

DEV2013/509

5 December 2013

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

Ms Tanya Martin
Lend Lease Communities (Yarrabilba) Pty Ltd
PO Box 1512
MILTON QLD 4064

Dear Tanya,

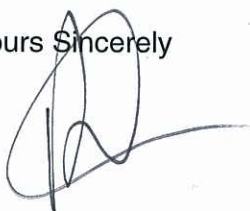
**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR
OPERATIONAL WORKS FOR SIGNAGE AT WATERFORD TAMBOURINE ROAD,
YARRABILBA DESCRIBED AS LOT 12 ON SP247340, LOT 88 ON SP247342,
LOT 400 ON SP247341, LOT 5032 ON SP247344, LOT 911 ON SP258540 AND
ROAD**

On 5 December 2013 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*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website:
<http://www.edq.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Rachael Jones on 3024 4103.

Yours Sincerely



Patrick Atkinson
Director – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Yarrabilba	
Site address	Waterford Tambourine Road, Yarrabilba	
Lot on plan description	Lot number	Lot description
	12	SP247340
	88	SP247342
	400	SP247341
	5032	SP247344
	911	SP258540
PDA development application details		
MEDQ reference number	DEV2013/509	
Lodgement date	1 October 2013	
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	Operational Works for Signage	

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 2013
Currency period	2 years from Decision Date

Plans and specification

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

Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Yarrabilba – Precinct 1 Signs	YB-P1-130823-1	23 August 2013
2.	Landscape Plan Sheet 7	P1_ST1_EW_LP_207 Revision 06	06.09.12
3.	Landscape Plan Sheet 11	P1_ST1_EW_LP_211 Revision 05	06.09.12
4.	Landscape Plan Sheet 12	P1_ST1_SW_LP_212 Revision 08	06.09.12
5.	Landscape Plan 5	SV-ST5_7_10-L1.05 Rev 02	24/09/2012
6.	Typical Details Hardscape – Sheet 4	P1_ST1_EW_TD_604 Revision 01	06.09.12
7.	Landscape Details	SV-ST5_7_10-L2.02 Rev 02	24/09/2012
8.	Yarrabilba – Oak Leaf Village Entry Sign	YB-P1-130823-2	23 August 2013
9.	Sign Location Plan	4915.SL1 Issue A	10.10.12
10.	Park Identification Sign	4915.ID1 Issue A	19.07.12
11.	District Park Information Signs	4915.IF1 Issue A	10.10.12
12.	Major Interpretive Signs	4915.IN1 Issue A	10.10.12
13.	Yarrabilba – Water Safety Signs	YB-P1-130823-3	23 August 2013
14.	Surface Finishes Plan Sheet 3	P1_DP_PW_SF_203 Revision 02	03.08.12
15.	Yarrabilba – Adizone Fence Panels	YB-P1-130823-4	23 August 2013
16.	Landscape Plan	L1.01 Rev 02	09/08/2013
17.	Yarrabilba – Sales Information Centre Blade Sign	YB-P1-130823-5	23 August 2013

PDA Development Conditions

1	Carry out the approved development Carry out the approved development generally in accordance with the approved drawings.	Prior to commencement of use
---	---	------------------------------

2	Maintain the approved development Maintain the approved development in accordance with the approved drawings and any other relevant Department of State Development, Infrastructure and Planning (DSDIP) or other approval required by the conditions.	To be maintained
3	Complete all building work Complete all building work associated with this development approval including work required by any of the conditions included in the Conditions Package. Such building work is to be carried out generally in accordance with the approved drawings.	Prior to commencement of use
4	Advertising The advertising devices shall only be used for the advertising of the development. No third party advertising is permitted on the advertising devices.	To be maintained
5	Colour Treatment The advertising devices are to be treated so as to reduce glare and reflectivity.	Prior to the commencement of use and to be maintained
6	Location and Illumination Any variance to the approved signs from the details in the approved drawings, including any change to the location or illumination of the signs, is to be submitted to the Development Assessment Division of DSDIP for approval prior to construction.	As required
7	Duration of approval for redundant advertising devices a) This development approval as it relates to the Pylon Sign (Sales Information Centre Blade Sign) is valid for the duration of the North Village Stage One Display Village. The developer will, at its own cost, remove this sign upon the cessation of the display and sale use. b) At any such time prior to the duration of the approval where the above advertising device is no longer required, no longer functional or on land no longer owned by the developer, the developer will, at its own cost, remove the advertising devices.	a) As indicated b) As indicated
8	Structural Engineering Drawings a) Submit to the Principal Engineer, Development Assessment Division of DSDIP, structural engineering drawings signed by an RPEQ and showing the footing designs for all signs and	a) Prior to commencement of works

	entry statements. b) Construct the works in accordance with the submitted Plans from part a) of this condition. c) On completion of the works, provide to Development Assessment Division of DSDIP certification from an RPEQ that the completed works complies with this condition.	b) Prior to commencement of use c) Prior to commencement of use
--	---	---