



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/787

16 December 2016

Lendlease Communities (Yarrabilba) Pty Ltd
C/- Ms Emma Moller
RPS
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Emma

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (2 NON-RESIDENTIAL LOTS, NEW ROAD AND BALANCE LOTS) IN ACCORDANCE WITH A PLAN OF DEVELOPMENT AT YARRABILBA DRIVE, YARRABILBA DESCRIBED AS LOT 946 ON SP287371 AND LOT 900 ON SP264260

On 16 December 2016 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. 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 be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://www.edq.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 Jennifer Davison on 3452 7127.

Yours sincerely

A handwritten signature in black ink, appearing to read "P. Smith".

Peter Smith
Executive Director – EDQ Planning Services

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001
Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	Yarrabilba Drive, Yarrabilba	
Lot on plan description	Lot number	Plan description
	946	SP287371
	900	SP264260
PDA development application details		
DEV reference number	DEV2016/787	
'Properly made' date	11 July 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	Reconfiguring a Lot (2 Non Residential Lots, new Road and Balance Lots) in Accordance with a Plan of Development	

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		16 December 2016	
Currency period		10 years from the 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 (if applicable)	Date (if applicable)
1.	PRECINCT TWO – VILLAGE 3 BALANCE (APPLICATION EIGHT) PLAN OF DEVELOPMENT – EDUCATION, prepared by Lendlease	P02V03BAL.ROL8.POD Sheet 1 of 2	5 September 2016 Amended in Red 25 November 2016
2.	PRECINCT TWO – VILLAGE 3 BALANCE (APPLICATION EIGHT) PLAN OF DEVELOPMENT – EDUCATION, prepared by Lendlease	P02V03BAL.ROL8.POD Sheet 2 of 2	5 September 2016 Amended in Red 25 November 2016
3.	PRECINCT TWO – VILLAGE 3 BALANCE (APPLICATION EIGHT) RECONFIGURATION OF A LOT, prepared by Lendlease	P02V03BAL.ROL8.ROL	18 November 2016
4.	V03C FUNCTIONAL LAYOUT ROADWORKS PLAN, prepared by KN Group	13-106-SK351 Revision E	24/11/16
5.	V03C FUNCTIONAL LAYOUT ROADWORKS PLAN, prepared by KN Group	13-106-SK352 Revision E	24/11/16 Amended in Red 25 November 2016
6.	V03C FUNCTIONAL LAYOUT TYPICAL SECTIONS, prepared by KN Group	13-106-SK353 Revision C	24/08/16
7.	V03C FUNCTIONAL LAYOUT SERVICES PLAN, prepared by KN Group	13-106-SK354 Revision E	24/11/16
8.	V03C FUNCTIONAL LAYOUT SERVICES PLAN, prepared by KN Group	13-106-SK355 Revision E	24/11/16 Amended in Red 25 November 2016
9.	V03C FUNCTIONAL LAYOUT EARTHWORKS PLAN, prepared by KN Group	13-106-SK356 Revision E	24/11/16
10.	V03C FUNCTIONAL LAYOUT EARTHWORKS PLAN, prepared	13-106-SK357 Revision D	16/11/16 Amended in Red

	by KN Group		
11.	OPEN SPACE CONCEPT PLAN P2	Revision A	19.05.2016 Amended in Red 14 December 2016

PREAMBLE

The information contained in this preamble is provided as advice only. It does not form part of the PDA Development Conditions. It is provided for the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions.

1. STANDARD ADVICE

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 the proposal, it is recommended that you seek professional advice.

2. WORKS EXTERNAL TO THE PDA

If a condition of this PDA development approval requires works external to the PDA that development may be subject to the Sustainable Planning Act 2009 (SPA) and may require approval under the SPA. This position may be affected if the works constitute PDA-associated development as defined in the Economic Development Act 2012:

a) Definition of PDA-associated development

"PDA-associated development, for a priority development area, means development that is:

*(a) declared to be PDA-associated development for the area under section 40C(1);
or*

(b) identified as PDA-associated development for the area in the relevant development instrument for the area."

(see schedule 1 of the Economic Development Act 2012)

b) Development external to the PDA that is not PDA-associated development

Where a condition of a PDA Development Approval states that works external to the PDA are required as a result of the proposed development and:

- i. the works are not identified as PDA-associated development in the relevant development instrument; and
- ii. the works are not exempt development under the *Sustainable Planning Act 2009 (SPA)*; then
- iii. there are two options to obtain approval to undertake work outside the PDA:
 1. **Declaration** of PDA-associated development by the MEDQ, by the process detailed in sections 40B and 40C of the *Economic Development Act 2012*; or
 2. **Development Approval** under the *Sustainable Planning Act 2009* through the relevant local government authority or planning body.

3. COMPLIANCE ASSESSMENT

Where a condition of this PDA Development Approval requires Compliance Assessment, then Compliance Assessment is required in accordance with the following:

a) The applicant must:

- i. 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).
- ii. submit to MEDQ a duly completed Compliance Assessment form.
- iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.

b) Compliance Assessment and endorsement by EDQ Development Assessment, DILGP is required prior to any work commencing pursuant to that condition.

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. If required 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 the 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. **Compliance Assessment** is the process set out in Section 3 of the preamble.
4. **Contributed Assets** means infrastructure assets created during the operational works construction phase of a development that will become the on-going responsibility of an external authority to own and maintain.
5. **Council** means Logan City Council
6. **DILGP** means The Department of Infrastructure, Local Government and Planning
7. **DTMR** means Department of Transport and Main Roads
8. **EDQ** means Economic Development Queensland
9. **MEDQ** means The Minister of Economic Development Queensland
10. **PDA** means Priority Development Area under the *Economic Development Act 2012*
11. **POD** means Plan of Development
12. **ROL** means Reconfiguration of a Lot
13. **RPEQ** means Registered Professional Engineer of Queensland

	Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. 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; planning including risk identification and assessment, staging, etc; iii. ongoing monitoring, management review and certified updates (as required); iv. 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). Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP. b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	commencement of site works b) At all times during construction
7.	Retaining Walls a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DILGP. 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 from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
8.	Filling and Excavation a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i>	a) Prior to commencement of site works for the relevant stage

	and the following approved concept plans: i. V03C Functional Layout Earthworks Plan, Drawing No. 13-106-SK356 Rev E, prepared by KN Group and dated 24/11/2016; and ii. P03A Functional Layout Earthworks Plan, Drawing No. 13-106-SK357 Rev D, prepared by KN Group and dated 16/11/2016. The certified earthworks plans shall: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv. provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
9.	Roads – Internal a) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices and pedestrian footpaths generally in accordance with the following plans/documents: i. V03C Functional Layout Roadworks Plan, Drawing No. 13-106-SK351 Rev E, prepared by KN Group and dated 24/11/2016; ii. V03C Functional Layout Roadworks Plan, Drawing No. 13-106-SK352 Rev E, prepared by KN Group and dated 24/11/2016 as amended in red; and iii. V03A Functional Layout Typical Sections, Drawing No. 13-106-SK353 Rev C, prepared by KN Group and dated 24/08/2016. The roads identified as ‘future school service’ and ‘local service’ must be designed and constructed by the applicant to be in accordance with the Schedule – Code for IDAS, Part 2 – Development Standards of the Transport Planning and Coordination Regulation 2005 to accommodate a single unit rigid bus of 14.5m in length. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.	a) Prior to commencement of work for the relevant stage b) Prior to survey plan endorsement for the

	c) Submit to EDQ Development Assessment, DILGP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	relevant stage c) Prior to survey plan endorsement for the relevant stage
10.	New Bus Stops – Major Sports Park a) Provide an indented bus set down bay on the southern side of Woodward Ave in front of the 'P02 Ovals' and located in accordance with the <i>Transport Operations (Road Use Management – Road Rules) Regulation 2009</i>, in particular stopping at intersections. The bus set down is to achieve minimum sight distance clearance in accordance with AS S2890.1 to the proposed access driveway to the PO2 Oval carparking. b) The indented bus bay must be in accordance with the <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i> and include the following components in accordance with the Department of Transport and Main Roads' Translink <i>Public Transport Infrastructure Manual 2015</i>: i. Provision for the set down bay for a single unit rigid bus of 14.5m in length in accordance with Section 5.6.3.1 – 'Bus stop length requirements' and 'Table 5.7: Minimum bus stop length requirements' of Chapter 5 – 'Bus stop infrastructure'. ii. Provision of a minimum bus bay width of 3m in accordance with Table 5.4: 'Bus stop arrangements - Indented bus bay' of Chapter 5 – 'Bus stop infrastructure.' c) Construct the works generally in accordance with the certified plans as required under part a) and b) of this condition. d) Submit to EDQ Development Assessment, DILGP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement c) Prior to survey plan endorsement d) Prior to Survey plan endorsement for the relevant stage
11.	Water Internal a) Submit to EDQ Development Assessment, DILGP, detailed water reticulation design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the following documents: i. Endorsed Yarrabilba - Water and Wastewater Infrastructure Master Plan; ii. V03C Functional Layout Services Plan, Drawing No. 13-	a) Prior to commencement of works for the relevant stage

	106-SK354 Rev E, prepared by KN Group and dated 24/11/2016; and iii. V03C Functional Layout Services Plan, Drawing No. 13-106-SK355 Rev E, prepared by KN Group and dated 13-106-SK355. b) Construct the works generally in accordance with the certified plans required under part b) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
12.	Sewer Internal a) Submit to EDQ Development Assessment, DILGP detailed sewerage reticulation design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Sewer and Water</i> and the following documents: i. Endorsed Yarrabilba - Water and Wastewater Infrastructure Master Plan; ii. Layout of Yarrabilba Water Supply Network, drawing No. 83502580 prepared by MWH and dated 14/04/15; iii. V03C Functional Layout Services Plan, Drawing No. 13-106-SK354 Rev E, prepared by KN Group and dated 24/11/2016; and iv. V03C Functional Layout Services Plan, Drawing No. 13-106-SK355 Rev E, prepared by KN Group and dated 13-106-SK355. b) Construct the works generally in accordance with the certified plans required under part b) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure test and CCTV results in accordance with council current adopted standards.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
13.	Stormwater Reticulation a) Submit to EDQ Development Assessment, DILGP, engineering design/construction drawings, certified by a RPEQ, for internal stormwater reticulation generally in accordance PDA Guideline No. 13 Engineering Standards – Stormwater Quantity and the following approved documents: i. Yarrabilba Precinct 1 and 2 – Stormwater Management Plan - Version 3, dated 19 August 2014; ii. V03C Functional Layout Services Plan, Drawing No. 13-106-SK354 Rev E, prepared by KN Group and dated 24/11/2016; and iii. V03C Functional Layout Roadworks Plan, Drawing No. 13-106-SK355 Rev E, prepared by KN Group and dated	a) Prior to commencement of works for the relevant stage

	13-106-SK355. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP, 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
14.	Street Lighting a) Design and install a <u>Rate 2</u> street lighting system certified by a RPEQ to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: - meet the relevant standards of Energex; - be acceptable to Energex as 'Rate 2 Public Lighting'; - be endorsed by Council as the Energex 'billable customer'; - be generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>'. Or the following: b) Submit to EDQ Development Assessment, DILGP detailed engineering design plans certified by a RPEQ-electrical for <u>Rate 3</u> (Council owned) street lighting to all roads, including footpaths/bikeways within road reserves generally in accordance with Australian Standards AS1158 – '<i>Lighting for Roads and Public Spaces</i>' and AS3000 – '<i>SAA Wiring Rules</i>'. c) Install the lighting generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council	a) Prior to survey plan endorsement for each stage b) Prior to commencement of works for each stage c) Prior to survey plan endorsement for each stage d) Prior to survey plan endorsement for each stage
15.	Electricity Submit to EDQ Development Assessment, DILGP either: - written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or - written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement for the relevant stage
16.	Telecommunications Submit to EDQ Development Assessment, DILGP documentation from an authorised telecommunication service	Prior to survey plan endorsement for the

	to be transferred to Council, certified by an AILA, for improvement works within the proposed Major Sports Park generally in accordance with <i>PDA Guideline No. 12 – Park planning and design</i> and the following plans/documents: - Open Space Concept Plan P2, drawing No. LA154501_100 rev. A, prepared by Cardno and dated 12/05/16 and generally documenting the following: - existing contours or site levels, services and features; - proposed finished levels, including sections across and through the open space at critical points (e.g. Interface with roads or water bodies, retaining walls or batters); - location of proposed drainage and stormwater works within open space, including cross-sections and descriptions; - locations of electricity and water connections to parks; - location and details of vehicle barriers /bollards /landscaping along park frontages where required to prevent unauthorised vehicular access; - details and locations of any proposed building works, including: bridges, park furniture, picnic facilities and play equipment; - compliance with the relevant sections of the Park Planning and Design Guideline No. 12 (May 2015), in particular details of the provision of standard embellishments as per Table 7 (with exception of 'Courts'); - trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines; - public lighting in accordance with AS1158 –'<i>Lighting for Roads and Public Spaces</i>'. - Construct the following embellishment works generally in accordance with the endorsed plans required under part a) of this condition- - Completed sports fields - Carparks and access - Provision of services - Construct the final stage of embellishment works as required within part a) of this condition. - Submit to EDQ Development Assessment, DILGP, 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA.	stage - Prior to the approval of the plan of subdivision creating the 3,500th residential lot - Prior to the approval of the plan of subdivision creating the 7,500th residential lot - Prior to the approval of the plan of subdivision for the relevant stage.
21.	Acid Sulfate Soils (ASS)	
	Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DILGP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be:	Prior to commencement of or during site works for

	i. prepared generally in accordance with the <i>State Planning Policy</i>, April 2016 (as amended from time to time) and relevant guidelines; and ii. certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	the relevant stage b) Prior to survey plan endorsement for the relevant stage
22.	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); ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works for each stage b) At all times during construction
Surveying, land transfers and easements		
23.	Land Transfers – Contaminated Land Demonstrate to EDQ Development Assessment, DILGP that all land to be transferred in fee simple to a trustee is not registered on either the Environmental Management or the Contaminated Land Registers.	Prior to survey plan endorsement for the relevant stage
24.	Land Transfers – Park and Open Space Transfer in fee simple, to Council as trustee for park and open space purposes the Major Sports Park (P2 land component) and the provision of the following embellishment works to include: a) the completed sporting fields, access arrangements, carparks and the provision of services to the Park b) Provision of the final stage of embellishment works, in accordance with PDA Guideline No 12 – Park Planning and Design.	a) Prior to the plan of subdivision creating the 3,500th residential lot b) Prior to the plan of subdivision creating the 7,500th residential lot.
25.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets. The terms of the easements must be to the satisfaction of the	Prior to survey plan endorsement for the relevant stage

	Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	
Infrastructure Charges		
26.	Municipal Charge and State Charge	
	Municipal and State Charges are not required.	Not Applicable
27.	Sub-regional Charge	
	The applicant must pay to the MEDQ the Sub-regional Charge calculated in accordance with the IFF (July 2016) and indexed to the date of payment. Advice: 1. 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. 2. 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.	As required by the IFF
28.	Implementation Charge	
	The applicant must pay to the MEDQ the Implementation Charge calculated in accordance with the IFF and indexed to the date of payment. Advice: 1. 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. 2. Implementation contributions include employment and community development and ecological sustainable and innovation projects completed as part of a development. 3. Infrastructure contributions may be offset against the Implementation charge through agreement with the MEDQ. 4. The Implementation charge does not apply to non-residential uses.	As required by the IFF

PDA Development Conditions - Plan of Development (POD)		
No.	Condition	Timing
General		
29.	Carry out the approved development - POD Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to commencement of use and to be maintained
30.	Plans and Supporting Information - POD a) Submit to EDQ Development Assessment, DILGP for compliance assessment, plans and supporting information for non-residential development. The plans and/supporting information must detail the following: i. site location; ii. lot size and configuration; iii. building heights; iv. plot ratio, gross floor area and site cover; v. building design including elevations and materials; and v. on-site parking and servicing arrangements. b) The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development.	Prior to commencement of building works
Powerlink Easement		
31.	Powerlink Maintenance Area A 20m maintenance area is to be maintained around all Powerlink electrical infrastructure. All permanent infrastructure (ie. roads, parking bays) are to be located outside of the 20m maintenance area.	At all times
32.	Footpath The pedestrian footpath is to be located outside of the 20m maintenance area within the Powerlink easement. OR Any footpath within the 20m maintenance area within the Powerlink easement is to be designed and constructed to support a 100t crane.	At all times
33.	Landscaping Any trees or vegetation to be planted within the Powerlink easement is to be less than 3.5m in height at maturity and is not to be located within the 20m maintenance area.	At all times
34.	Access Access to the Powerlink infrastructure is to be protected and maintained.	At all times

Major Sports Park		
35.	Access Easement – Major Sport Park An access easement is to be provided from Woodward Avenue through the major sports park to the car park access, generally in accordance with the Plan of Development (amended in red).	At the time of plan sealing and to be maintained
36.	Major Sports Park and Car Park a) Proposed Lot 9040 (the major sports park) and the associated car park located on Lot 900 on SP264260 are to be treated as a single asset and are not to be transferred or disposed of separately. b) The major sports park and the car park are to be kept open to the public, unless it is unreasonable to do so for reasons of public safety. c) Up to and until the transfer of the major sports park and the car park to Council, the applicant is to ensure that there is appropriate public liability insurance in place.	a) At all times b) At all times c) Prior to the opening of the park and carpark for public use
Infrastructure Charges		
37.	Municipal Charge and State Charge Municipal and State Charges are not required.	Not Applicable
38.	Sub-regional Charge The applicant must pay to the MEDQ the Sub-regional Charge calculated in accordance with the IFF (July 2016) and indexed to the date of payment. Advice: - 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. - 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.	As required by the IFF
39.	Implementation Charge The applicant must pay to the MEDQ the Implementation Charge calculated in accordance with the IFF and indexed to the date of payment. Advice: 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	As required by the IFF

	<i>Construction Index (Queensland) calculated from that March which is three (3) years prior to the current year, to March of the current year.</i> <i>2. Implementation contributions include employment and community development and ecological sustainable and innovation projects completed as part of a development.</i> <i>3. Infrastructure contributions may be offset against the Implementation charge through agreement with the MEDQ.</i> <i>4. The Implementation charge does not apply to non-residential uses.</i>	
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**** End of Package ****