



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2018/928

26 April 2018

Land Lease Communities (Yarrabilba) Pty Ltd
C/ Ms Lyndelle Matthews
RPS Australia East Pty Ltd
PO Box 1559
Fortitude Valley

Dear Lyndelle

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS - ROADWORK AT YARRABILBA DRIVE (BETWEEN HIGHLANDS STREET AND LARIMAR AVENUE), YARRABILBA DESCRIBED AS ROAD RESERVE

On 24 April 2018 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department website www.dsdmip.qld.gov.au/pda-da-applications..

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Darren Cooper on (07) 3452 7587.

Yours sincerely

Beatriz Gomez
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
Queensland
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Brisbane Queensland 4001 Australia
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ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Greater Flagstone PDA	
Site address	Yarrabilba Drive (between Highlands Street and Larimar Avenue, Yarrabilba)	
Lot on plan description	Lot number	Plan description
	Road Reserve	
PDA development application details		
DEV reference number	DEV2018/928	
'Properly made' date	11 April 2018	
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>Duplication of existing road, from two lanes to four lanes</i>	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.
Decision date	24 April 2018
Currency period	2 Years

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.	Road Duplication Yarrabilba Drive, Phase 3 Drawing Set	18-115-01 to 18-115-28, Revision A	19 February 2018
2.	Yarrabilba Drive Duplication Landscape Document Cover Sheet,	L0.00, Revision 2	26 March 2018
3.	Yarrabilba Drive Duplication Landscape Document, Plant Schedule	L0.01, Revision 2	26 March 2018
4.	Yarrabilba Drive Duplication Landscape Document, Plant Schedule	L0.02, Revision 2	26 March 2018
5.	Yarrabilba Drive Duplication Landscape Document, Risk Register	L0.03, Revision 2	26 March 2018
6.	Yarrabilba Drive Duplication Landscape Document, Landscape Plan	L1.01 to L1.04, Revision 2	26 March 2018
7.	Yarrabilba Drive Duplication Landscape Document, Landscape Plan	L3.01 to L3.03, Revision 2	26 March 2018

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Logan City Council.
4. **DSDMIP** means The Department of State Development, Manufacturing Infrastructure and Planning.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions – Operational Works		
No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to on-maintenance
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
Engineering		
3.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i> ; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable	a) Prior to commencement of works

	nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	b) At all times during construction
4.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design 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). b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	a) Prior to commencement of site works b) At all times during construction
5.	Yarrabilba Drive Duplication (Highlands St to Summerview Ave) and association line marking (to Combs St) a) Construct the works generally in accordance with the approved certified plans. b) 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 on-maintenance b) Prior to on-maintenance
6.	Water – Trunk a) Construct the works generally in accordance with the approved certified plans. b) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.	a) Prior to on-maintenance b) Prior to on-maintenance

7.	Stormwater Management (Quantity) a) Construct the works generally in accordance with the approved certified plans. b) Submit to EDQ Development Assessment, DILGP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council.	a) Prior to on-maintenance b) Prior to on-maintenance
8.	Street Lighting a) 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> '. b) Install the lighting generally in accordance with the certified plans required under part b) of this condition. c) 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 commencement of works for each stage b) Prior to on-maintenance c) Prior to on-maintenance
9.	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 on-maintenance
Landscape and Environment		
10.	Streetscape Works a) Construct the works generally in accordance with the approved certified streetscape plans. b) Submit to EDQ Development Assessment, DILGP 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA.	a) Prior to on-maintenance b) Prior to on-maintenance

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 ****