

Our ref: DEV2015/703

24 December 2015

DK1 Pty Ltd
C/- Mr Ben Slack
Urbis Pty Ltd
Level 7, 123 Albert Street
BRISBANE QLD 4001

Dear Mr Slack

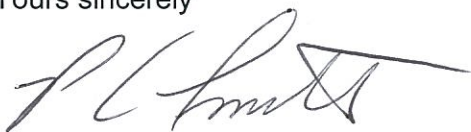
SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – MULTIPLE RESIDENTIAL (504 DWELLING UNITS), FOOD PREMISES AND SHOP AT 58-66 ABBOTSFORD ROAD, BOWEN HILLS DESCRIBED AS LOT 2 ON RP133342, LOT 1 ON RP127538 AND LOT 1 ON RP155441

On 24 December 2015 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. The MEDQ has decided to grant all of 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 Gerard McCafferty on 3452 7424.

Yours sincerely



Peter Smith
Executive Director – Planning Services

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	58 – 66 Abbotsford Road, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 2	RP133342
	Lot 1	RP127538
	Lot 1	RP155441
PDA development application details		
DEV reference number	DEV2015/703	
'Properly made' date	17 August 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	Multiple Residential (504 Dwelling Units), Food Premises and Shop	

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.
Decision date	24 December 2015
Currency period	4 years from decision date

Plans and documents

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

Approved plans and documents		Number	Date
1.	Screening Details	3013_DA19 Revision 3	11.11.15
2.	Laneway Signage Locations	3013_DA20 Revision 3	11.11.15
3.	Basement 4 Plan	3013_DA21 Revision 3	11.11.15
4.	Basement 3 Plan	3013_DA22 Revision 3	11.11.15
5.	Basement 2 Plan	3013_DA23 Revision 3	11.11.15
6.	Basement 1 Plan	3013_DA24 Revision 3	11.11.15
7.	Ground Plaza Plan	3013_DA25 Revision 3	11.11.15 as amended in red 21.12.15
8.	Level 1 Plan	3013_DA26 Revision 3	11.11.15
9.	Level 2 Concourse Plan	3013_DA27 Revision 3	11.11.15
10.	Level 3 Plan	3013_DA28 Revision 2	11.11.15
11.	Level 4 to 25 Typical Plan	3013_DA29 Revision 1	11.11.15
12.	Level 4 to 25 Typical Plan Tower A	3013_DA30 Revision 1	11.11.15
13.	Level 4 to 25 Typical Plan Tower B	3013_DA31 Revision 1	11.11.15
14.	Level 26 Roof Plant	3013_DA32 Revision 1	11.11.15
15.	Roof Plan	3013_DA33 Revision 1	11.11.15
16.	Eastern Elevation	3013_DA34 Revision 1	11.11.15
17.	Southern Elevation	3013_DA35 Revision 1	11.11.15
18.	Western Elevation	3013_DA36 Revision 1	11.11.15
19.	Northern Elevation	3013_DA37 Revision 1	11.11.15
20.	Internal Elevation (Facing West)	3013_DA38 Revision 1	11.11.15
21.	Internal Elevation (Facing East)	3013_DA39 Revision 1	11.11.15
22.	Section AA	3013_DA40 Revision 3	11.11.15

Approved plans and documents		Number	Date
23.	Section BB	3013_DA41 Revision 1	11.11.15
24.	Section CC	3013_DA42 Revision 1	11.11.15
25.	Section DD	3013_DA43 Revision 2	11.11.15
26.	Throw Protection Detail	3013_DA44	11.11.15
27.	Development Summary	3013_DA45 Revision 1	11.11.15
28.	PWD Unit Summary	3013_DA46 Revision 2	11.11.15
29.	PWD Unit Layouts	3013_DA47 Revision 1	11.11.15
30.	Concept Stormwater Management Plan	15402C SKC-002 Revision A	07.10.15
31.	Noise Impact Assessment	15-073 Version 1	11.08.15

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
- b) Compliance assessment and endorsement by EDQ Development Assessment, DILGP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DILGP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days** – EDQ Development Assessment, DILGP assesses the plans/supporting information and:

1. if satisfied with the plans/supporting information as submitted - endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly.
- iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DILGP **within 20 business days** from the date of the notice.
- v. **within 20 business days** – EDQ Development Assessment, DILGP assesses the revised plans/supporting information and:
1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
- vi. if EDQ Development Assessment, DILGP is not satisfied that compliance has been achieved within **20 business days** - repeat steps iv. and v. above. 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.

Despite note (vi.) above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DILGP endorses relevant plans/supporting information.

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. **Council** means Brisbane City Council.
4. **DEHP** means The Department of Environment and Heritage Protection.
5. **DILGP** means The Department of Infrastructure, Local Government and Planning.
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions

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 commencement of use
2.	Certification of operational works All operational works, for contributed assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Maintain the approved development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated
4.	Laneway signage – compliance assessment a) Submit to EDQ Development Assessment, DILGP for compliance assessment, detail of the proposed laneway signage as indicated on the approved <i>Laneway signage locations</i> , prepared by Nettleton Tribe, Dated 11.11.15, 3013_DA20 Revision 3. b) Install Laneway Signage in accordance with the plans endorsed under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
5.	Anti-graffiti coating The building walls/retaining walls along the railway boundary shown on 'Western Elevation', prepared by Nettleton Tribe, dated 11.11.2015, drawing number 3013_DA36 and revision 1 must be protected by a non-sacrificial anti-graffiti coating on the side facing the railway in accordance with Section 11 – Anti-Graffiti Coating of Queensland Rail Civil Engineering Technical Requirement CIVIL-SR-005 – <i>Design of Buildings Over or Near Railways</i> .	Prior to the commencement of use and to be maintained
Affordable and accessible housing		
6.	Affordable housing Submit to EDQ Development Assessment, DILGP evidence that the approved development delivers 26 affordable units in accordance with the <i>PDA (ULDA) Guideline no. 16 Housing</i> .	Prior to commencement of use

7.	Accessible housing	
	Submit to EDQ Development Assessment, DILGP evidence that the approved development delivers 51 accessible units, generally in accordance with the approved plans.	Prior to commencement of use
Engineering		
8.	Construction Management Plan	
	a) Submit to EDQ Development Assessment, DILGP a site based construction management plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor; and iv. excavation methods without the use of explosives. b) Should works be required to be undertaken outside those permitted in the <i>Environmental Protection Act 1994</i>, the proponent must obtain approval in writing from the MEDQ at least ten (10) business days prior to the works being undertaken. For the MEDQ to consider a request for 'out of hours' work, the proponent must provide: i. confirmation all affected land owners and occupiers will be advised of the proposed 'out of hours' activity at least five (5) days prior to works being undertaken, and details of how the advice will be carried out; and ii. justification for the activity to be carried out outside of approved hours, and details of how adverse impacts relating to the operation will be managed and minimised.' c) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) As indicated c) At all times during construction
9.	Traffic Management Plan	
	a) Submit to EDQ Development Assessment, DILGP a traffic management plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher.	a) Prior to commencement of site works

	The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc; iv. ongoing monitoring, management review and certified updates (as required); and v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	b) At all times during construction
10.	Retaining walls a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
11.	Railway protection (geotechnical) – compliance assessment a) Submit to EDQ Development Assessment, DILGP, for compliance assessment a railway protection strategy, certified by a RPEQ, confirming that the design and construction of the development will have no adverse impact on the safety or operation of the railway corridor. The strategy is to include the following documents: i. Detailed geotechnical investigation and modelling; ii. Detailed structural engineering design drawings and supporting technical documentation in accordance with Queensland Rail Civil Engineering Technical Requirement CIVIL-SR-012 - <i>Collision Protection of Supporting Elements adjacent to Railways</i>; iii. Groundwater Monitoring Plan; iv. Track and structures monitoring plan; and v. Dilapidation survey of the rail transport infrastructure.	a) Prior to commencement of site works

	b) Construct the works generally in accordance with the endorsed plans and documents required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP, RPEQ certification that the development has been carried out in accordance with parts a) and b) of this condition, including: - As-constructed plans in accordance with the endorsed plans required under part a) of this condition; - The construction monitoring results and mitigation measures employed; and - Post-construction dilapidation survey of the rail transport infrastructure and confirmation that rectification works were undertaken if required.	b) Prior to commencement of use c) Prior to commencement of use
12.	Vehicle access – compliance assessment a) Submit to EDQ Development Assessment, DILGP, for compliance assessment traffic advice and conceptual design plans for the development access and any works to the Abbotsford Road/Folkestone Street intersection. The advice is to justify the treatment choice (signalised or unsignalised) for the access and demonstrate how pedestrian safety will be preserved along the development frontage. b) Submit to EDQ Development Assessment, DILGP, detailed design plans for the development access and any works within the Abbotsford Road/Folkestone Street intersection, certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition and Council adopted standards. d) Submit to EDQ Development Assessment, DILGP, as-constructed plans, certified by a RPEQ, generally in accordance with the certified plans required under part b) of this condition and Council adopted standards.	a) Prior to commencement of works b) Prior to commencement of works c) Prior to commencement of use d) Prior to commencement of use
13.	Car parking Provide car parking spaces designed in accordance with AS2890 – <i>Parking Facilities</i>, delineated and signed generally in accordance with the approved plans.	Prior to commencement of use and to be maintained
14.	Bicycle parking Provide bicycle parking facilities, designed in accordance with AS2890.3 – 1993 <i>Bicycle parking facilities</i>, delineated and signed generally in accordance with the approved plans.	Prior to commencement of use and to be maintained

15.	Water connection a) Submit to EDQ Development Assessment, DILGP, a copy of the water approval from QUU. b) Connect the development to the existing water reticulation network in accordance with QUU adopted standards and the approval obtained in part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use
16.	Sewer connection a) Submit to EDQ Development Assessment, DILGP, a copy of the water approval from QUU. b) Connect the development to the existing sewerage reticulation network in accordance with QUU adopted standards and the approval obtained in part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use
17.	Building over sewer Submit to EDQ Development Assessment, DILGP copy of the Build Over or Near Relevant Infrastructure (BOONRI) approval from QUU for the building over the existing sewer within the site.	Prior to commencement of site works
18.	Stormwater realignment – compliance assessment a) Submit to EDQ Development Assessment, DILGP, for compliance assessment detailed engineering drawings, certified by a RPEQ for the proposed stormwater realignment, demolition and connection designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the following document; i. Concept Stormwater Management Plan prepared by Robert Bird Group, SKC-002 Rev A, dated 07.10.15. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP, as-constructed plans, certified by a RPEQ, generally in accordance with the endorsed plans required under part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use c) Prior to commencement of use
19.	Stormwater connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use

20.	Stormwater drainage – railway Stormwater management of the development must ensure no worsening or actionable nuisance to the railway. Any works on the land must not: i. create any new discharge points for stormwater runoff onto the railway; ii. interfere with and/or cause damage to the existing stormwater drainage on the railway; iii. surcharge any existing culvert or drain on the railway; or iv. reduce the quality of stormwater discharge onto the railway.	At all times
21.	Stormwater quality Install stormwater quality treatment devices in accordance with the approved Concept Stormwater Management Plan prepared by Robert Bird Group, SKC-002 Rev A, dated 07.10.15	Prior to commencement of use
22.	Unauthorised railway access The development must be designed and constructed to ensure that no pipework and other services penetrate the northern podium elevation shown on 'Western Elevation', prepared by Nettleton Tribe, dated 11/11/2015, drawing number 3013_DA36 Revision 1 and that no access is required from the railway for the maintenance of services and utilities.	Prior to the commencement of use and to be maintained
23.	Outdoor lighting Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use and to be maintained
24.	Electricity Submit to EDQ Development Assessment, DILGP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.	Prior to commencement of site works

25.	Telecommunications Submit to EDQ Development Assessment, DILGP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencement of site works
26.	Broadband Submit to EDQ Development Assessment, DILGP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of site works
27.	Public infrastructure – damage, repairs and relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use
Landscape and environment		
28.	Landscape works – compliance assessment a) Submit to EDQ Development Assessment, DILGP, for compliance assessment conceptual landscape plans, certified by an AILA registered landscape architect, for the podium recreation deck and laneway treatments. b) Submit to EDQ Development Assessment, DILGP detailed landscape plans, certified by an AILA registered landscape architect, generally in accordance with the endorsed plans required under part a) of this condition. c) Construct the works generally in accordance with the certified plans required under part b) of this condition.	a) Prior to commencement of site works b) Prior to commencement of site works c) Prior to commencement of use and to be maintained

29.	Streetscape works a) Submit to EDQ Development Assessment, DILGP detailed streetscape works drawings, certified by an AILA registered landscape architect, generally in accordance with Council's Infrastructure Design Planning Scheme Policy and documenting the following: i. location and type of street lighting in accordance with Australian Standard AS1158 – '<i>Lighting for Roads and Public Spaces</i>'; ii. footpath treatments; iii. location and types of streetscape furniture; and iv. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP, 'as constructed' plans and asset register in a format acceptable to Council certified by an AILA.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
30.	Acid sulfate soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DILGP an acid sulfate soils management plan (ASSMP) certified by a RPEQ or an accredited professional in ASS management. The ASSMP must be in accordance with: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ASSMP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
31.	Erosion and sediment management a) Submit to EDQ Development Assessment, DILGP an erosion and sediment control plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and ii. Best Practice Erosion and Sediment Control (International Erosion Control Association).	a) Prior to commencement of site works

	b) Implement the certified ESCP as required under part a) of this condition.	b) At all times during construction
32.	Refuse collection Submit to EDQ Development Assessment, DILGP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
33.	Acoustic treatments Undertake acoustic treatments to the development generally in accordance with the recommendations in the Noise Impact Assessment prepared by MWA Environmental, document no. 15-073 version 1, dated 11.08.15.	Prior to commencement of use
Surveying, land transfers and easements		
34.	Easements over infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
35.	Easement over future sewer duplication Provide a volumetric easement adjacent to, and parallel with, the existing sewer located within the site for sewerage purposes in favour of and at no cost to QUU, to allow the construction of the planned 750mm diameter sewer without affecting the development or existing infrastructure. The dimensions and terms of the easements must be to the satisfaction of QUU. <i>Note: This condition relates to the dedication of a volumetric easement only. It does not require the applicant to provide an upgrade 750mm sewer parallel to the existing line as part of this approval.</i>	Prior to commencement of site works
36.	Road dedication – Abbotsford Road Dedicated as public road, at no cost to Council, the road widening of 1.25m to Abbotsford Road generally in accordance with the approved plans.	Prior to Building Format Plan endorsement

37.	Community Management Statement Any community management statement for the development must include the following requirements: a) All areas where the public will have 24 hours access, as identified on the approved <i>Ground Plaza Plan</i> number 3013_DA25 dated 11.11.15 as amended in red 21.11.15, shall form part of the common property and must allow unimpeded access to the public 24 hours a day, 7 days a week. These areas must not be designated for the exclusive use of any unit and /or use. These areas are to be maintained by the Body Corporate at all times in accordance with the approved plans; and b) Maintain laneway signage for all publicly accessible areas of the site in accordance with the endorsed documents pursuant to Condition 4.	Prior to Building Format Plan endorsement																		
Infrastructure charges																				
38.	Infrastructure contributions Pay to MEDQ a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with MEDQ's <i>Infrastructure Funding Framework</i> July 2015 (the Framework). The current applicable general infrastructure charge is: <table border="1"> <thead> <tr> <th colspan="3">General infrastructure charges</th></tr> </thead> <tbody> <tr> <td>296 small units @ 0 - <60m² GFA</td><td>\$13,151 / unit</td><td>\$3,892,696</td></tr> <tr> <td>208 medium units @ 60-100m² GFA</td><td>\$18,358 / unit</td><td>\$3,818,464</td></tr> <tr> <td>0 large units @ >100m² GFA</td><td>\$30,389 / unit</td><td>\$0</td></tr> <tr> <td>500m² Retail / Commercial GFA</td><td>\$15,753 / 100m²</td><td>\$78,765</td></tr> <tr> <td>Total</td><td></td><td>\$7,789,925</td></tr> </tbody> </table>	General infrastructure charges			296 small units @ 0 - <60m ² GFA	\$13,151 / unit	\$3,892,696	208 medium units @ 60-100m ² GFA	\$18,358 / unit	\$3,818,464	0 large units @ >100m ² GFA	\$30,389 / unit	\$0	500m ² Retail / Commercial GFA	\$15,753 / 100m ²	\$78,765	Total		\$7,789,925	Prior to Building Format Plan endorsement
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The current applicable value uplift charge is:

Value uplift		
162 small units @ 0 - <60m ² GFA	\$12,650 / unit	\$2,049,300
114 medium units @ 60-100m ² GFA	\$18,977 / unit	\$2,163,378
0 large units @ >100m ² GFA	\$33,736 / unit	\$0
Total value uplift		\$4,212,678

Grand total	\$12,002,603
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** Note –*

- *For residential development, credits are available for up to 30% of the value uplift charge for achieving affordable housing and 20% of the value uplift charge for delivering ecologically sustainable development (ESD) outcomes.*
- *For commercial or retail development, credits are available for up to 50% of the value uplift charge for delivering ESD outcomes.*
- *Where affordable housing and ESD are provided as part of a Superior Design Outcome, those affordable dwellings and ESD components are not eligible for an offset against the value uplift charge.*

Further information is available on request.

** Note – Infrastructure charges are updated in the Framework at the beginning of each financial year and are indexed in accordance with the annual rate of the 3 year rolling average of the movement of the Road and Bridge Construction Index (Queensland). Indexation is calculated from that March which is three (3) years prior to the current year, to March of the current year.*

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 ****

