



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

Our ref: DEV2018/955

15 October 2018

Lendlease Communities (Yarrabilba) Pty Ltd
C/- Ms Lyndelle Matthews
RPS Australia East Pty Ltd
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Lyndelle

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURATION OF A LOT – 1 LOT IN 37 RESIDENTIAL LOTS, NEW ROAD AND 1 BALANCE LOT WITH A PLAN OF DEVELOPMENT AT YARRABILBA DRIVE, YARRABILBA DESCRIBED AS LOT 5071 ON SP296379

On 15 October 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 <http://dsdmip.qld.gov.au/edq/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brandon Bouda on 3452 7422.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
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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
	5071	SP296379
PDA development application details		
DEV reference number	DEV2018/955	
'Properly made' date	13 August 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	Reconfiguration of a Lot – 1 into 37 Residential Lots, New Road and 1 Balance Lot 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	15 October 2018
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 Three – Village 3A (Application Four) Reconfiguration of a Lot	YAR-P03A_ROL4180731	31 Jul 2018
2.	Precinct Three – Village 3A (Application Four) Plan of Development	YAR-P03A-ROL4 POD181012 Sheet 1 of 2	12 October 2018
3.	Precinct Three – Village 3A (Application Four) Plan of Development	YAR-P03A-ROL4 POD181012 Sheet 2 of 2	12 October 2018 (as amended in red dated 12 October 2018)
4.	P03A Functional Layout Earthworks Plan Sheet 2 prepared by KN Group	15-111-SK009 Rev J	2 August 2018
5.	P03A Functional Layout Services Plan Sheet 2 prepared by KN Group	15-111-SK006 Rev J	2 August 2018
6.	P03A Functional Layout Roadworks Plan Sheet 2 prepared by KN Group	15-111-SK002 Rev K	14 September 2018
7.	P03A Functional Layout Typical Sections prepared by KN Group	15-111-SK004 Rev G	28 September 2018
8.	Traffic Noise Impact Assessment Proposed Precinct 3A Superblock Development Yarrabilba, prepared by MWA Environmental	18-102	7 August 2018

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 Context Planning Area Strategy Precinct 3, prepared by Lendlease, KN Group, Design Flow, Cardno, RPS, Natura and MWH	PR124141	17 June 2016
Overarching Site Strategies previously endorsed in accordance with DEV2011/187 and still applicable to this approval		
2. Yarrabilba Employment & Economic Development Site Strategy, prepared by RPS	PR127952	16 July 2015
3. Yarrabilba Accessible Housing & Social Housing Overarching Site Strategy, prepared by Lendlease	N/A	June 2016
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	NC011-0011_Yarrabilba	30 March 2016
7. Yarrabilba Total Water Cycle Management Strategy, prepared by DesignFlow	N/A	July 2012
Infrastructure Master Plans previously endorsed in accordance with DEV2011/187 and still applicable to this approval		
8. Fauna Corridor Infrastructure Master Plan, prepared by Natura Consulting	N/A	28 November 2012
9. Yarrabilba Community Greenspace Infrastructure Master Plan, prepared by Lend Lease	N/A	December 2015 (Amended in Red on 07 JAN 2016)
10. Yarrabilba Infrastructure Master Plan – Earthworks, prepared by Lend Lease	N/A	July 2012

11.	Yarrabilba Stormwater Infrastructure Master Plan, prepared by DesignFlow	N/A	July 2012
12.	Yarrabilba – Water Supply and Sewerage Infrastructure Master Plan, prepared by MWH (as amended in red)	Yarrabilba W-S IMP, 2017, Rev 2	04/05/2017
13.	Yarrabilba Amended Movement Infrastructure Master Plan, prepared by Cardno	CEB06339	8 October 2015 (Amended in Red on 11 NOV 2015)
14.	Yarrabilba Energy Services Infrastructure Master Plan, prepared by Lend Lease	N/A	December 2012
15.	Yarrabilba Community Facilities Infrastructure Master Plan, prepared by Lend Lease (as amended in red)	N/A	June 2016
16.	Yarrabilba Housing Affordability Infrastructure Masterplan	N/A	July 2012
17.	Lend Lease Yarrabilba ICT Master Plan – ULDA, prepared by Lend Lease	Version 1.0	10 July 2012

PREAMBLE

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

Compliance assessment

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

- a) The applicant must pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDMIP 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, DSDMIP 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, DSDMIP 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, DSDMIP **within 20 business days** from the date of the notice.
- v. **within 20 business days** – EDQ Development Assessment, DSDMIP 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, DSDMIP 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, DSDMIP endorses relevant plans/supporting information.

ABBREVIATIONS

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

- 1. **AILA** means Australian Institute of Landscape Architects
- 2. **Council** means Logan City Council.
- 3. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
- 4. **EDQ** means Economic Development Queensland
- 5. **IFF** means Infrastructure Funding Framework (July 2018) as amended or replaced from time to time.
- 6. **MEDQ** means The Minister of Economic Development Queensland.
- 7. **PDA** means Priority Development Area.
- 8. **RPEQ** means Registered Professional Engineer of Queensland.

	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.	b) At all times during construction
7.	Retaining Walls a) Submit to EDQ Development Assessment, DSDMIP 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, DSDMIP. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 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 b) Prior to survey plan endorsement c) Prior to survey plan endorsement
8.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments</i> and the approved plans. The certified earthworks plans shall: i. be consistent with the Erosion and Sediment Control plans;	a) Prior to commencement of site works

	ii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iii. 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, DSDMIP 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 c) Prior to survey plan endorsement
9.	Roads a) Submit to EDQ Development Assessment, DSDMIP engineering design/construction plans, certified by a RPEQ, for roads, including parking bays, traffic devices and pedestrian footpaths generally in accordance with <i>PDA Guideline 13 Engineering standards – minor roads</i> and the approved plans. 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, DSDMIP '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 commencement of work b) Prior to survey plan endorsement c) Prior to survey plan endorsement
10.	Water Reticulation a) Submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – water and sewer</i> and the approved plans. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council's current adopted standards.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
11.	Sewer Reticulation a) Submit to EDQ Development Assessment, DSDMIP detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – water and sewer</i> and the approved plans.	a) Prior to commencement of works

	b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with Council's current adopted standards.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
12.	Stormwater Reticulation a) Submit to EDQ Development Assessment, DSDMIP detailed engineering design and construction drawings, certified by a RPEQ, for the proposed stormwater reticulation system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the approved plans. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, including an asset register, certified by a RPEQ, in a format acceptable to the Council.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
13.	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, DSDMIP 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, DSDMIP 'as-constructed' plans and test documentation certified by a RPEQ-electrical in a format acceptable to Council.	a) Prior to survey plan endorsement b) Prior to commencement of works c) Prior to survey plan endorsement d) Prior to survey plan endorsement

14.	Electricity Submit to EDQ Development Assessment, DSDMIP either: a) written evidence from Energex confirming that 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 it to provide underground electricity services.	Prior to survey plan endorsement
15.	Telecommunications Submit to EDQ Development Assessment, DSDMIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to each new lot within the proposed subdivision.	Prior to survey plan endorsement
16.	Broadband Submit to EDQ Development Assessment, DSDMIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement
17.	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 survey plan endorsement
Landscape and Environment		
18.	Streetscape Works a) Submit to EDQ Development Assessment, DSDMIP detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA. The detailed streetscape plans are to include where applicable: 1. location and type of street lighting in accordance with Australian Standard AS1158 – '<i>Lighting for Roads and Public Spaces</i>'; 2. footpath treatments; 3. location and types of streetscape furniture; 4. location and size of stormwater treatment devices;	a) Prior to commencement of works

	5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines; and 6. landscape treatments (softscape) fronting Yarrabilba Drive opposite proposed lots 21-25. Where non-standard assets are proposed, written confirmation from Council of acceptance of these assets will need to be submitted. b) Construct the works generally in accordance with the streetscape plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
19.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual</i> and be certified by a suitably qualified professional. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of or during site works b) Prior to survey plan endorsement
20.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP 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. The construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii. Healthy Land and Water Technical Note: <i>Complying with the SPP - Sediment Management on Construction Sites</i> iii. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); iv. 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

Surveying, land transfers and easements		
21.	Land transfers – Contaminated Land Demonstrate to EDQ Development Assessment, DSDMIP 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
22.	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 Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement
Infrastructure Charges		
23.	Municipal 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: i. Community Facilities; ii. Movement Network; iii. Sewer; iv. Water; and v. Community Greenspace.	Prior to survey plan endorsement
24.	Sub-Regional Charge and Implementation Charge Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: i. where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before four (4) years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or ii. where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than four (4) years from the original decision date – in accordance with the IFF in force at the time of the payment.	In accordance with the IFF
PDA Development Conditions - Plan of Development (POD)		
General		
25.	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

26.	Compliance Assessment – Plans/supporting information - POD a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment plans/supporting information for Multi-family strata (MFS) development in accordance with the approved Plan of Development. The plans and/supporting information must detail the following: i. site location ii. lot size and configuration iii. plans for each building (site plan, floor plans, elevations, sections, roof plans, external building materials and finishes, private and semi-private open space) iv. building height, gross floor area and site cover v. interface with adjoining land uses vi. on-site access, bicycle and vehicle parking and servicing arrangements (waste collection points, wash-down bays and waste bin capacity) vii. entry and exit points for pedestrians and/or cyclists; viii. public realm and landscape plans; ix. specialist assessment reports as required that may include traffic, civil engineering, geotechnical, flooding, acoustics and air quality. 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
Infrastructure Charges (POD)		
27.	Sub-Regional Charge and Implementation Charge Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: i. where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before four (4) years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or ii. where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than four (4) years from the original decision date – in accordance with the IFF in force at the time of the payment.	In accordance with the IFF

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 ****