

Our ref: DEV2013/523

9 May 2016

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

On 6 May 2016 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application 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



Jeanine Stone
Director – EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	Waterford Tamborine Road, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 3	RP27551
	Lot 900	SP247320
	Lot 361	SP101422
	Lot 382	SP101423
	Lot 1	RP27535
	Lot 913	SP260500
PDA development application details		
DEV reference number	DEV2013/523	
'Properly made' date	4 April 2016	
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	<i>Amendment Application to Change a PDA Development Approval for a PDA Development Permit for Reconfiguring a Lot (Precinct 2 Boundary, 4 Balance Lots, 6 Management Lots within Precinct 2, 615 Residential Lots, Reciprocal Access Easements and Open Space) with Plan of Development and Context Plan</i>	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice. The approved changes are summarised as follows: ▪ Introduce sub-staging for stage 14 to include Lots 410 and 417 -420 in stage 14a and lots 421 – 425 in stage 14b ▪ Change the front setback for Lots 167- 173 and Lots 329 – 335.
Original Decision date	7 March 2014
First change to approval date	2 June 2014
Second change to approval date	20 October 2014
Third change to approval date	30 March 2015
Fourth change to approval date	29 July 2015
Fifth change to approval date	6 May 2016
Currency period	4 years from Original Decision date

Plans and documents

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

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Precinct Two – Reconfiguration of a Lot Application One Reconfiguration of a Lot – Amendments	P02-ROL1-ROLAMD160224	24 FEB 2016 (Amended in Red on 27/04/16)
2.	Precinct Two – Reconfiguration of a Lot Application One: Plan of Development, prepared by Lend Lease	P02-ROL1-POD160316 SHEET 4 OF 7	16 MARCH 2016
3.	Precinct Two – Reconfiguration of a Lot Application One: Plan of Development, prepared by Lend Lease	P02-ROL1-POD160316 SHEET 5 OF 7	16 MARCH 2016
4.	Precinct Two – Reconfiguration of a Lot Application One: Plan of Development – Design Criteria for Residential Development , prepared by Lend Lease	P02-ROL1-POD160316 SHEET 7 OF 7	16 MARCH 2016 (Amended in Red on 27/04/16)

5.	Functional Layout Roadworks Plan Sheet 3 of 5, prepared by KN Group Pty Ltd	13-106-SK004 REV E	29/06/15 (Amended in Red on 27/04/16)
6.	Functional Layout Roadworks Plan Sheet 4 of 5, prepared by KN Group Pty Ltd	13-106-SK005 REV F	29/06/15 (Amended in Red on 27/04/16)
7.	Functional Layout Services Plan Sheet 3 of 5, prepared by KN Group Pty Ltd	13-106-SK011 REV E	29/06/15 (Amended in Red on 27/04/16)
8.	Functional Layout Services Plan Sheet 4 of 5, prepared by KN Group Pty Ltd	13-106-SK012 REV F	29/06/15 (Amended in Red on 27/04/16)
9.	Functional Layout Earthworks Plan Sheet 3 of 5, prepared by KN Group Pty Ltd	13-106-SK016 REV D	29/06/15 (Amended in Red on 27/04/16)
10.	Functional Layout Earthworks Plan Sheet 4 of 5, prepared by KN Group Pty Ltd	13-106-SK017 REV E	29/06/15 (Amended in Red on 27/04/16)
Plans and documents previously approved on 29 July 2015		Number (if applicable)	Date (if applicable)
11.	Precinct Two – Reconfiguration of a Lot Application One: Reconfiguration of a Lot [Sheet 1 of 6], prepared by Lend Lease	P02-ROL1-ROL150723 SHEET 1 OF 6	23 JULY 2015 (Amended in Red on 28/07/15)
12.	Precinct Two – Reconfiguration of a Lot Application One: Reconfiguration of a Lot [Sheet 2 of 6], prepared by Lend Lease	P02-ROL1-ROL150723 SHEET 2 OF 6	23 JULY 2015
13.	Precinct Two – Reconfiguration of a Lot Application One: Reconfiguration of a Lot [Sheet 3 of 6], prepared by Lend Lease	P02-ROL1-ROL150723 SHEET 3 OF 6	23 JULY 2015
14.	Precinct Two – Reconfiguration of a Lot Application One: Reconfiguration of a Lot [Sheet 4 of 6] , prepared by Lend Lease	P02-ROL1-ROL150723 SHEET 4 OF 6	23 JULY 2015 (Amended in Red on 28/07/15)
15.	Precinct Two – Reconfiguration of a Lot Application One: Reconfiguration of a Lot [Sheet 5 of 6], prepared by Lend Lease	P02-ROL1-ROL150723 SHEET 5 OF 6	23 JULY 2015 (Amended in Red on 28/07/15)
16.	Precinct Two – Reconfiguration of a Lot Application One: Reconfiguration of a Lot [Sheet 6 of 6], prepared by Lend Lease	P02-ROL1-ROL150723 SHEET 6 OF 6	23 JULY 2015
17.	Precinct Two – Reconfiguration of a Lot Application One: Plan of Development [Sheet 1 of 7], prepared by Lend Lease	P02-ROL1-POD150723 SHEET 1 OF 7	23 JULY 2015

18.	Precinct Two – Reconfiguration of a Lot Application One: Plan of Development [Sheet 2 of 7], prepared by Lend Lease	P02-ROL1-POD150723 SHEET 2 OF 7	23 JULY 2015
19.	Precinct Two – Reconfiguration of a Lot Application One: Plan of Development [Sheet 3 of 7], prepared by Lend Lease	P02-ROL1-POD150723 SHEET 3 OF 7	23 JULY 2015
20.	Precinct Two – Reconfiguration of a Lot Application One: Plan of Development [Sheet 6 of 7], prepared by Lend Lease	P02-ROL1-POD150723 SHEET 6 OF 7	23 JULY 2015
Plans and documents previously approved on 30 March 2015		Number (if applicable)	Date (if applicable)
1.	Functional Layout Overall Services Plan, prepared by KN Group Pty Ltd	13-106-SK024 REV C	17/11/14
2.	Functional Layout Services Plan Sheet 1 of 6, prepared by KN Group Pty Ltd	13-106-SK009 REV D	25/09/14 (Amended in Red on 30/03/15)
3.	Functional Layout Services Plan Sheet 2 of 6, prepared by KN Group Pty Ltd	13-106-SK010 REV D	25/09/14 (Amended in Red on 30/03/15)
4.	Functional Layout Services Plan Sheet 5 of 6, prepared by KN Group Pty Ltd	13-106-SK013 REV D	17/11/14 (Amended in Red on 30/03/15)
5.	Functional Layout Services Plan Sheet 6 of 6, prepared by KN Group Pty Ltd	13-106-SK027 REV B	25/09/14
6.	Functional Layout Earthworks Plan Sheet 1 of 5, prepared by KN Group Pty Ltd	13-106-SK014 REV D	25/09/14
7.	Functional Layout Earthworks Plan Sheet 2 of 5, prepared by KN Group Pty Ltd	13-106-SK015 REV C	25/09/14
8.	Functional Layout Earthworks Plan Sheet 5 of 5, prepared by KN Group Pty Ltd	13-106-SK018 REV D	17/11/14
9.	Functional Layout Roadworks Plan Sheet 2 of 5, prepared by KN Group Pty Ltd	13-106-SK003 REV D	25/09/14
10.	Functional Layout Roadworks Plan Sheet 5 of 5, prepared by KN Group Pty Ltd	13-106-SK006 REV E	17/11/14 (Amended in Red on 18/03/15)
11.	Functional Layout Typical Sections Sheet 1 of 4, prepared by KN Group Pty Ltd	13-106-SK007 REV C	21/02/14 (Amended in Red on 30/03/15)
12.	Functional Layout Typical Sections Sheet 2 of 4, prepared by KN Group Pty Ltd	13-106-SK008 REV C	21/02/14 (Amended in Red on 30/03/15)

13	Functional Layout Typical Sections Sheet 3 of 4, prepared by KN Group Pty Ltd	13-106-SK025 REV C	17/11/14 (Amended in Red on 30/03/15)
14	Functional Layout Typical Sections Sheet 4 of 4, prepared by KN Group Pty Ltd	13-106-SK026 REV C	17/11/14
Plans and documents previously approved on 7 March 2014		Number (if applicable)	Date (if applicable)
1.	Yarrabilba - Precinct Two: Management Lot Concept – Proposed Reconfiguration One, prepared by Lend Lease	YAR-P02-MGMT140219 SHT 2 OF 3	19 FEB 2014
2.	Yarrabilba - Precinct Two: Management Lot Concept – Proposed Reconfiguration Two, prepared by Lend Lease	YAR-P02-MGMT140219 SHT 3 OF 3	19 FEB 2014
3.	Precinct Two – Reconfiguration of a Lot Application One: Typical House Plans – Lots Less than 250SQM [Sheet 1 of 8], prepared by Lend Lease	P02-ROL1-THP140219 SHEET 1 OF 8	19 FEB 2014
4.	Precinct Two – Reconfiguration of a Lot Application One: Typical House Plans – Lots Less than 250SQM [Sheet 2 of 8], prepared by Lend Lease	P02-ROL1-THP140219 SHEET 2 OF 8	19 FEB 2014
5.	Precinct Two – Reconfiguration of a Lot Application One: Typical House Plans – Lots Less than 250SQM [Sheet 3 of 8], prepared by Lend Lease	P02-ROL1-THP140219 SHEET 3 OF 8	19 FEB 2014
6.	Precinct Two – Reconfiguration of a Lot Application One: Typical House Plans – Lots Less than 250SQM [Sheet 4 of 8], prepared by Lend Lease	P02-ROL1-THP140219 SHEET 4 OF 8	19 FEB 2014
7.	Precinct Two – Reconfiguration of a Lot Application One: Typical House Plans – Lots Less than 250SQM [Sheet 5 of 8], prepared by Lend Lease	P02-ROL1-THP140219 SHEET 5 OF 8	19 FEB 2014
8.	Precinct Two – Reconfiguration of a Lot Application One: Typical House Plans – Lots Less than 250SQM [Sheet 6 of 8], prepared by Lend Lease	P02-ROL1-THP140219 SHEET 6 OF 8	19 FEB 2014
9.	Precinct Two – Reconfiguration of a Lot Application One: Typical House Plans – Lots Less than 250SQM [Sheet 7 of 8], prepared by Lend Lease	P02-ROL1-THP140218 SHEET 7 OF 8	19 FEB 2014

10	Precinct Two – Reconfiguration of a Lot Application One: Typical House Plans – Lots Less than 250SQM [Sheet 8 of 8], prepared by Lend Lease	P02-ROL1-THP140219 SHEET 8 OF 8	19 FEB 2014
11	Precinct Two – Reconfiguration of a Lot Application One: Garden Court Concept Plan, prepared by Lend Lease (Amended in Red)	P02-ROL1-GCC-140219	19 FEB 2014
12	Yarrabilba: Precinct Two – Open Space Concept Plan 01, prepared by Lend Lease	YAR-P02-OSC01-140219	19 FEB 2014
13	Yarrabilba: Precinct Two – Open Space Concept Plan 02, prepared by Lend Lease	YAR-P02-OSC02_140219	19 FEB 2014
14	Yarrabilba: Precinct Two – Open Space Concept Plan 05, prepared by Lend Lease	YAR-P02-OSC05_140219	19 FEB 2014
15	Yarrabilba: Precinct Two – Plant Schedules, prepared by Lend Lease	YAR-P02-PSCH-140219	19 FEB 2014
16	Yarrabilba: Precinct Two – Typical Street Tree Planting, prepared by Lend Lease	YAR-P02-TSTP-140219	19 FEB 2014
17	Yarrabilba: Precinct Two – Buffer Interfaces, prepared by Lend Lease	YAR-P02-XSBUF-1	19 FEB 2014
18	Yarrabilba: Precinct Two – Furniture and Finishes Palette, prepared by Lend Lease	YAR-P02-FFP-140219	19 FEB 2014
19	Yarrabilba Development, Precinct 2: Traffic Noise Assessment, prepared by ViPac Engineers & Scientists	Report No. 70Q-13-0319-TRP-515727-1	24 FEB 2014
20	Yarrabilba Precinct 1 and 2 Stormwater Management Plan, prepared by DesignFlow	Version O2	February 2014

Supporting documents

To remove any doubt, the following documents are not approved documents for the purposes of this PDA development approval, but rather are supporting documents.

Supporting plans, reports and specifications	Number (if applicable)	Date (if applicable)
Endorsed Context Plan		
1. Yarrabilba – Precinct One and Two: Proposed Context Plan, prepared by Lend Lease	YAR-P01P02-PCP140815	15 AUG 2014

Endorsed Overarching Site Strategies			
2.	Yarrabilba Employment & Economic Overarching Site Strategy, prepared by RPS	PR127952	16 July 2015
3.	Yarrabilba Accessible Housing & Social Housing Overarching Site Strategy, prepared by Lend Lease	N/A	July 2012
4.	Yarrabilba Community Development Overarching Site Strategy, prepared by Lend Lease	N/A	July 2012
5.	Yarrabilba Overarching Site Resource Strategy, prepared by Lend Lease	N/A	February 2013
6.	Natural Environment Overarching Site Strategy Yarrabilba, prepared by Natura Consulting (Amended in Red)	N/A	18 February 2014
7.	Yarrabilba Total Water Cycle Management Strategy, prepared by DesignFlow	N/A	July 2012
Endorsed Infrastructure Master Plans			
8.	Yarrabilba Housing Affordability Infrastructure Masterplan, prepared by Lend Lease	N/A	July 2012
9.	Fauna Corridor Infrastructure Master Plan, prepared by Natura Consulting	N/A	28 November 2012
10	Yarrabilba Community Greenspace Infrastructure Master Plan, prepared by Lend Lease	N/A	February 2015
11	Yarrabilba Infrastructure Master Plan – Earthworks, prepared by Lend Lease	N/A	July 2012
12	Yarrabilba Stormwater Infrastructure Master Plan, prepared by DesignFlow	N/A	July 2012
13	Yarabilba – Water and Wastewater Infrastructure Master Plan, prepared by MWH	N/A	05/09/2013
14	Yarrabilba Amended Movement Infrastructure Master Plan, prepared by Cardno	CEB06294	February 2014
15	Yarrabilba Energy Services Infrastructure Master Plan, prepared by Lend Lease	N/A	December 2012
16	Yarrabilba Community Facilities Infrastructure Master Plan, prepared by Lend Lease	N/A	December 2012
17	Lend Lease Yarrabilba ICT Master Plan – ULDA, prepared by Lend Lease	Version 1.0	10-July-2012

Other Supporting Documents			
18	Yarrabilba General Waterway Condition Assessment, prepared by DesignFlow	N/A	July 2012
19	Yarrabilba Development: Flood Risk Management Strategy, prepared by BMT WBM	N/A	July 2012
20	Yarrabilba Broad Scale Groundwater Management Strategy, prepared by DesignFlow	N/A	July 2012
21	Yarrabilba Transport Planning Report, prepared by Cardno	N/A	July 2013
22	Broadscale Geotechnical Investigation Report for the Yarrabilba Development, prepared by Bowler Geotechnical Pty Ltd	No. 5928db.04	6 May 2004
23	Yarrabilba: Precinct 2 – Open Space Planting Character, prepared by Lend Lease	YAR-P02-OSPC-140219	19 FEB 2014
24	Yarrabilba: Precinct 2 – Proposed Structure Plan, prepared by Lend Lease	YAR-P02-SP140219	19 FEB 2014
25	Yarrabilba: Precinct Two – Road and Streetscape Landscape Character, prepared by Lend Lease	YAR-P02-OSSTR-140219	19 FEB 2014
26	Precinct 2 – Integrated Transport Assessment, prepared by Cardno	CEB06339	4 November 2013
27	Yarrabilba: Precinct Two – Open Space Concept Plan 03, prepared by Lend Lease	YAR-P02-OSC03_140219	19 FEB 2014
28	Yarrabilba: Precinct Two – Open Space Concept Plan 04, prepared by Lend Lease	YAR-P02-OSC04_140219	19 FEB 2014

PDA Development Conditions		
CONDITIONS – RECONFIGURATION OF A LOT		TIMING
Planning and General Conditions		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement for each stage
2.	Complete all Operational Work and Building Works Complete all operational work associated with this development approval, including work required by any of the following	Prior to survey plan endorsement for each

	conditions. Such operational work is to be carried out generally in accordance with the approved plans.	stage
3.	Survey Marks An adequate number of permanent survey marks must be installed to ensure clear definition of the development. The developer must submit a certificate signed by a licensed surveyor, stating that after the completion of all works associated with the development, permanent survey marks are in their correct position in accordance with the plan of subdivision.	Prior to survey plan endorsement for each stage
4.	Easements over infrastructure – water supply, sewerage, drainage Where public utilities and associated access routes are located on private land, public utility easements must be provided in favour of and at no cost to the grantee, over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets. <i>Advice: Easement plans/documents must be submitted initially to EDQ Development Assessment for compliance assessment and not directly to utility authorities.</i>	Prior to survey plan endorsement for each stage
5.	Reciprocal Access Easements Register reciprocal access easements over Lots 54-57. <i>Advice: The reciprocal access easements should be generally consistent with the dimensions and locations shown on the approved Garden Court Concept Plan (Amended in Red).</i>	Prior to survey plan endorsement for relevant stage
6.	Road Naming The developer must submit to EDQ Development Assessment a list of road names approved by Logan City Council.	Prior to survey plan endorsement for each stage
7.	Land transfers – Park and open space Transfer, in fee simple, to Council as trustee land identified on the approved plans as Village 2 – Stages 6 & 7; Village 3 - Stages 22, 23 & 24 and Village 4, Stage 5 for park and open space purposes.	At or prior to registration of survey plan for the final residential lot
8.	Compliance Assessment a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the timing set out in the conditions. b) Before compliance assessment will commence, payment for any applicable fees must accompany any request for compliance assessment. The fee is set out in the MEDQ's development assessment fee schedule in force at the date of lodgement.	As indicated.

	c) The process and timeframes that apply to compliance assessment are: (i) the applicant submits plans and supporting information as required for compliance assessment; (ii) within 20 business days – the MEDQ or its delegate assesses the plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly. d) If the applicant is notified under (c)(ii) above: (i) the information and plans addressing the concerns are to be re-submitted; (ii) within a further 15 business days – the MEDQ or its delegate assesses the re-submitted plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly. e) If the applicant is notified under (d)(ii) above, within 10 business days - MEDQ or its delegate and applicant will repeat steps (d)(i). If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties or if there is no agreement, nominated by the President for the time being of the Queensland Law Society Inc.	
Engineering and Landscaping/Streetscape Conditions		
9.	Certification Agreement a) In relation to all operational works undertaken on the site, comply with all requirements and fulfil all responsibilities outlined in the <i>Economic Development Act 2012 Certification Procedures Manual</i> (September 2013). b) The currency period is 4 years from the day of effect of the approval. <i>Advice: Under the Economic Development Act 2012 Certification Procedures Manual (September 2013), no work is to commence until the applicable certification documents submitted by the Project Coordinator are acknowledged in writing by EDQ Development Assessment.</i>	Prior to the commencement of site works
10	Pre-Construction Certification No work shall commence until EDQ Development Assessment acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with <i>Economic Development Act 2012 Certification Procedures Manual</i> (September 2013).	Prior to commencement of construction
11	Post-Construction Certification In accordance with the <i>Economic Development Act 2012 Certification Procedures Manual</i> (September 2013), submit Post-Construction (Practical Completion) Certification, approved forms and “as Constructed” plans including an asset register, certified by	Prior to survey plan endorsement of the relevant stage

	<i>Economic Development Act 2012 Certification Procedures Manual (September 2013) and to the satisfaction of DILGP.</i> c) On completion of this work Submit to EDQ Development Assessment written certification and “as constructed” plans in a format acceptable to Logan City Council demonstrating compliance with this condition.	c) Prior to survey plan endorsement for relevant stage
15	Open Space Landscape Works a) Submit to EDQ Development Assessment for compliance assessment a detailed landscape plan certified by a qualified (AILA accredited) landscape architect for improvement works and rehabilitation works within the proposed open space generally in accordance with the endorsed Community Greenspace Infrastructure Master Plan, Yarrabilba: Precinct Two – Open Space Concept Plan 01, prepared by Lend Lease, YAR-P02-OSC01-140219, dated 19 FEB 2014, Yarrabilba: Precinct Two – Open Space Concept Plan 02, prepared by Lend Lease, YAR-P02-OSC02_140219, dated 19 FEB 2014, Yarrabilba: Precinct Two – Open Space Concept Plan 05, prepared by Lend Lease, YAR-P02-OSC05_140219, dated 19 FEB 2014, and relevant Logan City Council guidelines/standards, documenting the following: ▪ existing contours or site levels; ▪ location of existing under- and above-ground services within the proposed parkland (e.g. drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.); ▪ removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk; and ▪ location and description of existing fencing and retaining walls within and abutting the park. <i>Site Preparation</i> ▪ Proposed finished levels, including sections across and through the parkland at critical points (e.g. Interface with roads or water bodies, retaining walls or batters). <i>New Works</i> ▪ location of proposed drainage and stormwater works within the park, including cross-sections and descriptions; ▪ provision of electricity and water connections to the park; ▪ construction of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; ▪ provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to each road frontage to parkland that includes fencing and gates to limit unauthorised vehicular access; ▪ details and locations of any proposed building works or planting, including: bridges, park furniture, picnic facilities and play equipment; ▪ surface treatments, including the preparation of all open	a) Prior to the commencement of site works

	ground within the proposed parkland to ensure that it is topsoiled, grassed and suitable for mowing. Grassing is to achieve 80% coverage at the time of On Maintenance inspection; and ▪ provision of a sub-tropical plant schedule listing all proposed plants by botanical name, quantity and size at time of planting. b) Construct the works generally in accordance with the approved landscape works required under part a) of this condition c) On completion of this work submit to EDQ Development Assessment written certification and "as constructed" plans in a format acceptable to Logan City Council demonstrating compliance with this condition d) On Maintenance: Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from EDQ Development Assessment that the works are satisfactory. e) Off Maintenance Inspection: On completion of the 12 months maintenance period, contact the Principal Engineer, EDQ Development Assessment and Logan City Council to arrange an off maintenance inspection.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) as indicated e) as indicated
16	Acoustic Fencing Landscape Works (Yarrabilba Drive) Submit to EDQ Development Assessment for compliance assessment a detailed landscape plan, certified by a qualified (AILA accredited) landscape architect, detailing the interface landscape treatments to screen the proposed acoustic fence. <i>Advice: EDQ Development Assessment does not support the continuation of acoustic fencing eastwards along Yarrabilba Drive.</i>	Prior to the commencement of works on site
17	Soil Erosion and Sediment Control a) Submit to EDQ Development Assessment an Erosion and Sediment Control (E&SC) Program prepared and certified by a Registered Professional Engineer Queensland (RPEQ) generally in accordance with the Logan City Council's <i>Engineering Design Guidelines</i> and the <i>ICEA Best Practice Erosion & Sediment Control – November 2008</i>. b) The E&SC shall be closely monitored by a Registered Professional Engineer Queensland (RPEQ).	a) Prior to commencement of site works b) At all times
18	Roadworks a) Submit to EDQ Development Assessment detailed roadworks engineering drawings certified by a Registered Professional Engineer Queensland (RPEQ-Civil) generally in accordance with the Functional Layout Roadworks Plan Sheet 1 of 5, prepared by	a) Prior to the commencement of works

	KN Group Pty Ltd 13-106-SK002 REV C, dated 25/09/14; Functional Layout Roadworks Plan Sheet 2 of 5, prepared by KN Group Pty Ltd 13-106-SK003 REV D, dated 25/09/14; Functional Layout Roadworks Plan Sheet 3 of 5, prepared by KN Group Pty Ltd 13-106-SK004 REV E 29/06/15 (Amended in Red on 27/04/16); Functional Layout Roadworks Plan Sheet 4 of 5, prepared by KN Group Pty Ltd 13-106-SK005 REV F 29/06/15 (Amended in Red on 27/04/16); Functional Layout Roadworks Plan Sheet 5 of 5, prepared by KN Group Pty Ltd 13-106-SK006 REV E, dated 17/11/14; Functional Layout Typical Sections Sheet 1 of 4, prepared by KN Group Pty Ltd (Amended in Red) 13-106-SK007 REV C dated 21/02/14; Functional Layout Typical Sections Sheet 2 of 4, prepared by KN Group Pty Ltd (Amended in Red) 13-106-SK008 REV C dated 21/02/14; Functional Layout Typical Sections Sheet 3 of 4, prepared by KN Group Pty Ltd (Amended in Red) 13-106-SK025 REV C dated 17/11/14; Functional Layout Typical Sections Sheet 4 of 4, prepared by KN Group Pty Ltd 13-106-SK026 REV C dated 17/11/14. b) Construct the roadworks generally in accordance with part a) of this condition and connect to the existing trunk infrastructure network. c) Submit to EDQ Development Assessment 'as constructed' plans including an asset register in a format certifying that the works have been completed in accordance with the approved drawings and Logan City Council's adopted standards checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	b) Prior to survey plan endorsement of the relevant stage c) Prior to survey plan endorsement of the relevant stage
19	Pathway Network a) Submit to EDQ Development Assessment detailed pathway networks engineering drawings certified by a Registered Professional Engineer Queensland (RPEQ-Civil) for the pathway network generally in accordance with the Yarrabilba Amended Movement Infrastructure Master Plan, prepared by Cardno and Logan City Council Standard Conditions & Specifications and the: Functional Layout Roadworks Plan Sheet 1 of 5, prepared by KN Group Pty Ltd 13-106-SK002 REV C, dated 25/09/14; Functional Layout Roadworks Plan Sheet 2 of 5, prepared by KN Group Pty Ltd 13-106-SK003 REV D, dated 25/09/14; Functional Layout Roadworks Plan Sheet 3 of 5, prepared by KN Group Pty Ltd 13-106-SK004 REV E 29/06/15 (Amended in Red on 27/04/16); Functional Layout Roadworks Plan Sheet 4 of 5, prepared by KN Group Pty Ltd 13-106-SK005 REV F 29/06/15 (Amended in Red on 27/04/16); Functional Layout Roadworks Plan Sheet 5 of 5, prepared by KN Group Pty Ltd 13-106-SK006 REV E, dated 17/11/14;	a) Prior to the commencement of site works

	Functional Layout Typical Sections Sheet 1 of 4, prepared by KN Group Pty Ltd (Amended in Red) 13-106-SK007 REV C dated 21/02/14; Functional Layout Typical Sections Sheet 2 of 4, prepared by KN Group Pty Ltd (Amended in Red) 13-106-SK008 REV C dated 21/02/14; Functional Layout Typical Sections Sheet 3 of 4, prepared by KN Group Pty Ltd (Amended in Red) 13-106-SK025 REV C dated 17/11/14; Functional Layout Typical Sections Sheet 4 of 4, prepared by KN Group Pty Ltd 13-106-SK026 REV C dated 17/11/14. b) Construct the pathway network generally in accordance with part a) of this condition and connect to the existing trunk infrastructure network. c) Submit to EDQ Development Assessment certification from a Registered Professional Engineer of Queensland (RPEQ) that all pathway and associated works have been inspected and constructed in accordance with part a) of this condition to Logan City Council standards. d) Upon completion of the works provide to EDQ Development Assessment in a format acceptable to the Logan City Council "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with part b) of this condition.	b) Prior to survey plan endorsement of relevant stage c) Prior to survey plan endorsement of relevant stage d) Prior to survey plan endorsement of relevant stage
20	Bus Stops a) Submit to EDQ Development Assessment detailed Bus Stop engineering drawings certified by a Registered Professional Engineer Queensland (RPEQ-Civil) for the Bus stop and associated infrastructure generally in accordance with the Translink Specification and Standard. b) Construct the bus stops generally in accordance with part a) of this condition and connect to the existing trunk infrastructure network. c) Submit to EDQ Development Assessment 'as constructed' plans including an asset register in a format certifying that the works have been completed in accordance with the approved drawings and Logan City Council's adopted standards checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to the commencement of works b) Prior to survey plan endorsement of the relevant stage c) Prior to survey plan endorsement of the relevant stage

21	Internal Water Reticulation a) Submit to EDQ Development Assessment a water network analysis endorsed by Logan City Council b) Submit to EDQ Development Assessment detailed water reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil) designed generally in accordance with the Water Services Association of Australia's (WSAA) 'Water Supply Code of Australia – WSA 03-2002, Logan City Council's (LCC) standards and the: Functional Layout Services Plan Sheet 1 of 6, prepared by KN Group Pty Ltd (Amended in Red) 13-106-SK009 REV D, dated 25/09/14; Functional Layout Services Plan Sheet 2 of 6, prepared by KN Group Pty Ltd (Amended in Red) 13-106-SK010 REV D, dated 25/09/14; Functional Layout Services Plan Sheet 3 of 6, prepared by KN Group Pty Ltd 13-106-SK011 REV E 29/06/15 (Amended in Red on 27/04/16); Functional Layout Services Plan Sheet 4 of 6, prepared by KN Group Pty Ltd 13-106-SK012 REV F 29/06/15 (Amended in Red on 25/04/16); Functional Layout Services Plan Sheet 5 of 6, prepared by KN Group Pty Ltd (Amended in Red) 13-106-SK013 REV D, dated 17/11/14; Functional Layout Overall Services Plan, prepared by KN Group Pty Ltd 13-106-SK024 REV C, dated 17/11/14. c) Construct the works generally in accordance with part b) of this condition and connect to the existing trunk infrastructure network. d) Submit to EDQ Development Assessment 'as-constructed' plans including an asset register in a format acceptable to Logan City Council certifying that the works have been completed in accordance with the certified drawings and Logan City Council's adopted standards checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to the commencement of site works b) Prior to the commencement of site works c) Prior to survey plan endorsement of relevant stage d) Prior to survey plan endorsement of relevant stage
22	Internal Sewer Reticulation a) Submit to EDQ Development Assessment a sewer network analysis endorsed by Logan City Council b) Submit to EDQ Development Assessment detailed sewer reticulation plans, certified by a Registered Professional Engineer Queensland (RPEQ- Civil), designed generally in accordance with Logan City Council's standards and the: Functional Layout Services Plan Sheet 1 of 6, prepared by KN	a) Prior to the commencement of site works b) Prior to the commencement of site works

	Group Pty Ltd (Amended in Red) 13-106-SK009 REV D, dated 25/09/14; Functional Layout Services Plan Sheet 2 of 6, prepared by KN Group Pty Ltd (Amended in Red) 13-106-SK010 REV D, dated 25/09/14; Functional Layout Services Plan Sheet 3 of 6, prepared by KN Group Pty Ltd 13-106-SK011 REV E 29/06/15 (Amended in Red on 27/04/16); Functional Layout Services Plan Sheet 4 of 6, prepared by KN Group Pty Ltd 13-106-SK012 REV F 29/06/15 (Amended in Red on 27/04/16); Functional Layout Services Plan Sheet 5 of 6, prepared by KN Group Pty Ltd (Amended in Red) 13-106-SK013 REV D, dated 17/11/14; Functional Layout Overall Services Plan, prepared by KN Group Pty Ltd 13-106-SK024 REV C, dated 17/11/14. c) Construct the works generally in accordance with part b) of this condition and connect to the existing trunk infrastructure network. d) Submit to EDQ Development Assessment 'as-constructed' plans including an asset register in a format acceptable to Logan City Council certifying that the works have been completed in accordance with the certified drawings checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	c) Prior to survey plan endorsement of relevant stage d) Prior to survey plan endorsement of relevant stage
23	External Trunk Sewer Upgrade – Rising main and associated works a) Submit to EDQ Development Assessment detailed sewer reticulation plans showing the external trunk sewer upgrade – rising main and associated works in accordance with the endorsed Yarrabilba – Water and Wastewater Infrastructure Master Plan. The detailed sewer reticulation plans must be certified by a Registered Professional Engineer Queensland (RPEQ- Civil) and be endorsed by Logan City Council. b) Submit to EDQ Development Assessment written evidence from the Department of Transport and Main Roads supporting the proposed alignment along Southern Infrastructure Corridor and along Waterford Tamborine Road. c) Construct the works in accordance with the part a) certified plans and connect to the existing trunk infrastructure network. d) Submit to EDQ Development Assessment 'as-constructed' plans including an asset register in a format acceptable to Logan City Council checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil).	a) Prior to the commencement of site works b) Prior to the commencement of site works c) Prior to survey plan endorsement of the first stage d) Prior to survey plan endorsement of the first stage

25	Street lighting Design and install a street lighting system (including connections and energising) to all roads within the development at no cost to Council. The design and construction of the street lighting system must: a) be undertaken by a Registered Professional Engineer Queensland (RPEQ-Electrical); b) be in accordance with the Yarrabilba LED Streetlighting – Warranty & Maintenance Deed dated 26/09/12; c) be in accordance with Logan City Council's Planning Scheme Engineering Design Guidelines; d) meet the relevant requirements of the electricity supplier; and e) be acceptable to the electricity supplier as 'Rate 3 Public Lighting'.	Prior to survey plan endorsement of relevant stage
26	Electricity Submit to EDQ Development Assessment either: a) written evidence from Energex confirming that the existing underground low-voltage electricity supply is available to the newly created lots; OR b) written evidence from Energex confirming that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services.	a) Prior to survey plan endorsement of relevant stage b) Prior to survey plan endorsement of relevant stage
27	Telecommunications Submit to EDQ Development Assessment documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement of relevant stage
28	Broadband Provide infrastructure within the development to accommodate Opticomm services in accordance with the NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to survey plan endorsement of relevant stage

31	Retaining Walls a) Submit to EDQ Development Assessment detailed engineering plans, certified by a Registered Professional Engineer Queensland (RPEQ), of all retaining walls 1.0m or greater in height generally in accordance with the following documents: Functional Layout Earthworks Plan Sheet 1 of 5, prepared by KN Group Pty Ltd 106-SK014 REV D, dated 25/09/14; Functional Layout Earthworks Plan Sheet 2 of 5, prepared by KN Group Pty Ltd 13-106-SK015 REV C, dated 25/09/14; Functional Layout Earthworks Plan Sheet 3 of 5, prepared by KN Group Pty Ltd 13-106-SK016 REV C, dated 25/09/14 (amended in red 27/04/16); Functional Layout Earthworks Plan Sheet 4 of 5, prepared by KN Group Pty Ltd 13-106-SK017 REV D, dated 17/11/14 (amended in red 27/04/16); and Functional Layout Earthworks Plan Sheet 5 of 5, prepared by KN Group Pty Ltd 13-106-SK018 REV D, dated 17/11/14. b) Construct the works in generally accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment certification by a Registered Professional Engineer Queensland (RPEQ) that all retaining wall works have been carried out generally in accordance with the certified plans.	a) Prior to the commencement of site works b) Prior to survey plan endorsement of relevant stage. c) Prior to survey plan endorsement of relevant stage
32	Construction Management Plan a) Prepare and Implement a site based Construction Management Plan that includes but is not limited to: ▪ provision for the management of traffic around and through the site during and outside of construction work hours; ▪ provision for parking and materials delivery during and outside of construction hours of work; ▪ management of dust generated from the site during and outside construction work hours; ▪ management of sedimentation and erosion which complies with management of groundwater and surface water collection, treatment and disposal in accordance with Logan City Council's standards; ▪ management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site; ▪ management of acid sulfate contaminated soils (if required) in accordance with the Queensland Acid Sulfate Soil Technical Manual, Soil Management Guidelines V3.8 or later; and ▪ unless otherwise approved - hours of construction must be Monday to Saturday 6.30am to 6.30pm. Construction work in relation to the development must not be conducted outside the above hours or on Sunday or Public Holidays.	a) Prior to the commencement of site works

	The Construction Management Plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The Construction Management Plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) All work shall be undertaken in accordance with the Construction Management Plan which must be current and available on site at all times during the construction period.	b) During site works and prior to survey plan endorsement
33	Acoustics a) Submit to EDQ Development Assessment for compliance assessment an updated Acoustic Report to establish noise mitigation measures for residential lots, where required. The updated Acoustic Report should build on the findings of the ViPac Yarrabilba Development, Precinct 2: Traffic Noise Assessment, prepared by ViPac Engineers & Scientists Report No. 70Q-13-0319-TRP-515727-1 dated 24 FEB 2014; b) A request in writing shall be submitted to the Logan City Council that written advice be included on rates notices/property notes, that advise all owners of noise affected lots that the construction of dwellings is to be in accordance with the findings/recommendations of the updated Acoustic Report required by part a) of this condition; c) The developer is required to notify all prospective buyers of any lots that are affected by noise and the findings/recommendations of the updated Acoustic Report for the construction of dwellings on those lots; d) Certification that the constructed dwellings achieve compliance with the findings/recommendations of the Acoustic Report is to be undertaken by a qualified Building Certifier at the completion of construction.	a) Prior to survey plan endorsement of the first stage b) Prior to survey plan endorsement of the first stage c) As required d) As indicated
34	Addendum to Stormwater Management Plan Submit to EDQ Development Assessment, for compliance assessment an updated stormwater management plan demonstrating appropriate flood immunity, in accordance with the Queensland Urban Drainage Manual 2013, for the land subject to this approval.	Prior to approval of subsequent PDA development application for Reconfiguring Lots
35	Flood Gauge / Indicators Install a water level gauge at Flood Basin 6 or other adjacent downstream location as agreed with Logan City Council, and link to Logan City Council's and BoM flood warning system	Within 9 months from the date of this approval

Advice: The location of Flood Basin 6 is identified in the approved Yarrabilba Precinct 1 and 2 Stormwater Management Plan, Version O2, prepared by DesignFlow, dated February 2014

Infrastructure Charges (Reconfiguration of a Lot)

36 Municipal Charge and State Charge

In lieu of paying the Municipal and State Charges, the applicant will provide the infrastructure in accordance with the following endorsed Infrastructure Master Plans:

- Community Facilities;
- Movement Network;
- Sewer;
- Water; and
- Community Greenspace.

As required by the endorsed Infrastructure Master Plans

37 Sub-regional charge

- a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the sub-regional charge in accordance with the Infrastructure Funding Framework (July 2013) (IFF) and indexed to the date of payment.
- b) From 1 July each year, the infrastructure charges will be indexed in accordance with the annual rate of the 3 year rolling average – expressed as a percentage to four (4) decimal places – of the movement of the Road and Bridge Construction Index (Queensland) calculated from that March which is three (3) years prior to the current year, to March of the current year.

Advisory note:

1. Sub-regional works or land contributions, external to the PDA, including Council roads, State roads, sub-regional sewer and water may be offset against the sub-regional charge through agreement with the MEDQ.
2. An insurance bond may be lodged to cover the infrastructure charges which will be refundable where an infrastructure agreement has been entered into. Where an infrastructure agreement has not been entered into within one year of the date of this approval the insurance bond may be called up.

Prior to plan sealing of the relevant stage

38 Implementation charge

- a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the Implementation charge in accordance with the Infrastructure Funding Framework (July 2013) (IFF) and indexed to the date of payment.
- b) From 1 July each year, the infrastructure charges will be indexed in accordance with the annual rate of the 3 year rolling average – expressed as a percentage to four (4) decimal places – of the movement of the Road and Bridge Construction Index (Queensland) calculated from that March which is three (3) years prior to the current year, to March of the current year.

Advisory notes:

1. The aforementioned contribution for the implementation covers employment and community development and ecological sustainable and innovation projects completed as part of a development.
2. Infrastructure contributions may be offset against the Implementation charge through agreement with the MEDQ.

Prior to plan sealing of the relevant stage

	3. <i>An insurance bond may be lodged to cover the infrastructure charges which will be refundable where an infrastructure agreement has been entered into. Where an infrastructure agreement has not been entered into within one year of the date of this approval the insurance bond may be called up.</i>	
CONDITIONS – PLAN OF DEVELOPMENT (POD) RESIDENTIAL		TIMING
39	Carry out the approved development Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to commencement of use or prior to endorsement of building format plan, whichever occurs first
40	Compliance Assessment a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the timing set out in the conditions. b) Before compliance assessment will commence, payment for any applicable fees must accompany any request for compliance assessment. The fee is set out in the MEDQ's development assessment fee schedule in force at the date of lodgement. c) The process and timeframes that apply to compliance assessment are: (i) the applicant submits plans and supporting information as required for compliance assessment; (ii) within 20 business days – the MEDQ or its delegate assesses the plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly. d) If the applicant is notified under c)(ii) above: (i) the information and plans addressing the concerns are to be re-submitted; (ii) within a further 15 business days – the MEDQ or its delegate assesses the re-submitted plans and supporting information and if not satisfied with the information as submitted – notifies the applicant accordingly. e) If the applicant is notified under d)(ii) above, within 10 business days - MEDQ or its delegate and applicant will repeat steps d)(i). If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties or if there is no agreement, nominated by the President for the time being of the Queensland Law Society Inc.	As indicated

41	Multiple Residential – Detailed Design Documentation a) Submit to EDQ Development Assessment for compliance assessment detailed design documentation for Multiple Residential development. b) Detailed design documentation must detail the following: i. Location ii. Lot size and configuration iii. Building height iv. Plot ratio, gross floor area and site cover v. Number of dwelling units and bedrooms vi. Interface with adjoining dwellings vii. Building design including elevations and materials viii. On-site parking and servicing arrangements ix. Open space provision. c) The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development. <i>Advice: To remove any doubt, the Multi-Family Strata product, indicated on the approved Plan of Development, constitutes Multiple Residential development.</i>	Prior to commencement of building works
Infrastructure Charges (POD – Multiple Residential)		
42	Municipal Charge and State Charge In lieu of paying the Municipal and State Charges, the applicant will provide the infrastructure in accordance with the following endorsed Infrastructure Master Plans: ▪ Community Facilities; ▪ Movement Network; ▪ Sewer; ▪ Water; and ▪ Community Greenspace	As required by the endorsed Infrastructure Master Plans
43	Sub-regional charge Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the sub-regional charge in accordance with the Infrastructure Funding Framework (July 2013) (IFF) and indexed to the date of payment. From 1 July each year, the infrastructure charges will be indexed in accordance with the annual rate of the 3 year rolling average – expressed as a percentage to four (4) decimal places – of the movement of the Road and Bridge Construction Index (Queensland) calculated from that March which is three (3) years prior to the current year, to March of the current year. <i>Advisory note: Sub-regional works or land contributions, external to the PDA, including Council roads,</i>	Prior to compliance assessment for detailed design documentation

	State roads, sub-regional sewer and water may be offset against the sub-regional charge through agreement with the MEDQ. 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.	
44	Implementation charge Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the Implementation charge in accordance with the Infrastructure Funding Framework (July 2013) (IFF) and indexed to the date of payment. From 1 July each year, the infrastructure charges will be indexed in accordance with the annual rate of the 3 year rolling average – expressed as a percentage to four (4) decimal places – of the movement of the Road and Bridge Construction Index (Queensland) calculated from that March which is three (3) years prior to the current year, to March of the current year. Advisory notes: <i>The aforementioned contribution for the implementation covers employment and community development and ecological sustainable and innovation projects completed as part of a development.</i> <i>Infrastructure contributions may be offset against the Implementation charge through agreement with the MEDQ.</i> <i>An insurance bond may be lodged to cover the infrastructure charges which will be refundable where an infrastructure agreement has been entered into. Where an infrastructure agreement has not been entered into within one year of the date of this approval the insurance bond may be called up.</i>	Prior to compliance assessment for detailed design documentation

STANDARD ADVICE

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

OTHER ADVICE

Special Infrastructure Levy

An annual special infrastructure levy may be applied to properties in the Yarrabilba PDA to assist in funding strategies to mitigate potential development impacts outside the PDA. Potential landowners must be made aware of the special infrastructure levy prior to the purchase of land.

State Primary School

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

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing

**** End of Package ****

