



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

Our ref: DEV2019/1079

6 December 2019

Yarra 5 Investments Pty Ltd
C/- Andrews & Hansen Pty Ltd
Att: Ms Nadya Miller
PO BOX 2130
NERANG DC QLD 4211

Dear Nadya

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT - STAGE 1: ONE INTO TWO LOTS COMPRISING ONE VOLUMETRIC LOT AND ONE STANDARD FORMAT LOT (REMAINDER LOT) AND STAGE 2: ONE STANDARD FORMAT LOT (REMAINDER LOT) INTO 10 BUILDING FORMAT LOTS, ONE STANDARD FORMAT LOT AND COMMON PROPERTY AT 2-14 YARRABILBA DRIVE, YARRABILBA DESCRIBED AS LOT 5007 ON SP258541

On 5 December 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 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 Louise McGrath on 3452 7196.

Yours sincerely

Beatriz Gomez
**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 Priority Development Area | |
| 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 | DEV2019/1079 | |
| 'Properly made' date | 5 November 2019 | |
| Type of application | <input type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval | |
| Description of proposal applied for | Reconfiguring a Lot: Stage 1: One into Two Lots, comprising One Volumetric Lot and One Standard Format Lot (Remainder Lot) and Stage 2: One Standard lot (Remainder Lot) into 10 Building Format Lots, 1 Standard Format Lot and Common Property | |

| 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 | | 5 December 2019 | |
| 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 | Date (if applicable) |
| 1. | Plan of Lots 1 & 2, Cancelling Lot 5007 on SP258541 | SP309484 | 21 October 2019 |
| 2. | Plan of Lots 1 to 10, 100 & Common Property, Cancelling Lot 2 on SP309484 | SP309485 | 21 October 2019 |

ABBREVIATIONS

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

1. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
2. **CMP** means Construction Management Plan
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. **RPEQ** means Registered Professional Engineer of Queensland.
7. **TMP** means Traffic Management Plan

| PDA Development Conditions | | |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| No. | Condition | Timing |
| 1. | Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents. | Prior to survey plan endorsement |
| 2. | Certification of Operational Works All operational works undertaken in accordance with this approval are to 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> |
| 3. | 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. | At all times |
| Engineering | | |
| 4. | 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: <ul style="list-style-type: none"> 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. Site management provisions including but not limited to the following: <ul style="list-style-type: none"> A. Provision for pedestrian management including alternative pedestrian routes, past or around the site; B. Location of and impacts on any local authority's assets on or external to the site; C. Temporary vehicular access points and frequency of use; D. Provision for loading and unloading materials including the location of any remote loading sites; E. Location of materials, structures plant and | a) Prior to commencement of site works |

| | | |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| | <p>equipment to be stored or placed on the construction site;</p> <p>F. Management of waste generated during the construction activities;</p> <p>G. How materials are to be loaded/unloaded and potential impacts on existing street trees;</p> <p>H. Location of proposed external hoardings and gantries (with clearances to street furniture and other footpath assets);</p> <p>I. Employee and visitor parking areas; and</p> <p>J. Anticipated staging, programming.</p> <p>b) Prior to submitting the CMP under part a) of this condition, the CMP is to be reviewed and approved by an experienced RPEQ, or other suitably qualified and experienced person responsible for overseeing the construction works.</p> <p>c) Undertake all works generally in accordance with the CMP submitted under part a) of this condition, which is to be current and available on site at all times during the construction period.</p> | <p>b) Prior to commencement of site works</p> <p>c) At all times during construction</p> |
| 5. | <p>Traffic Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher.</p> <p>The TMP is to include the following:</p> <ol style="list-style-type: none"> Provision for the management of traffic around and through the site during and outside of construction work hours; Provision of parking for workers and materials delivery; Risk identification, assessment and identification of mitigation measures; Ongoing monitoring, management review and certified updates (as required); and 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). <p>b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site at all times.</p> | <p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p> |

| | | |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| <p>6.</p> | <p>Retaining Walls</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height. Retaining walls shall be designed for a design life of not less than 50 years. The design of the walls shall be in accordance with AS4678 – Earth Retaining Structures and the relevant material standards e.g. AS3600 – Concrete Structures.</p> <p>Retaining walls are to be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i>, unless otherwise approved by EDQ Development Assessment, DSDMIP.</p> <p>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification by an RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans submitted under part a) of this condition.</p> | <p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p> <p>c) Prior to survey plan endorsement</p> |
| <p>7.</p> | <p>Filling and Excavation</p> <p>a) Carry out the earthworks generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments”</i>.</p> <p>b) Submit to EDQ Development Assessment, DSDMIP certification by an RPEQ that all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.</p> | <p>a) At all time during construction</p> <p>b) Prior to survey plan endorsement</p> |

| | | |
|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| 8. | Water - Internal <ul style="list-style-type: none"> a) Demonstrate the lots created by this development are able to be connected to the existing water reticulation networks in accordance with Council's current adopted standards. b) Connect Lots 1-10 on SP309485 to the existing reticulated network identified in part (a) of this condition in accordance with Council's current adopted standards. | <ul style="list-style-type: none"> a) Prior to commencement of site works b) Prior to survey plan endorsement |
| 9. | Sewer - Internal <ul style="list-style-type: none"> a) Demonstrate that the lots are able to be connected to the existing sewer reticulation networks in accordance with Council's current adopted standards. b) Connect Lots 1-10 on SP309485 to the existing reticulated network identified in part (a) of this condition in accordance with Council's current adopted standards. | <ul style="list-style-type: none"> a) Prior to commencement of site works b) Prior to survey plan endorsement |
| 10. | Stormwater Management (Quantity) <ul style="list-style-type: none"> a) Demonstrate that the lots are able to be connected to a lawful point of discharge and that the proposed stormwater drainage system is generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i>. b) Connect Lots 1-10 on SP309485 and the common property to the existing reticulated network identified in part (a) of this condition in accordance with Council's current adopted standards. | <ul style="list-style-type: none"> a) Prior to commencement of site works b) Prior to survey plan endorsement |
| 11. | Electricity <p>Submit to EDQ Development Assessment, DSDMIP either:</p> <ul style="list-style-type: none"> a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the development; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services. | <p>Prior to survey plan endorsement</p> |

| | | |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| 12. | 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 the proposed development. | Prior to survey plan endorsement |
| 13. | 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 Legislation Amendment (Fibre Deployment) Act 2011</i>) can be provided in accordance with the Communications Alliance G645:2017 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy. | Prior to survey plan endorsement |
| 14. | Public Infrastructure – Damage, Repairs and Relocation a) All works must not damage or compromise the function or performance of any existing public infrastructure. b) Notify, and obtain all necessary approvals from the relevant infrastructure provider where the development requires alterations to existing utility mains, services, roads, bikeways and footpaths, or other installations prior to commencing works. c) Repair any damage to existing public infrastructure that occurs during works carried out in association with the development, within or external to the site, in compliance with the relevant standards and infrastructure provider's requirements. Rectification works are to be completed no later than 20 business days after damage occurs during Works, unless otherwise agreed to in writing by the EDQ Development Assessment, DSDMIP. | a) At all times during construction b) Prior to commencement of works c) Prior to survey plan endorsement |

| Landscape and Environment | | |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| 15. | Erosion and Sediment Management Implement the Erosion and Sediment Management plan generally in accordance with the following guidelines and the approved plans: <ul style="list-style-type: none"> i. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and ii. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). | At all times during construction |

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 ****