group Pty Ltd (Amended in Red) reference number 13-106-SK011 REV D, dated 25/09/14; Functional Layout Services Plan Sheet 4 of 6, prepared by KN Group Pty Ltd (Amended in Red) reference number 13-106-SK012 REV E, dated 17/11/14; Functional Layout Services Plan Sheet 5 of 6, prepared by KN Group Pty Ltd (Amended in Red) reference number 13-106-SK013 REV D, dated 17/11/14; Functional Layout Overall Services Plan, prepared by KN Group Pty Ltd reference number 13-106-SK024 REV C, dated 17/11/14. c) Construct the works generally in accordance with part b) of this condition and connect to the existing trunk infrastructure network. d) Submit to the Principal Engineer, DSDIP 'as-constructed' plans including an asset register in a format acceptable to Logan City Council certifying that the works have been completed in accordance with the certified drawings and Logan City Council's adopted standards 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 relevant stage d) Prior to survey plan endorsement of relevant stage

22.	Internal Sewer Reticulation a) Submit to DSDIP Development Assessment Division Principal Engineer a sewer network analysis endorsed by Logan City Council b) Submit to the Principal Engineer, DSDIP detailed sewer reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil), designed generally in accordance with Logan City Council's standards and the: Functional Layout Services Plan Sheet 1 of 6, prepared by KN Group Pty Ltd (Amended in Red) reference number 13-106-SK009 REV D, dated 25/09/14; Functional Layout Services Plan Sheet 2 of 6, prepared by KN Group Pty Ltd (Amended in Red) reference number 13-106-SK010 REV D, dated 25/09/14; Functional Layout Services Plan Sheet 3 of 6, prepared by KN Group Pty Ltd (Amended in Red) reference number 13-106-SK011 REV D, dated 25/09/14; Functional Layout Services Plan Sheet 4 of 6, prepared by KN Group Pty Ltd (Amended in Red) reference number 13-106-SK012 REV E, dated 17/11/14; Functional Layout Services Plan Sheet 5 of 6, prepared by KN Group Pty Ltd (Amended in Red) reference number 13-106-SK013 REV D, dated 17/11/14; Functional Layout Overall Services Plan, prepared by KN Group Pty Ltd reference number 13-106-SK024 REV C, dated 17/11/14. c) Construct the works generally in accordance with part b) of this condition and connect to the existing trunk infrastructure network. d) Submit to the Principal Engineer, DSDIP 'as-constructed' plans including an asset register in a format acceptable to Logan City Council certifying that the works have been completed in accordance with the certified drawings 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 relevant stage d) Prior to survey plan endorsement of relevant stage
23.	External Trunk Sewer Upgrade – Rising main and associated works a) Submit to the Principal Engineer, DSDIP detailed sewer reticulation plans showing the external trunk sewer upgrade – rising main and associated works in accordance with the endorsed Yarrabilba – Water and Wastewater Infrastructure Master Plan. The detailed sewer reticulation plans must be certified by a Registered Professional Engineer Queensland (RPEQ- Civil) and be endorsed by Logan City Council.	a) Prior to the commencement of site works

	b) Submit to the Principal Engineer, DSDIP 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, DSDIP '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 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
24.	Stormwater Quantity and Quality a) Submit to the Principal Engineer, DSDIP designs and hydraulic calculations for the proposed stormwater drainage system for quantity and quality checked and 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 system shall be generally designed in accordance with the following: 1. The endorsed Stormwater Infrastructure Master Plan; 2. Yarrabilba Precinct 1 and 2 Stormwater Management Plan, Version O2, prepared by DesignFlow, dated February 2014; 3. Functional Layout Services Plan Sheet 1 of 6, prepared by KN Group Pty Ltd (Amended in Red) reference number 13-106-SK009 REV D, dated 25/09/14; Functional Layout Services Plan Sheet 2 of 6, prepared by KN Group Pty Ltd (Amended in Red) reference number 13-106-SK010 REV D, dated 25/09/14; Functional Layout Services Plan Sheet 3 of 6, prepared by KN Group Pty Ltd (Amended in Red) reference number 13-106-SK011 REV D, dated 25/09/14; Functional Layout Services Plan Sheet 4 of 6, prepared by KN Group Pty Ltd (Amended in Red) reference number 13-106-SK012 REV E, dated 17/11/14; Functional Layout Services Plan Sheet 5 of 6, prepared by KN Group Pty Ltd reference number 13-106-SK013 REV D, dated 17/11/14; Functional Layout Services Plan Sheet 6 of 6, prepared by KN Group Pty Ltd reference number 13-106-SK027 REV B, dated 25/09/14. The stormwater design and hydraulic calculations shall demonstrate: ▪ discharge of stormwater occurs to a lawful point of discharge; and ▪ generally 'non-worsening' or no 'actionable nuisance' from	a) Prior to the commencement of site works

	changes of flood levels to adjoining upstream and downstream properties for a range of storm events. 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 the Development Assessment Division of DSDIP. 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, DSDIP '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 of relevant stage c) Prior to survey plan endorsement of relevant stage
25.	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 of relevant stage
26.	Electricity Submit to the Principal Engineer, DSDIP 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 provide underground electricity services.	a) Prior to survey plan endorsement of relevant stage b) Prior to survey plan endorsement of relevant stage

27.	Telecommunications Submit to the Principal Engineer, DSDIP 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.	Prior to survey plan endorsement of relevant stage
28.	Broadband 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 st April 2011.	Prior to survey plan endorsement of relevant stage
29.	Service Conduits & Mains 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.	Prior to survey plan endorsement of relevant stage
30.	Filling and Excavation a) Submit to the Principal Engineer, DSDIP detailed earthworks plans and cross sections, checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil). The earthworks are to generally be undertaken in accordance with the following: 1. The endorsed Bulk Earthworks Infrastructure Master Plan; 2. 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; 3. Functional Layout Earthworks Plan Sheet 1 of 5, prepared by KN Group Pty Ltd reference number 13-106-SK014 REV D, dated 25/09/14; Functional Layout Earthworks Plan Sheet 2 of 5, prepared by KN Group Pty Ltd reference number 13-106-SK015 REV C, dated 25/09/14; Functional Layout Earthworks Plan Sheet 3 of 5, prepared by KN Group Pty Ltd reference number 13-106-SK016 REV C, dated 25/09/14; Functional Layout Earthworks Plan Sheet 4 of 5, prepared by KN Group Pty Ltd reference number 13-106-SK017 REV D, dated 17/11/14 Functional Layout Earthworks Plan Sheet 5 of 5, prepared by KN Group Pty Ltd reference number 13-106-SK018 REV D, dated 17/11/14.	a) Prior to the commencement of site work

	b) Submit to the Principal Engineer, DSDIP formal written approval from Department of Transport and Main Roads for the proposed earthworks within the SIC corridor. c) Submit certification to the Principal Engineer, DSDIP 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.	b) Prior to the commencement of site work c) Prior to survey plan endorsement of relevant stage
31.	Retaining Walls a) Submit to the Principal Engineer, DSDIP detailed engineering plans, certified by a Registered Professional Engineer Queensland (RPEQ), of all retaining walls 1.0m or greater in height generally in accordance with the following documents: Functional Layout Earthworks Plan Sheet 1 of 5, prepared by KN Group Pty Ltd reference number 13-106-SK014 REV D, dated 25/09/14; Functional Layout Earthworks Plan Sheet 2 of 5, prepared by KN Group Pty Ltd reference number 13-106-SK015 REV C, dated 25/09/14; Functional Layout Earthworks Plan Sheet 3 of 5, prepared by KN Group Pty Ltd reference number 13-106-SK016 REV C, dated 25/09/14; Functional Layout Earthworks Plan Sheet 4 of 5, prepared by KN Group Pty Ltd reference number 13-106-SK017 REV D, dated 17/11/14 Functional Layout Earthworks Plan Sheet 5 of 5, prepared by KN Group Pty Ltd reference number 13-106-SK018 REV D, dated 17/11/14. b) Construct the works in generally accordance with the certified plans required under part a) of this condition. c) Submit to the Principal Engineer, Development Assessment Division, DSDIP 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 of relevant stage. c) Prior to survey plan endorsement of relevant stage
32.	Construction Management Plan a) Prepare and Implement 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	a) Prior to the commencement of site works

	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), 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
33.	Acoustics a) Submit for compliance assessment an updated Acoustic Report to establish noise mitigation measures for residential lots, where required. The updated Acoustic Report should build on the findings of the ViPac Yarrabilba Development, Precinct 2: Traffic Noise Assessment, prepared by ViPac Engineers & Scientists Report No. 70Q-13-0319-TRP-515727-1 dated 24 FEB 2014; b) A request in writing shall be submitted to the Logan City Council that written advice be included on rates notices/property notes, that advise all owners of noise affected lots that the construction of dwellings is to be in accordance with the findings/recommendations of the updated Acoustic Report required by part a) of this condition; c) The developer is required to notify all prospective buyers of any lots that are affected by noise and the	a) Prior to survey plan endorsement of the first stage b) Prior to survey plan endorsement of the first stage c) As required

	findings/recommendations of the updated Acoustic Report for the construction of dwellings on those lots; d) Certification that the constructed dwellings achieve compliance with the findings/recommendations of the Acoustic Report t is to be undertaken by a qualified Building Certifier at the completion of construction.	d) As indicated
34.	Addendum to Stormwater Management Plan Submit to the Principal Engineer, DSDIP, for compliance assessment an updated stormwater management plan demonstrating appropriate flood immunity, in accordance with the Queensland Urban Drainage Manual 2013, for the land subject to this approval.	Prior to approval of subsequent PDA development application for Reconfiguring Lots
35.	Flood Gauge / Indicators Install a water level gauge at Flood Basin 6 or other adjacent downstream location as agreed with Logan City Council, and link to Logan City Council's and BoM flood warning system <i>Advice: The location of Flood Basin 6 is identified in the approved Yarrabilba Precinct 1 and 2 Stormwater Management Plan, Version O2, prepared by DesignFlow, dated February 2014</i>	Within 9 months from the date of this approval
Infrastructure Charges (Reconfiguration of a Lot)		
36.	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
37.	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.	Prior to plan sealing of the relevant stage

	Advisory note: 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. 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.	
38.	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 current year, to March of the current year. Advisory notes: 1. The aforementioned contribution for the implementation covers employment and community development and ecological sustainable and innovation projects completed as part of a development. 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.	Prior to plan sealing of the relevant stage
CONDITIONS – PLAN OF DEVELOPMENT (POD) RESIDENTIAL		TIMING
39.	Carry out the approved development Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to commencement of use or prior to endorsement of building format plan, whichever occurs first
40.	Compliance Assessment a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the timing set out in the conditions. b) Before compliance assessment will commence, payment for any applicable fees must accompany any request for	As indicated

	compliance assessment. The fee is set out in the MEDQ's development assessment fee schedule in force at the date of lodgement. c) The process and timeframes that apply to compliance assessment are: (i) the applicant submits plans and supporting information as required for compliance assessment; (ii) within 20 business days – the MEDQ or its delegate assesses the plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly. d) If the applicant is notified under c)(ii) above: (i) the information and plans addressing the concerns are to be re-submitted; (ii) within a further 15 business days – 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. e) If the applicant is notified under d)(ii) above, within 10 business days - 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.	
41.	Multiple Residential – Detailed Design Documentation a) Submit to DSDIP for compliance assessment detailed design documentation for Multiple Residential development. b) Detailed design documentation must detail the following: i. Location ii. Lot size and configuration iii. Building height iv. Plot ratio, gross floor area and site cover v. Number of dwelling units and bedrooms vi. Interface with adjoining dwellings vii. Building design including elevations and materials viii. On-site parking and servicing arrangements ix. Open space provision. c) The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development. <i>Advice: To remove any doubt, the Multi-Family Strata product, indicated on the approved Plan of Development, constitutes Multiple Residential development.</i>	Prior to commencement of building works

Infrastructure Charges (POD – Multiple Residential)		
42.	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
43.	Sub-regional charge 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. 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> <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> <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>	Prior to compliance assessment for detailed design documentation
44.	Implementation charge 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. 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.	Prior to compliance assessment for detailed design documentation

Advisory notes: <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> <i>Infrastructure contributions may be offset against the Implementation charge through agreement with the MEDQ.</i> <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>	
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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. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

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.

State Primary School

DSDIP acknowledges the “in principle” agreement provided by the Department of Education, Training and Employment (DETE), dated 17 February 2014, in relation to the future provision of the State Primary School within Precinct 2. DSDIP also recognises that it is the applicant’s intent to work with DETE in order to deliver the required serviced land prior to the applicable population trigger identified in the endorsed Community Facilities Infrastructure Master Plan.

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 ****

