

Our ref: DEV2020/1117

3 August 2020

Drivas Lakes
C/- Urbicus Pty Ltd
Att: Mr Mark Clayton
110 Kennedy Terrace
PADDINGTON QLD 4064

Email: planning@urbicus.com.au

Dear Mark

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE – SHOWROOMS, FOOD PREMISES, INDOOR SPORT AND RECREATION, AND CHILDCARE CENTRE AT WONGAWALLAN DRIVE, YARRABILBA DESCRIBED AS LOTS 1 AND 2 ON SP279789

On 3 August 2020 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 part 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.DSDTI.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Gabrielle Shepherd on 3452 7914 or at gabrielle.shepherd@dsdmip.qld.gov.au.

Yours sincerely



Jeanine Stone
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	Wongawallan Drive, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lots 1 and 2	SP279789
PDA development application details		
DEV reference number	DEV2020/1117	
'Properly made' date	19 May 2020	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input 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	Material change of use – showrooms, food premises, shop, indoor sport and recreation, and childcare centre	

PDA development approval details			
Decision of the MEDQ		The MEDQ has decided to grant part of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. The extent of the approval is for: Material change of use – showrooms, food premises, indoor sport and recreation, and childcare centre.	
Decision date		3 August 2020	
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	Date
1.	Site plan, prepared by Husband Architects	1660 DA 202 Issue B	20/07/20
2.	Ground floor plan – showroom south, prepared by Husband Architects	1660 DA 203 Issue A	07/05/20
3.	Ground floor plan – showroom north, prepared by Husband Architects	1660 DA 204 Issue B	20/07/20
4.	Ground floor plan – childcare centre, prepared by Husband Architects	1660 DA 205 Issue C	20/07/20
5.	Roof plan – showroom south, prepared by Husband Architects	1660 DA 206 Issue A	07/05/20
6.	Roof plan – showroom north, prepared by Husband Architects	1660 DA 207 Issue A	07/05/20
7.	Roof plan – childcare centre, prepared by Husband Architects	1660 DA 208 Issue A	07/05/20
8.	Section – showroom and childcare, prepared by Husband Architects	1660 DA 209 Issue A	07/05/20
9.	Elevations - showroom, prepared by Husband Architects	1660 DA 210 Issue A	07/05/20
10.	Elevations - childcare, prepared by Husband Architects	1660 DA 211 Issue A	07/05/20
11.	Perspectives – Sheet 1, prepared by Husband Architects	1660 DA 212 Issue A	07/05/20
12.	Perspectives – Sheet 2, prepared by Husband Architects	1660 DA 213 Issue A	07/05/20
13.	Perspectives – Sheet 3, prepared by Husband Architects	1660 DA 214 Issue A	07/05/20
14.	Perspectives – Sheet 4, prepared by Husband Architects	1660 DA 215 Issue A	07/05/20
15.	Landscape Concept Plan, prepared by AS Design	1644-L-SD01 Rev 2	Amended in red on 28/07/20
16.	Showroom – typical section, prepared by AS Design	1644-L-SD02 Rev 2	

17.	Section B – child care centre typical section, prepared by AS Design	1644-L-SD03 Rev 1	
18.	Character Images, prepared by AS Design	1644-L-SD04 Rev 2	
19.	Proposed plant palette, prepared by AS Design	1644-L-SD05 Rev 2	
20.	Erosion and sediment control plan – Sheet 1 of 2, prepared by Farr Engineers	220086 C300 Issue 1	30/04/20
21.	Erosion and sediment control plan – Sheet 2 of 2, prepared by Farr Engineers	220086 C301 Issue 1	30/04/20
22.	Erosion and sediment control general notes – Sheet 1 of 2, prepared by Farr Engineers	220086 C305 Issue 1	30/04/20
23.	Erosion and sediment control general notes – Sheet 2 of 2, prepared by Farr Engineers	220086 C306 Issue 1	30/04/20
24.	Erosion and sediment control notes and details – Sheet 1 of 3, prepared by Farr Engineers	220086 C310 Issue 1	30/04/20
25.	Erosion and sediment control notes and details – Sheet 2 of 3, prepared by Farr Engineers	220086 C311 Issue 1	30/04/20
26.	Erosion and sediment control notes and details – Sheet 3 of 3, prepared by Farr Engineers	220086 C312 Issue 1	30/04/20
27.	Wongawallan Drive, Yarrabilba: Noise Impact Assessment (Release R1), prepared by Assured Environmental	13081, Revision R1	7/05/2020
28.	Architectural Statement on Energy Efficiency prepared by Husband Architects		7 May 2020

ABBREVIATIONS AND DEFINITIONS

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 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).
3. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Parkland** means carrying out operational works related to the provision of parkland infrastructure
 - c. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - d. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - e. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
 - f. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
4. **Council** means Logan City Council.
5. **DES** means the Department of Environment and Science.
6. **DSDTI** means the Department of State Development, Tourism and Innovation.
7. **EDQ** means Economic Development Queensland.
8. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation a, dated 1 July 2020.
9. **MEDQ** means the Minister for Economic Development Queensland.
10. **PDA** means Priority Development Area.
11. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions – Material Change of Use

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.	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	
	<p>a) Submit to EDQ Development Assessment, DSDTI, a site based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:</p> <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; and iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. <p>b) Prior to submitting the CMP under part a), the CMP shall be reviewed and approved by a suitably qualified 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>a) Prior to commencement of site works</p> <p>b) Prior to commencement of site works</p> <p>c) At all times during construction</p>
5.	Traffic Management Plan	
	<p>a) Submit to EDQ Development Assessment, DSDTI, 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> <ul style="list-style-type: none"> 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; iii. risk identification, assessment and identification of mitigation measures; iv. ongoing monitoring, management review and certified updates (as required); and 	<p>a) Prior to commencement of site works</p>

No	Condition	Timing
	<p>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).</p> <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>b) At all times during construction</p>
6.	<p>Retaining Walls</p> <p>a) Submit to EDQ Development Assessment, DSDTI, detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height which are required by this development.</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, DSDTI.</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, DSDTI, 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) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
7.	<p>Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment, DSDTI, detailed earthworks plans certified by an RPEQ, generally in accordance with AS3798 – 2007“<i>Guidelines on Earthworks for Commercial and Residential Developments</i>.”</p> <p>The certified earthworks plans are to:</p> <ol style="list-style-type: none"> include a geotechnical soils assessment of the site; be consistent with the Erosion and Sediment Control plans as required by condition 21 – Erosion and Sediment Management; provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and provide full details of any areas where surplus soils are to be stockpiled. <p>b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDTI, certification by an RPEQ that all earthworks have been carried out in generally 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) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
8.	<p>Vehicle Access</p> <p>a) Construct vehicle crossovers generally in accordance with the approved plans and designed and constructed as a Heavy Duty Vehicle crossover in accordance with Council standards for Industrial/Commercial crossovers</p> <p>b) Submit to EDQ Development Assessment, DSDTI, certification by an RPEQ written evidence demonstrating that the crossovers have been provided in accordance with part a) of this condition</p>	<p>a) Prior to commencement of use and to be maintained</p> <p>b) Prior to commencement of use</p>

No	Condition	Timing
9.	<p>Car Parking</p> <p>a) Provide car parking spaces, delineated and signed generally in accordance with <i>AS2890 – Parking Facilities</i> and the following approved plans:</p> <ul style="list-style-type: none"> i. Drawing number 1660 DA 202 Issue B, Site plan, dated 20/07/20 and prepared by Husband Architects; ii. Drawing number 1660 DA 203 Issue A, Ground floor plan – showroom south, dated 07/05/20 and prepared by Husband Architects; iii. Drawing number 1660 DA 204 Issue B, Ground floor plan – showroom north, dated 20/07/20 and prepared by Husband Architects; iv. Drawing number 1660 DA 205 Issue C, Ground floor plan – childcare centre, dated 20/07/20 and prepared by Husband Architects; and v. The “Traffic Engineering Review” prepared by BMC dated 18 June 2020. <p>All PWD spaces not associated with a residential use are required to be available at all times to bona fide visitors to the approved development.</p> <p>b) Submit to EDQ Development Assessment, DSDTI, certification by an RPEQ demonstrating that the parking facilities have been provided in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use and to be maintained</p> <p>b) Prior to commencement of use</p>
10.	<p>Bicycle Parking</p> <p>a) Provide bicycle parking facilities delineated and signed generally in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i> and the following approved plans:</p> <ul style="list-style-type: none"> i. Drawing number 1660 DA 202 Issue B, Site plan, dated 20/07/20 and prepared by Husband Architects. <p>b) Submit to EDQ Development Assessment, DSDTI written evidence demonstrating bicycle parking facilities have been provided in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use and to be maintained</p> <p>b) Prior to commencement of use</p>
11.	<p>Water Connection</p> <p>Connect the development to the existing water reticulation network in accordance with Council’s current adopted standards.</p>	<p>Prior to commencement of use</p>
12.	<p>Sewer Connection</p> <p>Connect the development to the existing sewer reticulation network in accordance with Council’s current adopted standards.</p>	<p>Prior to commencement of use</p>
13.	<p>Stormwater Connection</p> <p>Connect the development to a lawful point of discharge with ‘no-worsening’ to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.</p>	<p>Prior to commencement of use</p>
14.	<p>Outdoor Lighting</p> <p>Outdoor lighting within the development is to be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>Prior to commencement of use and to be maintained</p>
15.	<p>Electricity</p> <p>Submit to EDQ Development Assessment, DSDTI, either:</p> <p>a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or</p>	<p>Prior to commencement of site works</p>

No	Condition	Timing
	b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.	
16. Telecommunications	Submit to EDQ Development Assessment, DSDTI, 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 commencement of site works
17. Broadband	Submit to EDQ Development Assessment, DSDTI, 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 commencement of site works
18. 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		
19. Landscape Works	<p>a) Submit to EDQ Development Assessment, DSDTI, detailed landscape plans, certified by an AILA, for landscape works within the proposed development generally in accordance with the following plans:</p> <ol style="list-style-type: none"> Drawing No 1644-L-SD01 Rev 2, Landscape concept plan, prepared by AS Design and amended in red on 28/07/20; Drawing No 1644-L-SD02 Rev 2, Showroom typical section, prepared by AS Design and AS design; Drawing No 1644-L-SD03 Rev 1, Section B - Child Care Centre Typical Section, prepared by AS Design and AS design; Drawing No 1644-L-SD04 Rev 2, Character images, prepared by AS Design; and Drawing No 1644-L-SD05 Rev 2, Proposed plant palette, prepared by AS Design <p>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of building works above ground level</p> <p>b) Prior to commencement of use and to be maintained</p>
20. Street trees	<p>(a) Replace any street trees that are required to be removed to facilitate the driveway access.</p> <p>(b) Replacement street trees are to be of a similar species and size, and in a similar location to the trees being removed.</p>	<p>(a) Prior to commencement of use</p> <p>(b) As indicated</p>
21. Erosion and Sediment Management	Implement the erosion and sediment control management generally in accordance with the following approved plans:	At all times during construction

No	Condition	Timing
	<ul style="list-style-type: none"> i. Drawing No. 220086 C300 Issue 1, Erosion and sediment control plan – Sheet 1 of 2, prepared by Farr Engineers, dated 30/04/20; ii. Drawing No. 220086 C301 Issue 1, Erosion and sediment control plan – Sheet 2 of 2, prepared by Farr Engineers, dated, 30/04/20; iii. Drawing No. 220086 C305 Issue 1, Erosion and sediment control general notes – Sheet 1 of 2, prepared by Farr Engineers, dated 30/04/20; iv. Drawing No. 220086 C306 Issue 1, Erosion and sediment control general notes – Sheet 2 of 2, prepared by Farr Engineers, 30/04/20 v. Drawing No. 220086 C310 Issue 1, Erosion and sediment control notes and details – Sheet 1 of 3, prepared by Farr Engineers, 30/04/20 vi. Drawing No. 220086 C311 Issue 1, Erosion and sediment control notes and details – Sheet 2 of 3, prepared by Farr Engineers, 30/04/20 vii. Drawing No. 220086 C312 Issue 1, Erosion and sediment control notes and details – Sheet 3 of 3, prepared by Farr Engineers, 30/04/20 <p>At all times, ESC measures employed during construction are to be generally in accordance with the following guidelines:</p> <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). 	
22.	Refuse Collection Submit to EDQ Development Assessment, DSDTI refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
23.	Acoustic treatments Undertake acoustic treatments to the development in accordance with the recommendations in the approved <i>Wongawallan Drive, Yarrabilba: Noise Impact Assessment (Release R1)</i> , prepared by Assured Environmental, dated 7/05/2020	Prior to commencement of use
24.	Energy efficiency Construct the development generally in accordance with the recommendations in the <i>Architectural Statement on Energy Efficiency prepared by Husband Architects dated 7 May 2020</i>	Prior to commencement of use
Surveying, land transfers and easements		
25.	Easements over Infrastructure Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets. The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
Infrastructure Charges		
26.	Infrastructure Contributions Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: <ul style="list-style-type: none"> • Where the application is an MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges. • where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before 6 years from the 	In accordance with the IFF

No	Condition	Timing
	<p>original decision date – in accordance with the IFF in force at the time of the original decision date; or</p> <ul style="list-style-type: none"> • where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than 6 years from the original decision date – in accordance with the IFF in force at the time of the payment 	

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 ****