Queensland
Government

Department of **Infrastructure, Local Government and Planning**

Our ref: DEV2011/187

2 July 2015

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

Dear Emma

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (FOR THE USES AND GROSS LEASABLE AREAS SET OUT IN ATTACHMENT 1, GENERALLY IN ACCORDANCE WITH THE APPROVED PLANS) AT LAND SITUATED ON WATERFORD TAMBORINE ROAD, YARRABILBA

On 2 July 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

Greg Chemello
Deputy Director-General
Department of Infrastructure, Local Government & Planning

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba PDA	
Site address	Waterford Tamborine Road, Yarrabilba	
Lot on plan descriptions at Original decision date	Lot number	Plan description
	1 & 3	RP 27535
	3	RP 27551
	1	RP 27552
	3	RP 36802
	3	RP 36797
	1 & 3	RP 36803
	1 & 2	RP 138537
	21	W 31635
	54	W 31707
	26 & 27	W 31730
	38	W 31932
	34, 35 & 36	W 31950
	41	W 311273
	42	W 311428
	38	W 311080
	11	W 311846
	1	WD 3523
	361	SP 101422
	382	SP 101423
	12	SP 180238
	50	SP 180239

PDA development application details	
DEV reference number	DEV2011/187
'Properly made' date	1 June 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 DEV2011/187 by amending Condition 40

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	4 April 2012
1st Change to approval date	16 May 2014
2nd Change to approval date	15 October 2014
3rd Change to approval date	13 March 2015
Change to approval date	2 July 2015
Currency period	40 Years from Original Decision date

Plans and documents

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

Plans and documents previously approved on 13 March 2015		**Number** *(if applicable)*	**Date** *(if applicable)*
1.	Plan 1A – Boundaries of Precinct District Centre (Amended in Red)	NA	Amended in Red on 4 March 2015
Plans and documents previously approved on 4 April 2012		**Number** *(if applicable)*	**Date** *(if applicable)*
2.	Lend Lease Drawing	YAB-IA-MAP 1 120111	Dated 11 January 2012

ATTACHMENT 1 – Table of **approved** uses

Despite anything in this Approval, nothing in this Approval makes any development PDA assessable development that in accordance with the Yarrabilba Priority Development Area Development Scheme is PDA exempt development or PDA self assessable in the applicable zone.

Urban living zone			
Land Use	**Suburban neighbourhood***	**District Centre**	**Neighbourhood centre**
Permanent use	House or Display home where: ▪ the lot is less than 400m^2 or the frontage is less than 12.5 metres ▪ it complies with the applicable self assessable provisions in schedule 3 ▪ the house is situated outside a development constraint area depicted on Map 7, and ▪ the land is not on the Environmental Management Register or Contaminated Land Register.	Business Child care centre Community facility Emergency services Fast food premises Food premises Health care services Indoor sport and recreation Market Multiple residential Other residential Service industry** Shop Shopping centre Short term accommodation Showroom Veterinary hospital	Child care centre Community facility Emergency services Food premises Fast food premises (other than involving drive through facilities) Health care services Market Multiple residential Other residential Shopping centre
Interim uses	Agriculture Animal keeping and husbandry Bulk landscape supplies Market Outdoor sports and recreation Wholesale nursery	Agriculture Animal keeping and husbandry Bulk landscape supplies Market Outdoor sports and recreation Wholesale nursery	Agriculture Animal keeping and husbandry Bulk landscape supplies Market Outdoor sports and recreation Wholesale nursery

* Refer to PDA guideline no.05 Neighbourhood planning and design. Suburban neighbourhoods are located in residential areas and generally have a net residential density of 15-30 dwellings per hectare with a community facility such as a local recreation park providing a focal point.
** Service industry constitutes an approved use within the Precinct 1 District Centre only.

Urban living zone				
Gross leasable area (GLA) limits	**Suburban neighbourhood***	**Precinct 1 District Centre**	**District Centre Other than Precinct 1 (per centre)**	**Neighbourhood centre**
	Community services** – up to 300m^2 (per suburban neighbourhood)	Retail uses - up to 10,000m^2 Showroom - up to 5,000m^2 Commercial uses - up to 15,000m^2 Service industry– up to 27,500m^2 Community services** – up to 8,000m^2	Retail uses - up to 10,000m^2 Showroom - up to 2,000m^2 Commercial uses - up to 2,500m^2 Community services** – up to 8,000m^2	Retail uses – up to 4,000m^2 (per centre) Commercial uses – up to 1,000m^2 (per centre) Community services** – up to 1,800m^2 (per centre)

* Refer to PDA guideline no.05 Neighbourhood planning and design. Suburban neighbourhoods are located in residential areas and generally have a net residential density of 15-30 dwellings per hectare with a community facility such as a local recreation park providing a focal point.
** Includes community facilities as well as privately delivered services such as health, child, aged care and respite services, sport and recreation and youth services.

Major centre zone		
	Major Centre Core	Major Centre Frame
Permanent uses	Business Car park Child care centre Community facility Fast food premises Food premises Health care services Indoor entertainment Market Multiple residential Sales office Shop Shopping centre Short term accommodation	Business Car park Child care centre Community facility Emergency services Fast food premises Food premises Health care services Indoor entertainment Indoor sport and recreation Market Multiple residential Other residential Outdoor sales Sales office Shop Shopping centre Short term accommodation Showroom Telecommunication facility Utility installation Veterinary hospital
Interim Uses	Agriculture Animal keeping and husbandry Bulk landscape supplies Market Outdoor sports and recreation Wholesale nursery	Agriculture Animal keeping and husbandry Bulk landscape supplies Market Outdoor sports and recreation Wholesale nursery

Major centre zone	
Gross leasable area (GLA) limits	Retail uses – up to 60,000m^2 Showroom – up to 60,000m^2 Commercial uses – up to 75,000m^2 Community services - up to 30,000m^2

Industry and business zone		
Permanent use	Agricultural supply store Business Car park Emergency services Fast food premises Garden centre Low impact industry Outdoor sales	Research and technology facility Service industry Service station Showroom Telecommunication facility Utility installation Veterinary hospital Warehouse
Interim use	Agriculture Animal keeping and husbandry Bulk landscape supplies	Market Outdoor sports and recreation Wholesale nursery

Industry and business zone	
Gross leasable area (GLA) limits	Retail uses - up to a maximum of 1,200m^2 Showroom up to 40,000m^2 Commercial uses - 40,000m^2

Preamble

1. Relationship with development scheme and other approvals

In relation to this Approval:

(a) PDA exempt development or PDA self-assessable development on the site may be undertaken at any time in accordance with the development scheme and all applicable laws.

(b) PDA assessable development which was approved under PDA development approval DEV2010/089 may be undertaken at any time in accordance with PDA development approval DEV2010/089. This Approval does not amend PDA development approval DEV2010/089, but any infrastructure contributions paid under DEV2010/089 will enable an offset to be claimed under this Approval if the contribution is of the type referred to in Condition 16(b).

(c) Further approvals may be obtained in accordance with the development scheme

Definitions

For the purpose of interpreting this Approval, the following applies:-

(a) terms defined in the *Economic Development Act 2012* ("ED Act") which are not defined in this Approval are taken to have the same meaning as in the ED Act.

(b) a reference to a law, document or instrument is a reference to that law, document or instrument as amended from time to time.

(c) a reference to an Approval is a reference to this decision notice, including the conditions of approval.

(d) a reference to an Approved Use is a reference to an Interim Use or a Permanent Use.

(e) a reference to compliance assessment of a document or instrument is a reference to compliance assessment of that document or instrument by a nominated assessing authority under this Approval.

(f) a reference to a **context plan area** is a reference to an area which due to existing or proposed major feature, such as ridgelines, waterways, identified environmental area, arterial road, significant changes in propose land use or cadastral property boundaries, is a logical area for this intermediate level of special planning between master planning and detailed design.

(g) a reference to **detailed design documentation** is a reference to detailed plans, designs, specification and calculations relevant to particular development.

(h) a reference to the development scheme is a reference to the Yarrabilba Urban Development Area Development Scheme.

(i) a reference to DTMR is a reference to the State of Queensland acting through the government department administering the *Transport Infrastructure Act 1994* (Qld) from time to time (at the date of this Approval, the Department of Transport and Main Roads).

(j) a reference to an infrastructure agreement is a reference to an infrastructure agreement to which Part 7 of the ED Act applies.

(k) a reference to an infrastructure master plan is a reference to an infrastructure master plan required to be endorsed under this Approval.

(l) a reference to an Interim Use is a reference to a use identified in Attachment 1 as an interim use.

(m) a reference to an overarching site strategy is a reference to a strategy for an aspect of the development of the site which is required to be endorsed under this Approval.

(n) a reference to a Permanent Use is a reference to a use identified in Attachment 1 as a permanent use,

(o) a reference to the site is a reference to the land the subject of this Approval.

(p) a reference to TWCM is a reference to total water cycle management.

(q) a reference to the MEDQ is a reference to the Minister for Economic Development Queensland.

(r) if the MEDQ is the nominated assessing authority for the Approval, this means:-

   i. the MEDQ, or its delegate; or

   ii. if the site is no longer within a declared priority development area under the ED Act, the local government or entity responsible for assessing and deciding planning and/or development applications in respect of the site.

PDA development conditions

The PDA development conditions for this PDA development approval are as follows.

No.	Condition	Timing	Nominated assessing authority
General			
1.	**Carrying out the development** Carry out and complete the development generally in accordance with the approved Lend Lease Drawing No. YAB-IA-MAP 1 120111, dated 11 January 2012 and the conditions contained in this Approval.	On-going.	NA
2.	**Restrictions on commencing development** (a) Development (except development for an Interim Use) under this Approval may not commence on any part of the site until: (i) all **infrastructure master plans** required by subsequent conditions of this Approval have been endorsed by the nominated assessing authority (ii) a **context plan area strategy** has been endorsed by the nominated assessing authority for the context plan area relating to that part of the site (iii) **detailed design documentation** relevant to the particular development has been endorsed by the nominated assessing authority. (b) Development for Interim Uses under this Approval: (i) may not commence until any detailed design documentation relevant to the particular development has been endorsed by the nominated assessing authority and (ii) must cease immediately upon endorsement of context plan area strategy relating to that part of the site.	(a) Prior to commencing development on that part of the site. (b) Prior to commencing any Interim Use and then on-going.	NA
3.	**Infrastructure master plans** (a) A PDA condition of this Approval may require preparation and compliance assessment of an infrastructure master plan. (b) Each infrastructure master plan must: (i) be for the whole of the site (ii) demonstrate innovation by providing opportunities to incorporate changes in technology anticipated to occur during the long term development of the site (iii) detail applicable infrastructure networks both within and external (but relatively proximate) to the site and identify where works are required to connect existing or future networks on the site into existing or future sub-regional networks (iv) respond to the requirements and standards outlined in the development scheme and applicable PDA guidelines current at the time of preparation of the infrastructure master plan and address any non-compliance (v) articulate the overall planning and delivery principles for the infrastructure works, required to support the ultimate development of the site (vi) identify the infrastructure required for the ultimate development of the site (vii) indicate how and when that component of infrastructure will be	Prior to commencing relevant development (other then development for Interim Uses).	MEDQ

No.	Condition	Timing	Nominated assessing authority
	provided (including the dedication / transfer), or if not known, how and when provision of that infrastructure is to be determined (viii) include any additional details or requirements set out in a condition of this Approval about that infrastructure master plan. (c) A number of infrastructure master plans may be combined into one infrastructure master plan. (d) Each infrastructure master plan will be assessed against : (i) the provisions of the development scheme current at the time the infrastructure master plan undergoes compliance assessment (ii) PDA guidelines current at the time the infrastructure master plan undergoes compliance assessment (iii) any further requirements set out in a condition of this Approval.		
4.	**Carrying out the development** Carry out and complete development generally in accordance with endorsed infrastructure master plans, unless an alternative outcome is endorsed through a context plan area strategy or detailed design documentation.	On-going.	NA
5.	**Overarching site strategies** (a) A PDA condition of this Approval may require preparation of an overarching site strategy. (b) Each overarching site strategy must: (i) be for the whole of the site (ii) offer demonstration projects and other initiatives to respond to the requirements and standards, implementation strategies, stretch targets and goals outlined in the development scheme and applicable PDA guidelines current at the time (iii) demonstrate innovation (iv) identify the approximate value of works, costs and provision of serviced land for community facilities which the MEDQ makes provision for infrastructure offsets against infrastructure charges (if applicable) (v) include methodologies and undertakings for monitoring and reporting on the achievement of the overarching site strategy initiatives/outcomes. (vi) include any additional details or requirements set out in a relevant condition of this Approval. (c) Each overarching site strategy will be assessed against : (i) the provisions of the development scheme current at the time the infrastructure master plan undergoes compliance assessment (ii) PDA guidelines current at the time of assessing the strategy current at the time the infrastructure master plan undergoes compliance assessment (iii) any further requirements set out in a condition of this Approval.	As required by relevant conditions.	MEDQ

No.	Condition	Timing	Nominated assessing authority
6.	**Overarching site strategies – monitoring and reporting** Provide yearly updates to the nominated assessing authority on how development is delivering the overarching site strategy initiative/outcomes and address any non-achievement of these initiative/outcomes.	On-going.	MEDQ
7.	**Context plan area strategies** (a) Submit to the nominated assessing authority for compliance assessment context plan area strategies for the site. (b) Each context plan area strategy must: (i) be generally in accordance with approved Lend Lease Drawing No. YAB-IA-MAP 1 120111, dated 11 January 2012 (ii) have regard to all endorsed infrastructure master plans and any endorsed overarching site strategies for the site. If the infrastructure shown in the context plan area strategy is inconsistent with the infrastructure shown on an endorsed infrastructure master plan, the context plan area strategy must also comply with the requirements of Condition 3 so far as they are relevant to the context plan area (iii) integrate with all existing endorsed context plan area strategies for surrounding context plan areas within the site (iv) describe (and map): a. broad land use structure and development constraints within the context plan area b. neighbourhoods with indicative development densities for residential areas, demonstrating compliance with any relevant minimum net residential density requirements set out in the development scheme c. location of the major network infrastructure, including road, public transport, water, sewerage and stormwater management, within the context plan area and the external connections to other context plan areas or where required to sub-regional infrastructure external to the site d. indicative sites for centres, schools and other community facilities e. open space network including parks, buffers, fauna and environmental corridors and external linkages to areas of environmental significance f. pedestrian and cycle networks (v) describe how the context plan area strategy has regard to the Development Scheme (i.e. the Vision, PDA wide criteria and zone intents) and identify how the development does not prejudice the ability for surrounding land to be developed in an orderly and efficient manner (vi) describe strategies to ensure development delivers the implementation strategies, demonstration projects, stretch targets and goals identified in the Yarrabilba PDA Development Scheme current at the time of preparing the strategy (vii) respond to the requirements and standards outlined in the applicable PDA guidelines current at the time and address any	After endorsement of all the required infrastructure master plans for the site and prior to commencing relevant development.	MEDQ

No.	Condition	Timing	Nominated assessing authority
	non-compliance (viii) identify the approximate value of works which the PDA makes provision for infrastructure offsets against infrastructure charges (if applicable) (ix) include any details or requirements set out in a condition of this approval. (c) The context plan area strategy will be assessed against: (i) all the endorsed infrastructure master plans at the time the strategy is submitted for compliance assessment. If the infrastructure shown in the context plan area strategy is inconsistent with that shown on an endorsed infrastructure master plan, the context plan area strategy will also be assessed against the criteria in Condition 3 (ii) the provisions of the development scheme relevant at the time the strategy is submitted for compliance assessment (iii) PDA guidelines relevant at the time the strategy is submitted for compliance assessment (iv) any further requirements set out in a condition of this Approval. ***Advisory note:*** *Once a context plan area strategy is endorsed by the nominated assessing authority, the plan will be placed on the nominated assessing authority's website.*		
8.	**Carrying out the development** Carry out and complete development generally in accordance with endorsed context plan area strategies, unless an alternative outcome is endorsed through detailed design documentation.	On-going.	NA
9.	**Detailed design documentation** (a) Submit to the nominated assessing authority for compliance assessment detailed design documentation for all uses approved under this Approval (i.e. listed in Attachment 1). (b) Detailed design documentation must detail the following matters, to the extent they are applicable to the Approved Use: (i) location (ii) lot size and configuration (iii) building height[1] (iv) plot ratio / gross floor area / gross leasable area (v) site cover (vi) building design including elevations and materials (vii) site access arrangements (viii) on-site parking and servicing arrangements. (c) If the development shown in the detailed design documentation is inconsistent with the development shown on an endorsed context plan area strategy, the context plan area strategy must also comply with the requirements of Condition 7(b) so far as they are relevant.	Prior to commencing the relevant development.	MEDQ

[1] Development must not exceed the heights set out in the development scheme. Development exceeding the heights set out in the development scheme will require separate approval.

No.	Condition	Timing	Nominated assessing authority
	(d) The detailed design documentation will be assessed against: (i) the endorsed context plan area strategy for that part of the site. If the development shown in the detailed design documentation is inconsistent with that shown on an endorsed context plan area strategy, the detailed design documentation will also be assessed against the criteria in Condition 7 (ii) the relevant provisions of the development scheme current at the time of the compliance assessment (iii) relevant PDA guidelines applicable at the time of the compliance assessment (iv) any further requirements set out in a condition of this Approval.		
10.	**Carrying out the development** Carry out and complete the development generally in accordance with all endorsed detailed design documents.	On-going.	NA
11.	**Compliance assessment** (a) Where a condition of this PDA development approval requires compliance assessment, compliance assessment is required at the time set out in these conditions. (b) Compliance assessment must be repeated where a different infrastructure master plan, context area plan strategy or detailed design documentation to that already endorsed, is sought. (c) A fee will be required to accompany any request for compliance assessment. The fee is set out in the PDA development assessment fee schedule. (d) 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 nominated assessing authority assesses the plans and supporting information and: a. if satisfied with the information as submitted - endorses the information and the condition of approval (or element of the condition) is determined to have been met or b. if not satisfied with the information as submitted – notifies the applicant accordingly (e) If the applicant is notified under (d)(ii)b. above: (i) the information and plans addressing the concerns are to be resubmitted (ii) within a further 15 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 and the condition of approval (or element of the condition) is determined to have been met or b. if not satisfied with the information as submitted – notifies	NA	MEDQ

No.	Condition	Timing	Nominated assessing authority
	the applicant accordingly. (f) If the applicant is notified under (e)(ii)b above, within **10 business days** - the nominated assessing authority and applicant will repeat steps (e)(i) and (ii). 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. (g) When the nominated assessing authority and applicant are both satisfied with the re-submitted information lodged - the nominated assessing authority endorses the relevant instrument of document and the condition of the Approval (or element of the condition) is determined to have been met.		
12.	**Commencement of work** Work on the site, to facilitate the commencement of any of the development the subject of this Approval, must commence within five (5) years of this PDA development approval. However, it is not necessary for works to facilitate the commencement of all the Approved Uses to commence on the site within 5 years of this Approval.	Within 5 years of the date of this Approval.	NA
General			
13.	**Building heights** Maximum building heights must comply with the development scheme. ***Advisory note:*** *Alternative building heights may be approved through a separate PDA development approval.*	On-going.	NA
14.	**Residential densities** Minimum residential densities must comply with the development scheme, unless an alternative outcome is endorsed through a context plan area strategy.	On-going.	NA
Monetary infrastructure contributions and recognition of 'works-in-kind'			
15.	**For municipal or local infrastructure** In lieu of paying a contribution towards the provision of municipal or local infrastructure, the infrastructure required by conditions 24, 26, 27 and 28, 31 must be completed/provided.	As required by relevant conditions.	NA
16.	**For the provision of sub-regional infrastructure** (a) Unless a relevant infrastructure agreement provides to the contrary, pay a contribution towards the provision of sub-regional infrastructure. (b) The contribution comprises the sub-regional component and value capture component which are calculated based on the rates in Table 1a and 1b below.	For residential uses – the earlier of prior to the sealing of the relevant plans of subdivision or commencing the relevant use.	NA

No.	Condition	Timing	Nominated assessing authority
	Table 1a –Sub-regional component **Residential** For lots on which only houses will be situated, per lot *(regardless of lot size)*[2] — $5,200 For lots on which dwellings other than houses will be situated, Per dwelling unit[3] — Small[4] $3,000; Medium[4] $4,000; Large[4] $5,200 **Non-residential uses / use categories** — Per m² of GFA Commercial use category — $34 Indoor entertainment Indoor sport and recreation — $49 Industrial use category — $12 Retail use category (other than Showroom) — $44 Service, community and other use category — $34 Showroom — $34 Tourist attraction — $49 Other uses not mentioned above — $20 **Table 1b** – Value capture component[5] Per developable hectare[6] of gross site area — $73,330 (c) Pursuant to other conditions of this Approval, the sub-regional infrastructure items listed in Table 3 Column 1 must also be provided. The entity that provides the infrastructure or contribution is entitled to claim an offset (on provision of the infrastructure or contribution) against the sub-regional infrastructure contributions which the entity would otherwise be liable to pay, set out in (a) above. (d) Columns 3 and 4 identify the maximum total offset amount that can be claimed for each infrastructure item. To claim an offset, the entity that provided the infrastructure or contribution must give a written notice to the MEDQ (or if the site is no longer within a declared urban development area the local government or entity responsible for assessing and deciding planning and/or development applications in respect of the site) which includes a calculation, based on the rates in Table 3, of the offset being claimed and identifying the infrastructure contributions against which the offsets are to be applied.	For non-residential uses – prior to commencing the relevant use.	

[2] This rate is applicable only if it is greater than the rate calculated per dwelling unit.
[3] This rate is applicable only if it is greater than the rate calculated per lot.

[4] Small =<60m2 GFA, Medium = 60m2 GFA to 100 m2 GFA, Large > 100m2 GFA
[5] Does not apply to the first 600 developable hectares
[6] Developable hectares means the gross area of the site less areas zoned as Environmental protection or set aside for the State road known as the Southern Infrastructure Corridor and fauna corridors in accordance with Map 4 in the development scheme.

No.	Condition	Timing	Nominated assessing authority
	Table 3: Sub-regional infrastructure off-set works **Column 1** / **Column 2** / **Column 3** / **Column 4** **Item of infrastructure** / **Corresponding condition** / **Rate** / **Maximum offset amount** 1) Intersections with Waterford Tamborine Road — 12 — $200,000 per hectare of land — $11.2 million 2) Contribution towards up-grading Waterford Tamborine Road north of the site — 17 — N/A — $40 million 3) Land dedication for the future State-controlled road known as the Southern Infrastructure Corridor (SIC) — 20 — $200,000 per hectare of land — $7 million 4) Land dedication for Waterford Tamborine Road adjoining the site — 21 — $200,000 per hectare of land — $8.16 million 5) Public transport corridor — 23 — $200,000 per hectare of land — $0.4 million 6) Sub-regional[7] sewer and water infrastructure — 27 and 28 — N/A — $72.6 million ***Advisory note**: All amounts in this condition are in July 2011 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 the 3-year moving average annual percentage increase in the 3 year rolling average of the Queensland Roads and Bridges Construction Index for the period of 3 years ending at the start of the immediately preceding financial year.*		
17.	**Waterford Tamborine Road upgrades** Unless a relevant infrastructure agreement provides to the contrary, pay $40 million towards upgrading access to the site from the north via Waterford Tamborine Road. **Table 1** – Waterford Tamborine Road monetary contribution rates **Trigger** / **Amount** Prior to sealing of the 1,000th lot on the site — $16 million Prior to sealing of the 1,150th lot on the site — $12.5 million Prior to sealing of the 1,500th lot on the site — $11.5 million TOTAL — $40 million ***Advisory note**: All amounts in this condition are in July 2011 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 the 3-year moving average annual percentage increase in the 3 year rolling average of the Queensland Roads and Bridges Construction Index for the period of 3 years ending at the start of the immediately preceding financial year.*	As per Table 1.	NA

[7] As defined in the Yarrabilba ICOP

<table>
<tr><th>No.</th><th>Condition</th><th>Timing</th><th>Nominated assessing authority</th></tr>
<tr><td>18.</td><td>Early public transport (bus) provision
Unless a relevant infrastructure agreement provides to the contrary, subsidise an interim (for up to five years) public transport (bus) service connecting the PDA with major education, health and retail centres and/or major transit hubs in the regional area, for example by way of:
(i) a half hourly service between. 7am to 9am and 3pm to 6pm week days (other than public holidays)
(ii) an hourly service between 6am and 9pm Monday to Friday and 8am to 5pm on weekends and public holidays.</td><td>To commence upon occupation of the 200th residential lot on the site.</td><td>NA</td></tr>
<tr><td>19.</td><td>Implementation contribution
(a) Pay a contribution towards the cost of delivering the targets and goals set out in the Implementation Strategy in the development scheme.

(b) The rate for the contribution will apply to residential development only and will be calculated according to Table 1 below.
Table 1: Contribution rates
<table>
<tr><th colspan="4">Residential</th></tr>
<tr><td>For lots on which only houses will be situated, per lot (regardless of lot size)[8]</td><td colspan="3">$1,548</td></tr>
<tr><td rowspan="2">For lots on which dwellings other than houses will be situated, Per dwelling unit[9]</td><td>Small[10]</td><td>Medium[10]</td><td>Large[10]</td></tr>
<tr><td>$1,006</td><td>$1,285</td><td>$1,548</td></tr>
</table>
(c) Infrastructure in the categories listed in Column 1 of Table 2 below may be claimed as an offset against the implementation contribution, by the entity that provided the contribution.
To claim an offset, the entity that provided the infrastructure must give a written notice to the MEDQ (or if the site is no longer within a declared urban development area the local government or entity responsible for assessing and deciding planning and/or development applications in respect of the site) which includes a calculation of the offset being claimed and identifying the contributions against which the offsets are to be applied.

Table 2: Infrastructure off-set works
<table>
<tr><th>Column 1
Item of infrastructure</th><th>Column 2
Corresponding condition</th><th>Column 3
Maximum offset amount</th></tr>
<tr><td>Innovation (Ecological Sustainability)</td><td>34</td><td rowspan="3">$25.5 million</td></tr>
<tr><td>Community development</td><td>37</td></tr>
<tr><td>Employment</td><td>39</td></tr>
</table>
Advisory note: All amounts in this condition are in July 2011 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 the 3-year moving average annual percentage increase in the 3 year rolling average of the Queensland Roads and Bridges Construction Index for the period of 3 years ending at the start of the immediately preceding financial year.</td><td>Prior to the sealing of the relevant plan of subdivision.</td><td></td></tr>
</table>

[8] This rate is applicable only if it is greater than the rate calculated per dwelling unit.
[9] This rate is applicable only if it is greater than the rate calculated per lot.
[10] Small =<60m2 GFA, Medium = 60m2 GFA to 100 m2 GFA, Large > 100m2 GFA

No.	Condition	Timing	Nominated assessing authority
Land dedications			
20.	**Southern infrastructure corridor (SIC)** (a) Unless a relevant infrastructure agreement provides to the contrary, dedicate or transfer to DTMR, at the election of and at no cost to the State, the land required to facilitate the provisions of the future State-controlled road known as the Southern Infrastructure Corridor (SIC) and identified in the DTMR Drawing No. 240/TP12005, Version 01 dated 6 March 2012. (b) Unless agreed to in writing by the State, no permanent structures or services are to be installed in the land to be dedicated or transferred.	Progressive with development or prior to the State of Queensland commencing construction of the SIC (whichever is the sooner).	NA
21.	**Waterford Tamborine Road** Unless a relevant infrastructure agreement provides to the contrary, dedicate or transfer to DTMR, at the election of and at no cost to the State, the land required to facilitate the upgrade of Waterford Tamborine Road shown on the following drawings prepared by DTMR: (i) 240/TP12006, Version 01 and dated 6 March 20012 (ii) 240/TP12007, Version 01 and dated 6 March 20012 (iii) 240/TP12008, Version 01 and dated 6 March 20012.	Progressive with development.	NA
22.	**Intersections with Waterford Tamborine Road** Unless a relevant infrastructure agreement provides to the contrary, or the written agreement of DTMR to the contrary is obtained prior to construction, construct road intersections from the site to Waterford Tamborine Road, substantially in accordance with DTMR drawing: (i) 240/TP12006, Version 01 and dated 6 March 20012 (ii) 240/TP12007, Version 01 and dated 6 March 20012 (iii) 240/TP12008, Version 01 and dated 6 March 20012 (iv) No 559930, Version A.	Prior to delivering new road providing direct access to Waterford Tamborine Road.	NA
23.	**Bus corridor** (a) Unless a relevant infrastructure agreement provides to the contrary, dedicate or transfer and construct the road east of Williamson Road between Waterford Tamborine Road and the Major centre core: (i) generally in accordance with: a. Map 3 – Centres and transport network in the development scheme b. Logan City Council standard drawing, Road Cross Sections Urban Centres Collector Multi-Modal Roads Drawing 8 No. 00339 (ii) having regard to DTMR drawing 240/TP12007, Version 01 and dated 6 March 20012.	With delivery of the road east of Williamson Road between Waterford Tamborine Road and the Major centre core.	NA

Infrastructure master plans			
24.	**Community facilities** (a) Submit to the nominated assessing authority for compliance assessment an infrastructure master plan for community facilities. (b) In addition to the requirements set out in PDA Condition 3 of this Approval, this community facilities infrastructure master plan must: (i) reflect the land transfer rates set out in the tables below, unless a relevant infrastructure agreement provides to the contrary. (ii) identify an indicative location and timing for the land transfer for the community facilities within the ultimate development (iii) identify how the land will be serviced and reasonable ready for use. **Table 1**: Land requirements for State facilities **Facility or service** / **Number of facilities** / **Site/facility area** State primary schools / 5 / 7 ha each State secondary schools / 2 / 12 ha each Ambulance / 1 / 0.5 ha Fire and rescue / 1 / 0.6 District police / 1 / 0.6 Community health centre hub / 1 / 3.2ha **Table 2**: Land requirements for local government facilities **Facility or service** / **Number of facilities** / **Site/facility area** Neighbourhood meeting room/house / 17 / 0.075 ha each Local community centre/hub / 5 / 0.5 ha each District community centre/hubs / 2 / 1 ha Major civic centre/hub / 1 / 1.5 ha Major sporting facilities / 1 / 1.8 ha	Prior to assessment of the first context area plan strategy for the site.	MEDQ
25.	**Service infrastructure** (a) Submit to the nominated assessing authority for compliance assessment an infrastructure master plan for service infrastructure. (b) In addition to the requirements set out in PDA Condition 3 of this Approval, this service infrastructure master plan must: (i) include written evidence confirming an agreement exists with relevant service providers to an infrastructure master plan for service infrastructure within the site (ii) address information communication technologies for the site (iii) address energy usage and supply for the site.	Prior to the assessment of the first context area plan strategy for the site.	MEDQ
26.	**Movement network** (a) Submit to the nominated assessing authority for compliance assessment an infrastructure master plan for the movement network. (b) In addition to the requirements set out in PDA Condition 3 of this Approval, this master plan must: (i) include an analysis of the regional context, existing infrastructure	Prior to the assessment of the first context area plan strategy for the site.	MEDQ

	and travel needs including: a. road network b. public transport c. active transport (walking and cycling) d. private vehicle (ii) demonstrate how to manage travel demand.		
27.	**Sewer** (a) Submit for compliance assessment an infrastructure master plan for sewer infrastructure. (b) In addition to the requirements set out in PDA Condition 3 of this Approval, this infrastructure master plan must: (i) except where specified by the relevant service provider guidelines - address Sewerage Code of Australia (WSA 02-2002) (ii) unless otherwise agreed with the relevant service provider - be designed in accordance with the relevant service provider's desired standards of service (iii) incorporate the recommendations outlined in section 6.2 of the Yarrabilba Precinct One Development Water Supply and Wastewater Network Planning Report, Project No. A1251203 dated 2nd February 2011 as prepared by MWH, or the updated version applicable at the time of assessing the strategy (iv) consider how the infrastructure will connect to the sub-regional sewerage network (v) consider how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM.	Prior to the assessment of the first context area plan strategy for the site.	MEDQ
28.	**Water supply** (a) Submit for compliance assessment an infrastructure master plan for water supply to the site. (b) In addition to the requirements set out in PDA Condition 3 of this Approval, this infrastructure master plan must: (i) address Water Supply Code of Australia (WSA 03-2002) - except where specified by the relevant water service provider guidelines - (ii) be designed in accordance with the relevant service provider's desired standards of service, unless otherwise agreed with the service provider - (iii) demonstrate connections to the sub-regional water supply network (iv) demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM.	Prior to the assessment of the first context area plan strategy for the site.	MEDQ
29.	**Stormwater** (a) Submit for compliance assessment an infrastructure master plan for stormwater infrastructure. (b) In addition to the requirements set out in PDA Condition 3 of this Approval, this infrastructure master plan must: (i) include a Flood Risk Management Strategy Report which includes an appropriate flood model to determine a flood	Prior to the assessment of the first context area plan strategy for the site.	MEDQ

<table>
<tr><td></td><td>assessment of the pre and post development scenario
(ii) include a Stormwater Management Report detailing measures to be implemented to ensure the integrity and values of waterways is maintained and enhanced by providing appropriate management of water quality and water quantity and
(iii) include a Groundwater Quantity and Quality Strategy Report which provides an assessment of groundwater quality and quantity of the site in the pre and post development scenario and
(iv) demonstrate how the proposed infrastructure and other actions will contribute towards the achievement of an overarching site strategy for TWCM.</td><td></td><td></td></tr>
<tr><td>30.</td><td>Earthworks strategy
(a) Submit for compliance assessment an infrastructure master plan for earthworks.

(b) In addition to the requirements set out in PDA Condition 3 of this Approval, this infrastructure master plan must:
(i) address the results of the Broadscale Geotechnical Investigation Report for the Yarrabilba Development by Bowler Geotechnical Pty Ltd, Job No. 5928db.04 issued 6 May 2004
(ii) generally comply with AS3798-2007-Guidelines on Earthworks for Commercial and Residential Developments
(iii) address the implications of the dispersive soils in the future development of any Earthworks Management Plan for subsequent applications
(iv) prioritise erosion prevention measures over control measures and proposing overall procedures and strategies that would need to be implemented in the preparation of an Earthworks Management Plan.</td><td>Prior to the making of a subsequent PDA development application in a context plan area.</td><td>MEDQ</td></tr>
<tr><td>31.</td><td>Community greenspace
(a) Submit for compliance assessment an infrastructure master plan for community greenspace.

(b) In addition to the requirements set out in PDA Condition 3 of this Approval, this infrastructure master plan must:
(i) reflect the land transfer rates set out in Table 1 below, unless a relevant infrastructure agreement provides to the contrary

Table 1: Land requirements for community greenspace
<table>
<tr><th>Column 1
Park types</th><th>Column 2
Rates of space (ha/1,000 pop)</th></tr>
<tr><td>Recreation parks</td><td>2.8</td></tr>
<tr><td>Sports parks</td><td>1.8</td></tr>
<tr><td>Total parks</td><td>4.6</td></tr>
</table>
(ii) detail how and when the community greenspace will be dedicated or transferred to the State or Logan City Council (LCC)
(iii) include undertakings for monitoring and reporting on the achievement of the infrastructure master plan outcomes.</td><td>Prior to the assessment of the first context area plan strategy for the site.</td><td>MEDQ</td></tr>
</table>

<table>
<tr><td>32.</td><td>Fauna corridors
(a) Submit for compliance assessment an infrastructure master plan for the fauna corridors.

(b) In addition to the requirements set out in PDA Condition 3 of this Approval, this infrastructure master plan must:
(i) reflect the alignment and areas for the fauna corridors generally in accordance with Maps 1 and 4 of the development scheme, unless a relevant infrastructure agreement provides to the contrary
(ii) detail how and when koala habitat obligations for the Yarrabilba PDA as detailed in ULDA guideline no. 17 Remnant vegetation and koala habitat obligation in Greater Flagstone and Yarrabilba PDAs will be delivered
(iii) include undertakings for monitoring and reporting on the achievement of the master plan outcomes</td><td>Prior to the assessment of the first context area plan strategy for the site.</td><td>MEDQ</td></tr>
<tr><td>33.</td><td>Housing affordability
(a) Submit compliance assessment an infrastructure master plan for housing affordability.

(b) In addition to the requirements set out in PDA Condition 3 of this Approval, this infrastructure master plan must:
(i) demonstrate how 25%of residential development on the site will be affordable as per the ULDA's Housing Strategy and Guideline definition of low to moderate income households
(ii) including the sub-targets detailed in the following matrix, unless there is an infrastructure agreement provides to the contrary

<table><tr><th>Income Range (Ref: ULDA Guideline No. 16)</th><th>%</th></tr><tr><td>Band 1</td><td>5%</td></tr><tr><td>Band 2</td><td>10%</td></tr><tr><td>Band 3</td><td>10%</td></tr><tr><td>Total:</td><td>25%</td></tr></table></td><td>Prior to making the first subdivision application in a context plan area.</td><td>MEDQ</td></tr>
<tr><td colspan="4">Overarching site strategies</td></tr>
<tr><td>34.</td><td>Total water cycle management
(a) Submit an overarching site strategy for TWCM.

(b) In addition to the requirements set out in PDA Condition 5 of this Approval, this overarching site strategy must:
(i) consider all elements of the water cycle, separately and in combination, in order to deliver water infrastructure and management strategies in a way that optimises social and environmental benefits and minimises costs. This includes water supply, sewage, stormwater, flooding and receiving water quality
(ii) include strategies for sewage, potable water, stormwater management and water self-sufficiency.</td><td>Prior to making the first application for reconfiguring a lot in a context plan area.</td><td>NA</td></tr>
</table>

	(c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. ***Advisory note:*** *Credit against the Implementation Charge may be applicable for the costs of implementing this overarching strategy where clear innovations initiatives are implemented.*		
35.	**Natural environment** (a) Submit an overarching site strategy for the management of the natural environment. (b) In addition to the requirements set out in PDA Condition 5 of this Approval, this overarching site strategy must: (i) outline measures to conserve and enhance the site's biodiversity values (areas of ecological significance, waterways and vegetation management) including: (ii) identify strategies for the protection of remnant endangered vegetation containing endangered regional ecosystems where proven by ground truthing to be viable (iii) identify management plans to be provided to address the clearing of non-viable remnant vegetation containing endangered regional ecosystems (iv) identify rehabilitation strategies for any corridors of native vegetation to improve habitat extent and wildlife movement (v) identify any buffering to areas of environmental significance and which have associated conservation, biodiversity, habitat or scenic amenity values (vi) identify strategies to prevent land degradation (vii) identify strategies to rehabilitate major drainage lines (viii) identify strategies for bushfire management (ix) identify strategies for pest and weed management (x) identify strategies for monitoring vegetation rehabilitation. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site.	Prior to making the first application for reconfiguring a lot in a context plan area.	NA
36.	**Resource strategy** (a) Submit an overarching site strategy for resource management and the delivery of ecological sustainable development. (b) In addition to the requirements set out in PDA Condition 5 of this approval, this overarching site strategy must: (i) demonstrate climate change resilience and greenhouse gas emission reduction (ii) demonstrate pollution minimisation (iii) demonstrate the efficient use of materials (iv) detail waste reduction and management strategies for construction. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site.	Prior to making the first application for reconfiguring a lot in a context plan area.	MEDQ

37.	**Community development** (a) Submit an overarching strategy for community development. (b) In addition to the requirements set out in PDA Condition 5 of this Approval, this overarching site strategy must detail: (i) a community facilities plan and program (ii) a community development program (c) The community facilities plan must: (i) outline an approach for the early provision of community facilities and longer term sequencing for the provision of community facilities as development progressively occurs on the site (ii) explore alternative approaches and innovative solutions for the provision of community and educational facilities including schools as community hubs. (d) The community development program must include: (i) a community development vision statement or key objectives (ii) a demonstrated understanding of the likely future community, (iii) key initiatives, targets, implementation mechanisms and associated resources (iv) an explanation and rationale for any implementation charge offsets proposed (v) a baseline of available community resources and networks. (e) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. ***Advisory note:*** *Credit against the Implementation Charge may be applicable for the costs of implementing this overarching strategy.*	Prior to making the first application for reconfiguring a lot in a context plan area.	NA
38.	**Accessibility and social housing** (a) Submit an overarching site strategy for accessible and social housing. (b) In addition to the requirements set out in PDA Condition 5 of this Approval, this overarching site strategy must: (i) demonstrate delivery of 10% accessible housing (ii) include strategies to work with government and non-government organisations to facilitate delivery of social housing where funding and opportunities allow (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site.	Prior to making the first application for reconfiguring a lot in a context plan area.	NA
39.	**Employment** (a) Submit an overarching site strategy for employment and economic development. (b) In addition to the requirements set out in PDA Condition 5 of this Approval, this overarching site strategy must: (i) outline an approach to achieve a high level of local employment (ii) outline an approach for achieving a target of 13,000 jobs (iii) set out the approximate staging of activity centres in line with anticipated population growth and the approximate land	Prior to making the first application for reconfiguring a lot in a context plan area.	NA

	allocation for employment uses over time (iv) outline an approach to formulate and implement diverse and connected employment generation strategies (v) outline an approach to providing local training opportunities (vi) outline an explanation and rationale for any implementation charge offsets proposed. (c) This overarching site strategy, as amended from time to time, will guide future development decisions in relation to the site. ***Advisory note:*** *Credit against the Implementation Charge may be applicable for the costs of implementing this overarching strategy.*		
Precinct 1 District Centre – Expansion of GLA limits			
40.	**Updated infrastructure master plans** Submit for compliance assessment updated infrastructure master plan for movement network (as required under Condition 26) The updated infrastructure master plan must incorporate the additional gross leasable area limits for the Precinct 1 District Centre and identify any additional infrastructure required due to increased demand.	Prior to 20 May 2015.	MEDQ
41.	**Updated overarching site strategy** Submit for compliance assessment an updated overarching site strategy for employment and economic development (as required under Condition 39). The updated overarching site strategy must incorporate the additional gross leasable area limits for the Precinct 1 District Centre.	Prior to 20 June 2015.	MEDQ

STANDARD ADVICE

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

**** End of Package ****