



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/807

23 February 2017

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 A MATERIAL CHANGE OF USE – BUSINESS, CAR PARK, COMMUNITY FACILITY, EDUCATION ESTABLISHMENT, FAST FOOD PREMISES, FOOD PREMISES, HEALTH CARE SERVICES, INDOOR ENTERTAINMENT, MARKET, MULTIPLE RESIDENTIAL (WHERE PART OF A MIXED USE DEVELOPMENT), SHORT TERM ACCOMMODATION, SHOWROOM AND UTILITY INSTALLATION AT 2-14 YARRABILBA DRIVE, YARRABILBA DESCRIBED AS LOT 5007 ON SP258541

On 22 February 2017, 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 also 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 Tom Barker on 3452 7440.

Yours sincerely

Peter Smith
Executive Director – EDQ Planning Services

Minister for Economic Development
Queensland
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Brisbane Queensland 4001 Australia
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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	2-14 Yarrabilba Drive, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 5007	SP258541
PDA development application details		
DEV reference number	DEV2016/807	
'Properly made' date	26 October 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	Material Change of Use 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		22 February 2017	
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 (if applicable)	Date (if applicable)
1.	Precinct One – Lot 5007 (Application One) POD Plan of Development, prepared by Lendlease	YB-P01-NRPOD161214, Sheet 1 of 2	14 November 2016 (Amended in Red on 22 February 2017)
2.	Precinct One – Lot 5007 – POD Common Clauses, prepared by Lendlease	YB-P01-POD CC_179123, Sheet 2 of 2	23 January 2017

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:
 - 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.
- 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. **Council** means Logan City Council.
2. **DILGP** means The Department of Infrastructure, Local Government and Planning.
3. **EDQ** means Economic Development Queensland.
4. **MEDQ** means The Minister of Economic Development Queensland.
5. **PDA** means Priority Development Area.
6. **RPEQ** means Registered Professional Engineer of Queensland.

	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
5.	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
6.	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		
7.	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 b) At all times during construction
8.	Refuse Collection Submit to EDQ Development Assessment, DILGP, refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
Plan of Development		
9.	Compliance Assessment – Plans/Supporting Information – Plan of Development a) Submit to EDQ Development Assessment, DILGP, for compliance assessment, plans/supporting information for Multiple Residential and Non-Residential development. The plans and/supporting information must detail the following: i. building height; ii. plot ratio, gross floor area and site cover; iii. number of dwelling units and bedrooms;	a) Prior to commencement of building works

	iv. interface with adjoining dwellings; v. building design including elevations and materials; vi. landscape concept plan; vii. traffic engineering report addressing vehicular access, on-site parking and servicing arrangements; viii. engineering services report; and ix. site-based stormwater management plan. The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development. b) Construct the works in accordance with the endorsed plans required under part a) of this condition.	b) Prior to commencement of use and to be maintained
Infrastructure Charges		
10.	Sub-regional Charge Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the Sub-regional Charge in accordance with the IFF and indexed to the date of payment.	Prior to the endorsement of the plans / supporting information against the approved POD
11.	Implementation Charge a) Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the Implementation charge in accordance with the IFF and indexed to the date of payment. b) The Implementation Works are those in the endorsed 3 Year Implementation Plan(s) (as amended from time to time). c) Infrastructure Contributions carried out under item b) may be offset against the Implementation Charge in a) in accordance with the IFFCOA.	Prior to the endorsement of the plans / supporting information against the approved POD

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 ****