



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2022/1365
Your ref: 22590

23 February 2023

Lendlease Communities (Yarrabilba) Pty Ltd
C/- Project Urban
Attn: Amanda Madden
PO Box 6380
MAROOCHYDORE BC QLD 4558

amanda.madden@projecturban.com.au

Dear Amanda

S89(1)(a) Approval of PDA development application

Development Permit for Operational Work for Advertising Devices at land adjoining Waterford Tamborine Road, Yarrabilba Drive and Steele Road, Yarrabilba described as adjoining Lots 3000-3002 on SP327425; Lots 3000, 3004 and 3005 on SP327417; and Lot 7002 on SP331111

On 23 February 2023, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Mr Matthew Buchanan, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7835 or at matthew.buchanan@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	Land adjoining Waterford Tamborine Road, Yarrabilba Drive and Steele Road, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Road reserve adjoining:	
	Lot 3000	SP327425
	Lot 3001	SP327425
	Lot 3002	SP327425
	Lot 3000	SP327417
	Lot 3004	SP327417
	Lot 3005	SP327417
	Lot 7002	SP331111
PDA development application details		
DEV reference number	DEV2022/1365	
'Properly made' date	18 January 2023	
Type of application	☒ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☒ Operational work ☐ Preliminary approval ☒ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Operational Works for advertising devices	
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	23 February 2023	
Currency period	2 years from the date of the decision	

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Lendlease Yarrabilba Dr Extension Signage Structural Drawings, prepared by Braggs Signage	None provided Version: 1	8/12/2022
2.	Yarra Dr Ext & DV Signage – Yarrabilba Dr Extension – Signage Location Plan, prepared by Braggs Signage	J002100/01	Received 12/01/2023 (Amended in red 21/02/2023)
3.	Yarra Dr Ext & DV Signage – Item 7> LPB - Light Pole Banners, prepared by Braggs Signage	J002100/04	Received 12/01/2023 (Amended in red 21/02/2023)
4.	Yarra Dr Ext & DV Signage – Item 8> GL - General Large, prepared by Braggs Signage	J002100/05	Received 12/01/2023 (Amended in red 21/02/2023)
5.	Yarra Dr Ext & DV Signage – Item 9 + 10> Double Sided Billboard - 6x3m - Yarrabilba Dr, prepared by Braggs Signage	J002100/07	Received 12/01/2023 (Amended in red 21/02/2023)
6.	Yarra Dr Ext & DV Signage – Item 11> FD - Flag Double, prepared by Braggs Signage	J002100/08	Received 12/01/2023 (Amended in red 21/02/2023)

Preamble, abbreviations, and definitions

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

COUNCIL means the relevant local government for the land the subject of this approval.

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

RPEQ means Registered Professional Engineer of Queensland.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ IS, use EDQ_PrePostConstruction@dsdilgp.qld.gov.au.

PDA development conditions – Operational Works		
No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans ensuring that traffic and pedestrian sight lines and safety are not adversely impacted and the ability to maintain existing infrastructure within the road reserve is not compromised.	Prior to expiration of the currency period
2.	Sight lines and pedestrian safety a) Advertising devices are to be designed, located and installed generally in accordance with the approved plans ensuring traffic and pedestrian sight lines and safety are not adversely impacted. b) Submit to EDQ IS documentation, certified by a RPEQ demonstrating that the signage (other than light pole banners) will not adversely impact traffic and pedestrian sight lines and safety.	a) Ongoing b) Prior to erection of any advertising device/s
3.	Structural Design a) Submit to EDQ IS detailed structural plans, certified by a RPEQ, for all proposed free standing advertising devices. In addition, these plans must clearly demonstrate that signs do not compromise the ability to maintain existing infrastructure within the road reserve. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of construction of the relevant advertising device b) As indicated
4.	Removal of Advertising Devices All signage and associated structures are to be removed and the areas on which the signs were located are to be remediated to their state immediately before the establishment of the signage.	At the conclusion of the sale of all residential stages located within Precinct 5 on the 'Precinct 3D Locality Plan' (YAR-P03DL-181129, prepared by Lendlease and dated 29 November 2018) and approved under DEV2011/187 on 30/11/2018 or when the signs are no longer required. <i>Note: Precinct 5 as illustrated on the abovementioned plan is now known as Precinct 4.</i>

STANDARD ADVICE

Please note that 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 ****