



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

Our ref: DEV2019/1037

13 August 2019

Lendlease Communities (Yarrabilba) Pty Ltd
Att: Ms Kelly Pickering
GPO Box 2777
BRISBANE QLD 4001

Dear Kelly

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, SHORT TERM ACCOMMODATION, SHOWROOM AND UTILITY INSTALLATION WITH PLAN OF DEVELOPMENT AT 1-7 AND 9-11 ADLER CIRCUIT, YARRABILBA DESCRIBED AS LOTS 10 AND 11 ON SP296372

On 12 August 2019 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://www.dsdmip.qld.gov.au/economic-development-queensland/current-applications-and-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Sarah Hampstead on 3452 7097.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

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	1-7 and 9-11 Adler Circuit, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 10	SP296371
	Lot 11	SP296371
PDA development application details		
DEV reference number	DEV2019/1037	
'Properly made' date	12 June 2019	
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	Development Permit for Material Change of Use (MCU) for Business, Car Park, Community Facility, Education Establishment, Fast Food Premises, Health Care Services, Indoor Entertainment, Market, Multiple Residential, Short Term Accommodation, Showroom, and Utility Installation in accordance with a Plan of Development (POD)	

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		12 August 2019	
Currency period		6 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 010 and 011 District Centre Plan of Development	YB-P01-010-011_NRPOD190528 Sheet 1 of 2	28 May 2019 (amended in red 08/08/2019)
2.	Precinct One – Lot 010 and 011 District Centre Plan of Development – Common Clause Document	YB-P01-010-011_NRPOD190528 Sheet 2 of 2	28 May 2019

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, 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. **Council** means Logan City Council.
2. **DSDMIP** means The Department of State Development, Infrastructure 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.

7. **IFF** means the Economic Development Queensland Infrastructure Funding Framework (July 2019) as amended or replaced from time to time.
8. **Municipal IA** means the Yarrabilba Infrastructure Agreement (Municipal) in effect on 19 May 2017
9. **State Communities Facilities IA** means the Yarrabilba Infrastructure Agreement (State Community Facilities) in effect on 19 May 2017
10. **SRIA** means the Yarrabilba & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 28 May 2019
11. **ICID** means the Yarrabilba PDA Implementation Charge Infrastructure Deed in effect on 28 May 2019
12. **DSRCIA** means the Yarrabilba PDA Developer Sub-regional Charges Infrastructure Agreement in effect 28 May 2019

PDA Development Conditions		
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 commencement of use
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated
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 nuisance to upstream or downstream properties; III. contaminated land (if required), including removal, treatment and replacement in	a) Prior to commencement of site works

	accordance with a compliance permit from an approved contaminated land auditor. IV. provision for the management of traffic in the vicinity of the site during and outside of construction work hours; 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.	Vehicle Access Construct vehicle crossovers generally in accordance with the approved plans and designed and constructed in accordance with Council adopted standards.	Prior to commencement of use and to be maintained
5.	Water connection Connect the development to the existing water reticulation network in accordance with Council current adopted standards.	Prior to commencement of use
6.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with Council current adopted standards.	Prior to commencement of use
7.	Stormwater connection Connect the development to a lawful point of discharge in accordance with Council current adopted standards.	Prior to commencement of use
8.	Electricity Connect the development to the existing electrical reticulation network in accordance with Energex current adopted standards.	Prior to commencement of use
9.	Telecommunications Connect the development to the existing telecommunications network in accordance with Energex current adopted standards.	Prior to commencement of use
10.	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		
11.	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. 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
12.	Refuse Collection Submit to EDQ Development Assessment, DSDMIP, refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
13.	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
Plan of Development		
14.	Compliance Assessment – Plans/Supporting Information – Plan of Development a) Submit to EDQ Development Assessment, DSDMIP, 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; iv. building design including elevations and materials; v. landscape concept plan; vi. traffic engineering report addressing vehicular access, on-site parking (in accordance with AS2890 – Parking Facilities), bicycle parking (in accordance with AS2890.3 – 1993 Bicycle parking facilities and servicing arrangements; vii. engineering services report; and viii. site-based stormwater management plan. ix. acoustic measures for any residential uses to manage potential adverse noise impacts The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development.	a) Prior to commencement of building works

Landscape and Environment		
	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		
15.	Municipal & State Charge In lieu of paying the Municipal and State Charges, provide the infrastructure in accordance with the endorsed Infrastructure Master Plans, the Municipal IA and State Community Facilities IA.	In accordance with the Municipal IA, State Community Facilities IA and Infrastructure Master Plans
16.	Implementation Charge The applicant will: a) Pay to the MEDQ the relevant implementation charge in accordance with the ICID; OR: b) If the ICID is no longer in effect, pay to the MEDQ the relevant implementation charges calculated in accordance with the IFF and indexed to the date of payment.	a) In accordance with the ICID OR: b) In accordance with the IFF
17.	Sub-Regional Charges In lieu of paying the sub-regional infrastructure charges, the applicant will: a) Submit to the MEDQ an acknowledgement from Council of the applicable sub-regional charges (calculated in accordance with the SRIA and DSRCIA) payable and confirmation that these charges have been paid to Council; OR: b) If the SRIA and DSRCIA are no longer in effect, pay to the MEDQ the relevant charges calculated in accordance with the IFF and indexed to the date of payment.	a) In accordance with the SRIA, DSRCIA OR: b) 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 ****