



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2010/089

8 May 2015

Lend Lease Communities (Yarrabilba) Pty Ltd
C/- Mr Chris Simes
John Gaskell Planning Consultants
PO Box 8103
WOOLLOONGABBA QLD 4102

Dear Chris

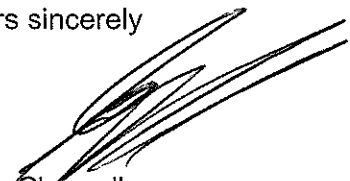
SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT (543 LOTS) WITH RESIDENTIAL AND NON-RESIDENTIAL PLANS OF DEVELOPMENT AT WATERFORD TAMBORINE ROAD YARRABILBA, FORMERLY DESCRIBED AS LOT 2 ON RP138537 AND LOT 1 ON RP27552

On 8 May 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 Infrastructure, Local Government and Planning website <http://dilgp.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>

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

Yours sincerely



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Deputy-Director General

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	Waterford Tamborine Road, Yarrabilba	
Lot on plan descriptions at Original Decision date	Lot number	Plan description
	Lot 1	RP27552
	Lot 2	RP138537
DEV reference number	DEV2010/089	
'Properly made' date	24 April 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 PDA Development Approval DEV2010/089 (modification to approved non-residential Plan of Development - Education)	

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	11 April 2011		
Previous Change to approval date	12 October 2012		
Change to approval date	8 May 2015		
Currency period	4 Years from Original Decision date		
The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Precinct One Plan of Development - Education	001, Issue 1	26/03/15
Plans and documents previously approved on 12 October 2012		Number (if applicable)	Date (if applicable)
1.	Precinct One Proposed Subdivision Concept Plan	YB-P01-CP121005	05 OCT 2012
2.	Reconfiguring a Lot - Amendments	YB-P01-ROLB121005	05 OCT 2012
3.	Reconfiguring of a Lot	YB-P01-ROL101118E Sheet 1 of 7 YB-P01-ROL101118B Sheet 2 - 7 of 7 YB-P01-ROL101118D Sheet 7 of 7	05 OCT 2012 27/09/2011 05 OCT 2012
4.	Reconfiguring of a Lot	YB-P01-ROL101118B Sheets 2 to 6 of 7	27/09/2011
5.	Proposed Block Concept Plan	YB-P01-SB101118B	28/09/2011
6.	Ecological Report for Yarrabilba prepared by Yurrah P/L	-	18/11/2010
7.	Broadscale Geotechnical Investigation Report prepared by Bowler Geotechnical P/L	No. 5928db.04	06/05/2004
8.	Yarrabilba Traffic Impact Assessment – Precinct 1		March 2011
9.	Yarrabilba Development Stage 1 – Preliminary Traffic Noise Assessment	Reference 70Q-10-0302-TPR-762457-1	15/11/2010
10.	Summary of Proposed Yarrabilba Public Transport Agreements	-	11/4/2011
11.	Yarrabilba Precinct 1 Stormwater Management Plan prepared by Design Flow	-	25/2/2011

12.	Addendum to Yarrabilba Precinct 1 Stormwater Management Plan prepared by Design Flow	-	17/3/2011
13.	Department of Transport and Main Roads	Letter dated 17/06/11 with reference to DTMR Email dated 06/09/2011 (5.56pm) regarding Yarrabilba Conditions	17/06/2011
14.	Landscape Concept Plan	YB-P01-LCP101118B Sheet 1 of 2	27/09/2011
15.	Landscape Concept Plan	YB-P01-LCP101118A Sheet 2 of 2	31/01/2011
16.	Road Crossing – Of Concern Vegetation Corridor	YB-P01-FCD101118	18/11/2010
17.	Proposed Pedestrian and Cycle Crossing Plan	YB-P01-PEDX101118B	27/09/2011
18.	Proposed Pedestrian, Cycle & Bus Network	YB-P01-PC101118B	28/09/2011
19.	Typical Road Cross Sections	YB-OLL-RDXS-101118B Sheets 1 to 8	27/09/2011
20.	Indicative Services Layout Plan	10-175-S1 to S2 D Sheets 1 & 2 of 6 10-175-S3 to S6 E Sheets 3 to 6 of 6	07/10/2011 19/10/2011
21.	Conceptual Drainage Plan	10-175-D1 to D5 Sheets 1 to 5	31/10/2011
22.	Road Layout Plan	10-175-RD1 to RD3 Sheets 1 to 3	31/10/2011
23.	Earthworks Layout Plan	10-175-EW1 to EW5 Sheets 1 to 5	31/10/2011
24.	Functional Layout Plan	10-175-FL1 to FL5 Sheets 1 to 5	31/10/2011
25.	On-Street Parking Plan	10-175-CP1 to CP3 Sheets 1 to 3	31/10/2011
26.	Structure Plan	YB-P01-SP101118B	27/09/2011
27.	Residential Plan of Development	YB-P01-RPOD101118E Sheets 1 and 5 of 6	05 OCT 2012
28.	Residential Plan of Development (amended in red)	YB-P01-RPOD101118B Sheets 2, 3, 4 and 6 of 6	27/09/2011
29.	Typical House Plans Lots 250-450m2	YB-P01-THP101118B Sheets 1 to 4	27/09/2011
30.	Small Allotment Location	YB-P01-SAL101118B	27/09/2011

31.	House Plans Lots less than 250sqm	YB-P01- THPS101116B Sheets 1 to 10	27/09/2011
32.	Non-Residential Plan of Development	Common Clauses Document	27/09/2011
33.	Non-Residential Plan of Development	YB-P01- NRPOD101118G Sheets 1, 2, 3A, 3B, 5, 6, 7, 8 of 9	27/09/2011

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **DILGP** means The Department of Infrastructure, Local Government and Planning.
4. **EDQ** means Economic Development Queensland.
5. **MEDQ** means The Minister of Economic Development Queensland.
6. **PDA** means Priority Development Area.
7. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
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.	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.
4.	Pedestrian Crossing Plan Construct pedestrian crossings and cycle pathways generally in accordance with the “Proposed Pedestrian and Cycle Crossing Plan” on Drawing No. YP-P01-PEDX101118B dated 27 th September 2011 and “Proposed Pedestrian, Cycle and Bus Network” on Drawing No. YB-P01-PC101118B dated 28 th September 2011.	Prior to endorsement of survey plan.
5.	Public Transport Provide public transport services generally in accordance with “Summary of Proposed Yarrabilba PT Agreement/Timing & Responsibilities.”	To be provided and maintained following registration of lots and construction of dwellings.
6.	Waterford-Tamborine Road Comply with the requirements detailed within column 1 of the Waterford-Tamborine Road Report prepared for the Urban Land Development Authority (ULDA) by the Department of Transport and Main Roads (DTMR), regarding access.	Prior to endorsement of survey plan.
7.	Works Within Power Easement Obtain approval from Powerlink for all access or works within the high voltage easement. Undertake risk management of all activities within the easement and within proximity to the cables and towers.	Prior to endorsement of survey plan.
8.	Camp Cable Road Obtain and comply with all approvals from the relevant authority regarding access to and from Camp Cable Road and other authority roads (including haul roads) during construction	Prior to endorsement of survey plan.

9.	Certification Agreement In relation to all operational works undertaken on the site comply with all requirements and fulfil all responsibilities outlined in the <i>Self Certification Procedure Manual</i>. <i>Note: Under the Self Certification Procedure Manual, no work is to commence until the applicable certification documents submitted by the Project Coordinator are acknowledged in writing by EDQ Development Assessment, DILGP.</i>	Prior to commencement of site works
10.	Water, Wastewater and Recycled Water services a) Detailed design drawings and calculations are to be provided to Allconnex Water for review and approval prior to the commencement of construction works for any water, wastewater and recycled water works (including augmentations) where the infrastructure assets are to be owned and operated by Allconnex Water. b) Provide written authority prior to construction commencement to allow Allconnex Water officers to enter the land at all reasonable times in order to carry out inspections in relation to this approval. c) The applicant is responsible for the full cost of any alteration necessary to water and/or wastewater mains or easements resulting from the development	a) Prior to the commencement of site works b) Prior to the commencement of site works c) Prior to survey plan endorsement
11.	Potable Water Supply a) Provide reticulated potable water supply to each lot within the development at no cost to Allconnex Water. Provide water supply in accordance with Allconnex Water adopted Desired Standards of Service, or as otherwise approved by Allconnex Water. b) Submit to Allconnex Water, and gain approval of a water reticulation schematic plan and detailed network analysis for the proposed development. Liaise with Allconnex Water to ensure appropriate allowance is made for connectivity with external mains and external demands. c) Design potable water infrastructure in accordance with Water Supply Code of Australia (WSA 03-2002), except where specified by Allconnex Water guidelines (as currently outlined in Council's planning scheme policies). d) Connect the development to the existing trunk water main at the intersection of Camp Cable Road and Waterford Tamborine Road. The applicant is to design and construct a trunk water main extension to the development, allowing for a connection to the 300mm tee on the southern side of Camp Cable Road, unless otherwise approved by Allconnex Water.	a) Prior to survey plan endorsement b) Prior to commencement of site works c) Prior to commencement of site works d) Prior to survey plan endorsement

	Submit design to Allconnex Water for review and approval prior to the commencement of construction works. e) Liaise with DTMR on the potential of the water main crossing of Waterford Tamborine Road being constructed by trenchless technology. Such works must be undertaken in accordance with Council's and Allconnex Water's standards. f) All live connections to the Allconnex Water water supply system must be made by Allconnex Water at the developer's cost, only after approval of all works, and receipt and acceptance of as-constructed data by Allconnex Water. g) Construct all works in accordance with the approved plan(s) of development and in accordance with Allconnex Water's adopted standards. h) Submit as-constructed drawings and information in accordance with Council requirements, including an asset register checked and certified by a RPEQ - Civil, certifying that the works have been completed in accordance with the approved drawings and Allconnex Water's adopted standards, for approval by Allconnex Water prior to On Maintenance. Witnessed and certified pressure tests and disinfection test results are required by Allconnex Water for review.	e) Prior to survey plan endorsement f) Prior to survey plan endorsement g) Prior to survey plan endorsement h) Prior to survey plan endorsement
12.	Wastewater a) Each lot is required to be serviced by a reticulated wastewater collection system. Provide a service connection to all proposed lots within the development to the reticulated wastewater system at no cost to Allconnex Water. b) Submit to Allconnex Water, and gain approval of a wastewater collection system design generally in accordance with the Indicative Services Layout Plan, and network analysis for the proposed development. Liaise with Allconnex Water to ensure appropriate allowance is made for connectivity with external mains and external demands. c) Design and construct the wastewater collection system in accordance with Allconnex Water adopted Desired Standards of Service, or as otherwise approved by Allconnex Water. d) Design wastewater infrastructure in accordance with Sewerage Code of Australia (WSA 02-2002) except where specified by Allconnex Water guidelines (as currently outlined in the Council planning scheme policies).	a) Prior to survey plan endorsement b) Prior to commencement of site works c) Prior to commencement of site works d) Prior to survey plan endorsement

	e) Wastewater mains in private property may require an easement of minimum 3.0 m width, in favour of Allconnex Water to allow access and maintenance. Unless otherwise agreed by Allconnex Water, the easements should be in the form of the standard form easement registered with the Queensland Land Registry under dealing number 713515459. Easement plans and associated documents must be provided at no cost to Allconnex Water and executed prior to the earlier of endorsement of survey plans or commencement of the use. f) Land required for wastewater pump station(s) is to be on a separate lot which must be transferred, in freehold and at no cost to Allconnex Water, at the earlier of endorsement of the first survey plan or prior to the commencement of the use of the premises. g) Construct all works in accordance with the approved plan(s) of development and in accordance with Allconnex Water's adopted standards. h) Submit as-constructed drawings and information in accordance with Council requirements, including an asset register checked and certified by a RPEQ - Civil, certifying that the works have been completed in accordance with the approved drawings and Allconnex Water's adopted standards, for approval by Allconnex Water prior to On Maintenance. i) Upon completion of all construction works, and prior to on maintenance, submit to Allconnex Water a closed circuit television (CCTV) survey of all new wastewater mains within the development site, carried out in accordance with the WSA 05-2008 Conduit Inspection Reporting Code of Australia, including a defect report of the survey. Include an engineering restoration plan and schedule for any defect found for review and approval. The applicant must repair all damaged sewer mains in accordance with the approved engineering restoration plan and schedule at no cost to Allconnex Water.	e) Prior to survey plan endorsement f) Prior to survey plan endorsement g) Prior to survey plan endorsement h) Prior to survey plan endorsement i) Prior to on maintenance
13.	Recycled Water Prior to recycled water being approved within the development area the following shall:- a) Submit an agreement from the recycled water customers, (in particular with Council who will ultimately manage open space within the completed development) shall be obtained the recycled water scheme as proposed by the developer and shown on the Indicative Services Layout Plans for open space irrigation.	a) Prior to survey plan endorsement

	b) Submit to Allconnex Water further information including water balance, Recycled Water Management Plan, and analysis giving life cycle costs (including both capital and operational costs) for the recycled water system under the proposed regime. Should a recycled scheme be approved by Allconnex Water, provide the recycled water supply system in accordance with Allconnex Water adopted Desired Standards of Service, or as otherwise approved by Allconnex Water. c) Submit to Allconnex Water, and gain approval of a recycled water reticulation schematic plan and network analysis for the proposed development. Design and construct recycled water infrastructure in accordance with the <i>Plumbing and Drainage Act 2002</i> and Allconnex Water guidelines (as outlined in the Gold Coast City Council planning scheme policies). d) Where a lot being sold is to be connected to the recycled water reticulation, provide to the purchaser and ensure that each contract for the sale of any lot/dwelling includes a copy of a Recycled Water information kit for residents, to be developed by the applicant and approved by Allconnex Water e) Submit as-constructed drawings and information in accordance with Allconnex Water requirements, including an asset register checked and certified by a RPEQ - Civil, certifying that the works have been completed in accordance with the approved drawings and Allconnex Water's adopted standards, for approval by Allconnex Water prior to On Maintenance.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement d) Prior to survey plan endorsement e) Prior to survey plan endorsement
14.	Stormwater system a) Submit to EDQ Development Assessment, DILGP designs and hydraulic calculations for the proposed stormwater drainage system checked and certified by a RPEQ in accordance with Council's Standards. The stormwater system shall be generally designed in accordance with the following reports: • Yarrabilba Precinct 1 – Stormwater Management Plan, prepared by DesignFlow File No. S:/Projects/4147 dated February 2011 • DesignFlow Letter dated 17th March 2011 b) Construct works in accordance with part (a) of this condition. For vegetated management systems a staged method of construction and establishment must be adopted in accordance with the Healthy Waterways "Construction and Establishment Guidelines: Swales, Bioretention Systems and Wetlands" (Water by Design 2010). In all cases, sufficient civil works need to be completed to ensure the stability of the system. Adequate	a) Prior to the commencement of site works b) Prior to survey plan endorsement

	erosion and sediment control measures must be installed and maintained until the works including vegetation are completed. c) Connect the development to Council's stormwater system in accordance with part (a) of this condition. Upon completion and certification of the works the developer shall prepare and provide to EDQ Development Assessment, DILGP "As Constructed" plans including an asset register, checked by a RPEQ-Civil, certifying that the works have been completed in accordance with Council's construction standards.	c) Prior to survey plan endorsement
15.	Easements over infrastructure Easements are required in accordance with the following: • a stormwater drainage easement having a minimum width of four metres or as determined following detailed design, whichever is the greater, to the benefit of Council that includes: ○ all stormwater overland flow paths traversing the land; and ○ any stormwater main existing or proposed to traverse the land centrally located within the easement; and ○ all stormwater overland flow paths downstream of the land to an agreed lawful point of discharge. ○ a stormwater drainage easement over the proposed stormwater detention basins and associated treatment facilities if the proposed location is not on land dedicated to Council or as determined prior to construction to the benefit of Council. Easements must be provided in favour and at no cost to Council. The terms of the easements must be to the satisfaction of the Chief Executive Officer of Council.	Prior to survey plan endorsement
16.	Land Dedications and Transfers Where land dedication and transfers are required the applicant shall: • Dedicate, at no cost to Council, land shown on the approved plan of development as follows: • Land identified as road must be dedicated to the state as road reserve. • Land identified as drainage must be dedicated to the state as drainage reserve. • Land identified as public open space or park must be dedicated as park. • Dedicate to the state the following land as road reserve: ○ Corner truncation of all internal road intersections or as shown on the approved plans;	Prior to survey plan endorsement

	Land shown on the approved plan of development as road reserve, drainage reserve, open space or park.	
17.	Filling and Excavation a) Earthworks are to generally be undertaken in accordance with the following documents:- <i>Broadscale Geotechnical Investigation Report for the Yarrabilba Development by Bowler Geotechnical Pty Ltd, Job No. 5928db.04 issued 6th May 20004</i> - 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. Submit to EDQ Development Assessment, DILGP a Earthworks Management Plan certified by a RPEQ specialising in geotechnical engineering. The plan shall include:- - Details of the management of acidic soils. - Details for the management of UXO as per DERM's recommendations. - The height and location of all retaining walls - The cut/fill limit of possible earthworks - Details of the dewatering of any existing dams, which are to be dewatered in accordance with Logan City Design and Construction Manual. - Stability of any embankments or excavations subject to inundation(eg bioretention basins, detention basins, stormwater or wastewater harvesting storage ponds) b) Submit certification to EDQ Development Assessment, DILGP 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.	a) Prior to the commencement of site work b) Prior to survey plan endorsement
18.	Roadworks a) Submit to the EDQ Development Assessment, DILGP engineering design/ construction drawings, checked and certified by a RPEQ-Civil. Intersections to be generally in accordance with Cardno Eppell Olsen report 'Yarrabilla Traffic Impact Assessment – Precinct One' March 2011. Road cross section details shall be in accordance with Delfin Lend Lease 'Yarrabilla Typical Road Cross Sections' YB-OLL-RDXS-101118B Sheets 1 to 8 dated 27th September 2011. Laneways shall be constructed in accordance with EDQ Development Assessment, DILGP Guideline No. 6 Street and Movement Networks	a) Prior to the commencement of works

	Provide temporary turn around areas for the movement of a refuse vehicle or as otherwise determined by EDQ Development Assessment, DILGP at the end of any proposed road that does not end with a permanent turn around provided. b) Construct the road works generally in accordance with part a) of this condition Road construction standards, traffic signs, pavement markings shall be in accordance with Council's standards. c) Submit to the EDQ Development Assessment, DILGP as constructed drawings and certification from an RPEQ (Civil) that all roads and associated works (e.g. stormwater drainage, kerb and channel, concrete footpaths, signage, traffic islands) have been constructed in accordance with part a) of this condition.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
19.	External Roadworks a) Upgrade the Intersection of Waterford Tamborine Road and Camp Cable Road generally in accordance with the interim requirements identified in the Cardno Eppell Olsen report 'Yarrabilla Traffic Impact Assessment – Precinct One' March 2011. Submit detailed plans and obtain approval from DTMR and EDQ Development Assessment, DILGP b) Construct the road works generally in accordance with part a) of this condition Submit to EDQ Development Assessment, DILGP as constructed drawings and certification from an RPEQ (Civil) that all roads and associated works (e.g. stormwater drainage, kerb and channel, concrete footpaths, signage, traffic islands) have been constructed in accordance with part a) of this condition	Prior to survey plan endorsement
20.	Street lighting Design and install a street lighting system (including connections and energising) to all roads within the subdivision and to all footpaths/bikeways within road reserves and parks (unless otherwise agreed with EDQ Development Assessment, DILGP) associated with the subdivision at no cost to Council Submit to EDQ Development Assessment, DILGP for approval the design and construction of the street lighting system that must: 1. be in accordance with Council's Planning Scheme Engineering Design Guidelines. 2. meet the relevant requirements of the electricity supplier 3. be acceptable to the electricity supplier ultimately as 'Rate 2 Public Lighting.' An interim trial arrangement may be entered into where agreed to by all stakeholders.	Prior to survey plan endorsement

21.	Electricity Submit to EDQ Development Assessment, DILGP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots or b) written evidence from Energex confirming that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
22.	Telecommunications Submit to EDQ Development Assessment, DILGP 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
23.	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with 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.
24.	Service Conduits & Mains a) Submit confirmation from the relevant authorities that service allocation arrangements within the road verges meet the reasonable requirements of each of the Utility Authorities. b) Supply and install all reasonable service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development. Joint use service trenches are to be utilised where possible.	a) Prior to commencement of works on site b) Prior to survey plan endorsement
25.	Acoustic a) The applicant must update the traffic noise model and noise assessment/mitigation strategies as outlined in the Vipac report 'Yarrabilba Development Stage 1 – Preliminary Traffic Noise Assessment' Reference 70Q-10-0302-TRP-762457-1, dated 15th November 2010, to include the final lot layout, terrain elevation and traffic counts. 1) Background noise levels in the area must be confirmed by conducting noise monitoring in accordance with the requirements of the Department of Main Roads Code of Practice. 2) Background noise levels should be used to determine the external noise limit criteria as described in the Department of Main Roads Code of Practice.	a) Prior to commencement of site works

	3) Traffic noise modelling should be verified according to the procedure set out in the Department of Main Roads Code of Practice. 4) The noise assessment should include an assessment of the potential impacts and mitigation strategies for two storey residential buildings. b) Construct the noise mitigation measures as outlined in the amended report	b) Prior to survey plan endorsement												
26.	Infrastructure charge In lieu of paying an infrastructure charge for municipal and state infrastructure, design, construct and complete, comply with or provide the works generally in accordance with the approved drawing or document, approved plan of development or the approved designs /construction drawings submitted in accordance with the relevant conditions 4, 5, 10, 11, 12, 13, 16, 18, 30, 31 and 34.	As required by the relevant conditions												
27.	Sub-regional charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the sub-regional charge in accordance with Table 1 below. Table 1 <table><tr><th colspan="2">Residential</th></tr><tr><td>For residential lots for a House, Sales office and display home</td><td>\$5,291</td></tr></table> b) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the sub-regional charge in accordance with Table 2 Part A below. Table 2 Part A <table><tr><th colspan="2">Residential</th></tr><tr><td>For residential lots other than a House, Sales office and display home</td><td>\$5,291</td></tr><tr><th colspan="2">Non- residential</th></tr><tr><td>For lots for non-residential use</td><td>\$ 5,000 per lot</td></tr></table>	Residential		For residential lots for a House, Sales office and display home	\$5,291	Residential		For residential lots other than a House, Sales office and display home	\$5,291	Non- residential		For lots for non-residential use	\$ 5,000 per lot	Table 1 a) Prior to the survey plan endorsement. Table 2 Part A b) Prior to the survey plan endorsement.
Residential														
For residential lots for a House, Sales office and display home	\$5,291													
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Non- residential														
For lots for non-residential use	\$ 5,000 per lot													

- c) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the sub-regional charge in accordance with Table 3 Part B below.

Table 3 Part B

Residential			
For residential dwellings other than for a House, Sales office and display home	Small ¹	Medium ¹	Large ¹
	\$3,053	\$4,070	\$5,291
Non-residential Uses	Per m ² of GFA		
Business	\$35		
Health care services	\$35		
Neighbourhood centre (Commercial use)	\$35		
Low impact industry	\$12		
Research and technology facility	\$12		
Service industry	\$12		
Warehouse	\$12		
Fast Food premises	\$46		
Food premises	\$46		
Market	\$46		
Neighbourhood centre (Retail use)	\$46		
Service station	\$46		
Shop	\$46		
Shopping centre	\$46		
Showroom	\$35		
Car park	\$35		
Child care centre	\$35		
Community facility	\$35		
Educational establishment	\$35		
Emergency services	\$35		
Place of Worship	\$35		
Utility installation	\$35		
Indoor entertainment	\$50		

¹ Small < 60m² GFA, Medium = 60m² GFA to 100m² GFA, Large > 100m² GFA

- d) Where a payment is made in accordance with Table 3 Part B a credit will be applied where a payment has been previously made in accordance with Table 2 Part A.
- e) 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 EDQ Development Assessment, DILGP.
- f) All amounts in this condition are in July 2012 dollars and will be indexed on 1 July each year to be equal to the amount at the end of the immediately preceding financial year multiplied by a 3 year moving average annual

Table 3 Part B

- c) For residential uses the earlier of:
- prior to endorsement of a community management statement/building format plan or
 - prior to commencing the relevant use or
 - prior to the issue of the certificate of classification
- c) For non-residential uses, the earlier of:
- prior to commencing the relevant use or
 - prior to the issue of the certificate of classification.

	percentage increase in the 3 year rolling average of the Queensland Road and Bridges Construction Index for the period of 3 years ending at the start of the immediately preceding financial year. <i>Advisory note: 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>																					
28.	Implementation charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the Implementation charge in accordance with Table 1 below. Table 1 <table><tr><th colspan="2">Residential</th></tr><tr><td>For residential lots for a House, Sales office and display home</td><td>\$1,576 per lot</td></tr></table> b) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the Implementation charge in accordance with Table 2 Part A below. Table 2 Part A <table><tr><th colspan="2">Residential</th></tr><tr><td>For residential lots other than a House, Sales office and display home</td><td>\$1,576 per lot</td></tr></table> c) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the Implementation charge in accordance with Table 3 Part B below. Table 3 Part B <table><tr><th colspan="4">Residential</th></tr><tr><td>For residential lots on which dwellings other than Houses, Sales office and display home</td><td>Small ¹</td><td>Medium¹</td><td>Large ¹</td></tr><tr><td></td><td>\$1,024 per dwelling unit</td><td>\$1,307 per dwelling unit</td><td>\$1,576 per dwelling unit</td></tr></table> ¹ Small < 60m² GFA, Medium = 60m² GFA to 100m² GFA, Large > 100m² GFA d) Where a payment is made in accordance with Table 3 Part B a credit will be applied where a payment has been previously made in accordance with Table 2 Part A.	Residential		For residential lots for a House, Sales office and display home	\$1,576 per lot	Residential		For residential lots other than a House, Sales office and display home	\$1,576 per lot	Residential				For residential lots on which dwellings other than Houses, Sales office and display home	Small ¹	Medium ¹	Large ¹		\$1,024 per dwelling unit	\$1,307 per dwelling unit	\$1,576 per dwelling unit	Table 1 a) Prior to the survey plan endorsement. Table 2 part A b) Prior to the survey plan endorsement. Table 3 Part B c) For residential uses the earlier of: i. prior to endorsement of a community management statement/building format plan or ii. prior to commencing the relevant use
Residential																						
For residential lots for a House, Sales office and display home	\$1,576 per lot																					
Residential																						
For residential lots other than a House, Sales office and display home	\$1,576 per lot																					
Residential																						
For residential lots on which dwellings other than Houses, Sales office and display home	Small ¹	Medium ¹	Large ¹																			
	\$1,024 per dwelling unit	\$1,307 per dwelling unit	\$1,576 per dwelling unit																			

	e) Infrastructure contributions may be offset against the Implementation charge through agreement with EDQ Development Assessment, DILGP. All amounts in this condition are in July 2012 dollars and will be indexed on 1 July each year to be equal to the amount at the end of the immediately preceding financial year multiplied by a 3 year moving average annual percentage increase in the 3 year rolling average of the Queensland Road and Bridges Construction Index for the period of 3 years ending at the start of the immediately preceding financial 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. 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.	
29.	Soil Erosion and Sediment Control Prior to plans being endorsed the applicant shall submit an Erosion and Sediment Control Plan (ESCP) which complies with International Erosion Control Association Australasia Best Practice Guidelines and Council's Planning Scheme Engineering Design Guidelines. Ensure all temporary works are located clear of vegetation identified as to be retained under detailed Landscape Plans	Prior to commencement of site works.
30.	Detailed Landscape Plan a) Submit to EDQ Development Assessment, DILGP for approval a detailed landscape plan. The plans are to be prepared by an Australian Institute of Landscape Architects registered landscape architect. b) Undertake the works in accordance with the approved detailed landscape plan specified in part (a) of this condition and provide written confirmation to EDQ Development Assessment, DILGP from an Australian Institute of Landscape Architects registered landscape architect or a BSA, QLD licensed and experienced landscape contractor that the works comply with the submitted landscape plan.	a) Prior to commencement of works on site b) Prior to commencement of use
31.	Detailed Park Management Plan a) Submit to EDQ Development Assessment, DILGP for approval a detailed park management plan generally in accordance with the approved Landscape Concept Plan No. YB-P01-LCP101118A Sheet 2 of 2. The plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect. b) Undertake the works in accordance with the approved plan specified in part (a) of this condition and provide written confirmation to EDQ Development Assessment, DILGP from an Australian Institute of Landscape Architects registered landscape architect or a BSA, QLD	a) Prior to commencement of works on site b) Prior to survey plan endorsement

	licensed and experienced landscape contractor that the works comply with the submitted landscape plan.	
32.	Pre-Construction Certification No work shall commence until EDQ Development Assessment, DILGP acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with the <i>Certification Procedures Manual</i>.	Prior to commencement of Construction
33.	Post-Construction Certification In accordance with the <i>Certification Procedures Manual</i>, submit Post-Construction (Practical Completion) Certification, approved forms and "as Constructed" plans including an asset register, certified by a 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
34.	Streetscape Works a) Prepare and submit to EDQ Development Assessment, DILGP for approval Streetscape Works Plan detailing proposed works: • appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades • appropriate footpath location • street tree location and species, the ground preparation works and monthly maintenance plan • 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: • AS1428.1 Design of Access and Mobility • AS1428.4 Tactile Ground Surface Indicators • Best Trade Practice (Part B of the Compliance Certificate – Landscape Works) • AS/NZA 1158.3.1, 1999 pedestrian Area Lighting Where compliance with an Australian Standard cannot be achieved consultation is to occur with EDQ Development Assessment, DILGP prior to certification. This work is to be certified by a suitably qualified urban design/landscape architect or RPEQ professional in accordance with the <i>Certification Procedures Manual</i> and to the satisfaction of EDQ Development Assessment, DILGP. c) On completion of this work submit written certification and "as constructed" plans to EDQ Development Assessment, DILGP demonstrating compliance with this condition.	a) Prior to commencement of works on site b) Prior to survey plan endorsement c) Prior to commencement of use

35.	Plans of Development (POD) Residential The approved POD incorporate detailed concept house plans for lots of less than 250 sqm in area as required under PDA Guideline No1. – Residential 30. <i>Advisory Note: In appropriate circumstances EDQ Development Assessment, DILGP may consider a variations to the approved individual house designs to be "Generally in Accordance" with the POD.</i>	Prior to lodging an application to carry out building work.
36.	Plans of Development (POD) Non Residential Non-residential development within a POD is subject to Compliance Assessment where specified on the individual POD. Compliance assessment means the process of having plans, works, documents, reports, strategies or the like, as required by a Plan of Development or 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: - the MEDQ or their delegate; - a Certifier as agreed to by EDQ Development Assessment, DILGP; or - 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: - the MEDQ or their delegate; or - 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: - the applicant submits plans and supporting information as required for compliance assessment within 15 business days the nominated assessing authority assesses the plans and supporting information and: - if satisfied with the information as submitted - endorses the information or - if not satisfied with the information as submitted notifies the applicant accordingly - if the applicant is notified under (ii)b. above, within the next 10 business days - the information and plans	Prior to survey plan endorsement.

	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: a) if satisfied with the re-submitted information lodged - endorses the plans and supporting information or b) 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 iv. specialist assessment reports as required that may include traffic, civil engineering, geotechnical, flooding, acoustics and air quality. v. landscape plans	
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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 UDA to assist in funding strategies to mitigate potential development impacts outside the UDA. Potential landowners must be made aware of the special infrastructure levy prior to the purchase of land.

Allconnex Water

As of 30 June 2012 a reference to Allconnex Water is a reference to Logan Water Infrastructure – Logan City Council.

**** End of Package ****