

Mark Clayton

From: Darren.J.Nightingale@tmr.qld.gov.au
Sent: Tuesday, 6 September 2011 5:56 PM
To: Ball, Rob
Cc: Mark Clayton
Subject: Yarrabilba conditions

PLANS AND DOCUMENTS
referred to in the ULDA
APPROVAL dated 12 / 10 / 2012

Rob,

As previously discussed, I note the following:

Condition 1

The intent for this condition is that this land stay free of structures to ensure that future construction in this corridor will not result in the need to remove structures. I note your intention to traverse this corridor with services (water/sewer pipes etc) and confirm this will not cause issue with the intent of this condition.

Condition 4

While the condition title refers to a "Temporary Access" this is a typographical error. As stated in the wording of the condition, this access is permanent and is restricted to the left-in movements only.

Should you have any further queries, do not hesitate to contact me.

Kind regards,

Darren Nightingale
Assistant Director | Planning Management
Integrated Transport Planning Division | Department of Transport and Main Roads

Floor 12 | Brisbane - Fernica Place | 140 Creek Street | Brisbane Qld 4000

GPO Box 213 | Brisbane Qld 4001

P: 071 31401421 | F: 071 31462008

M: 0400757146

E: darren.j.nightingale@tmr.qld.gov.au

W: www.tmr.qld.gov.au

Tomorrow's Queensland: strong, green, smart, healthy and fair - www.towardQ2.qld.gov.au

 Please consider the environment before printing this email

WARNING: This email (including any attachments) may contain legally privileged, confidential or private information and may be protected by copyright. You may only use it if you are the person(s) it was intended to be sent to and if you use it in an authorised way. No one is allowed to use, review, alter, transmit, disclose, distribute, print or copy this email without appropriate authority.

If this email was not intended for you and was sent to you by mistake, please telephone or email me immediately, destroy any hardcopies of this email and delete it and any copies of it from your computer system. Any right which the sender may have under copyright law, and any legal privilege and confidentiality attached to this email is not waived or destroyed by that mistake.

It is your responsibility to ensure that this email does not contain and is not affected by computer viruses, defects or interference by third parties or replication problems (including incompatibility with your computer system).

Opinions contained in this email do not necessarily reflect the opinions of the Department of Transport and Main Roads, Maritime Safety Queensland or endorsed organisations utilising the same infrastructure.

17 June 2011

Chief Executive Officer
Urban Land Development Authority
GPO Box 2202
Brisbane QLD 4001

Attention: Mark Clayton

Dear Mr Clayton

**Department of Transport and Main Roads Assessment of the UDA Development Application at
Waterford-Tamborine Road, Yarrabilba – DEV2010/089**

I write in reference to the Department of Transport and Main Roads (the department) response dated 11 April 2011 to the Precinct One Yarrabilba Development Application.

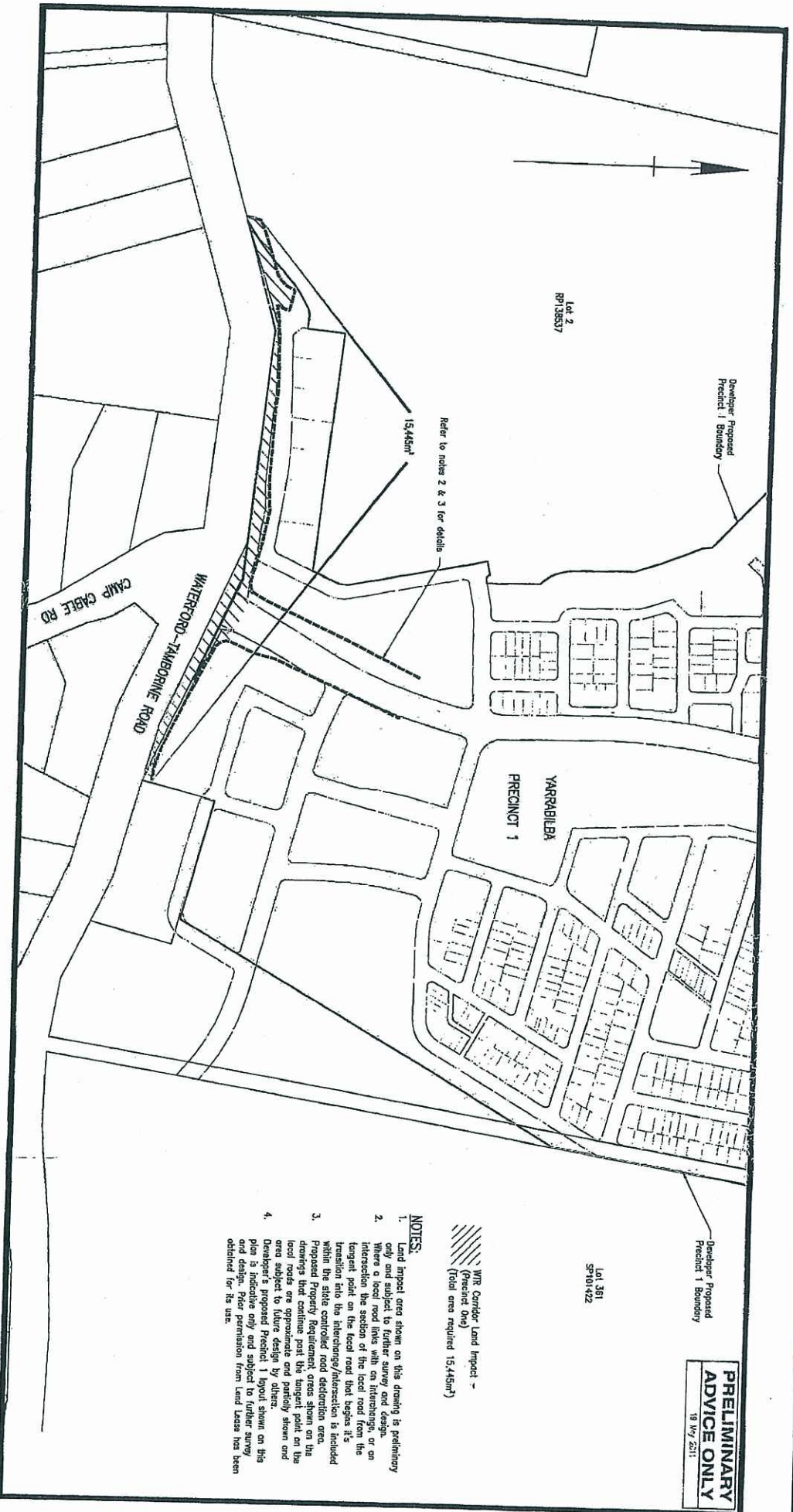
Further analysis has been undertaken on a number of items contained within the departments' initial response, and as such wish to make the following amendments:

- **Amend the development description**
The development description now reflects changes made to the proposal throughout the assessment process.
- **Amend Condition 1.1 – Setback Required – Waterford Tamborine Road and Southern Infrastructure Corridor**
References to the Southern Infrastructure Corridor within this condition have been removed as the Precinct One development application area is not impacted by the planning for this future corridor.
- **Amend Condition 3.1 - Access**
References to the Southern Infrastructure Corridor within this condition have been removed as the Precinct One development application area is not impacted by the planning for this future corridor.
- **Amended Condition 4.1 – Temporary Access**
References to 'temporary' access have been replaced with 'permanent' in response recent additional analyses having been completed.

Integrated Transport Planning
Planning Management
Floor 12 Terrica Place
140 Creek Street Brisbane Queensland 4000
GPO Box 213 Brisbane Queensland 4001
ABN 13 200 330 520

Our ref 455/00846 11643
Your ref DEV2010/89
Enquiries Darren Nightingale
Telephone +3146 1421
Facsimile +3146 3008
Website www.transportandmainroads.qld.gov.au
Email Darren.j.nightingale@tmr.qld.gov.au

Transport and Main Roads



**PRELIMINARY
ADVICE ONLY**
19 May 2011

WM Corridor Land Impact -
(Precinct One)
(Total area required 15,445m²)

- NOTES:**
1. Land impact area shown on this drawing is preliminary only and subject to further survey and design.
 2. Where a local road links with on the main road, or an intersection, the section of the local road from the tangent point on the local road that begins its transition into the main road/intersection is included within the site controlled road declaration area.
 3. Proposed Property Requirement areas shown on the drawings that continue past the tangent point on the local roads are approximate and partially shown and subject to future design by others.
 4. Developer's proposed Precinct 1 layout shown on this plan is indicative only and subject to further survey and design. Prior permission from Land Lease has been obtained for its use.

Connecting Queensland
www.ltrm.qld.gov.au

DRAFT YARRABILBA STRUCTURE PLAN
WATERFORD-TAMBORINE ROAD / SOUTHERN INFRASTRUCTURE CORRIDOR
Precinct One Land Impact Area Plan - 19/05/2011



Further, in light of recent discussions with the ULDA, the department re-affirms that the provision of permanent access to the left-in off Waterford-Tamborine Road may have long term impacts on the delivery of the Southern Infrastructure Corridor. Current planning for this corridor indicates that the subject left-in access will be situated in close proximity to the future Southern Infrastructure Corridor/Waterford-Tamborine Road interchange off-ramp. Future planning for this corridor may determine the need to remove this access due to safety and efficiency reasons. Should the need to removal this access be necessitated, this removal may create compensation claims from affected land owners/businesses. However given the current level of planning and uncertain timeline on the delivery of this interchange, the department accepts a permanent access at the desired locations, subject to necessary approval being gained.

Please find attached amended comments in relation to this development application. The previous submission should now be disregarded.

I trust that the ULDA will give appropriate consideration to this request. The department looks forward to providing further input into this and other development applications. Should you have any queries in relation to this matter, please do not hesitate to contact Darren Nightingale (A/Assistant Director) on 3146 1421.

Yours sincerely,



Sal Petrocchio

Executive Director (Planning Management)

AMENDED CONDITIONS OF DEVELOPMENT APPROVAL

Urban Land Development Authority: Waterford Tamborine Road
Proposed Reconfiguring a Lot (1 into 542 Lots) with Plan of Development for House, Multiple Residential, Food Premises, Shop, Community Facility, Business, Medical Centre, Fast Food Premises, Market Neighbourhood Centre, Shop, Shopping Centre, Car Park, Child care Centre, Community Facility, Education Establishment, Other Residential, Low Impact Industry, Research and Technology Facility, Service Industry, Warehouse, Service Station, Showroom, Emergency Services, Indoor Entertainment, Place of Assembly, Utility Installation
 Part Lot 2 on RP138537 Parish of Moffatt
 Situated at Waterford-Tamborine Road, Yarrabilba

NO.	CONDITIONS	TIMING	REASON	COMMENTS OR ADDITIONAL INFORMATION
1	SETBACK FOR FUTURE STATE-CONTROLLED ROAD REQUIREMENTS			
1.1	Setback Required – Waterford Tamborine Road The area as shown on the Waterford-Tamborine Road / Southern Infrastructure Corridor Land Impact Plan, prepared by Transport and Main Roads and dated 19/05/2011 must be maintained free of any permanent structures above and below the ground at all times.	Ongoing	The prohibition of structures is necessary to accommodate the Department of Transport and Main Roads' future road planning.	The Department of Transport and Main Roads road corridor planning indicates a future land requirement affecting this property. Setback from this future land requirement and a prohibition on fixed structures will preserve the proposed road corridor to ensure the safety and efficiency of the State-controlled road network and minimise disruption to property owners. Information regarding land acquisition can be accessed via the Department of Transport and Main Roads web site www.mainroads.qld.gov.au
2	Closure of Existing Access All existing accesses within the Precinct One are between the development site and the Waterford-Tamborine Road to be removed. Reinstatement the verge between the road edge and the property boundary in accordance with the Road Planning and Design manual.	Prior to commencement of use and / or sealing of survey plan for the first lot, whichever comes first	The closure of existing accesses minimises conflict points ensuring the safety and efficiency of the State-controlled road network.	These conditions constitute a notice pursuant to section 67 of the <i>Transport Infrastructure Act 1994</i> (TIA), for section 62(1) approval for conditions on the use of a permitted road access location. In accordance with section 70 of the TIA, you are bound by this decision. A copy of section 70 of the Act is attached for your information. Any persons whose interests are affected by the decision may – (vii) under section 485 – ask for the decision to be reviewed and appeal against the reviewed decision; and (viii) under the <i>Transport Planning and Coordination Act 1994</i>.

17/06/2011

NO.	CONDITIONS	TIMING	REASON	COMMENTS OR ADDITIONAL INFORMATION
				part 5 – ask for the decision or the reviewed decision to be stayed. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances. In the event of further development of the site or change in the use of the access, a further application is to be made to the Department of Transport and Main Roads South Coast Region for approval. Approvals may also be necessary for significant maintenance or upgrades. In accordance with Section 50 of the <i>Transport Infrastructure Act 1994</i>, you must have written approval to carry out road access works on a State-controlled road. These development conditions do not constitute such an approval. You will need to contact the Department of Transport and Main Roads' Corridor Management Branch on 5596 9500 to make an application for approval under Section 50 of the <i>Transport Infrastructure Act (Qld) 1994</i> to carry out these road access works. The Department of Transport and Main Roads' technical manuals can be accessed via the Department of Transport and Main Roads web site www.mainroads.qld.gov.au (click on: "Suppliers Partners Site" – "Technical Reference Centre").
3.	ACCESS PROHIBITED			
	3.1 Access Direct allotment access between the development and Waterford Tamborine Road is prohibited.	At all times	This access has been prohibited to minimise conflict points on the State-controlled road network to ensure its safety and efficiency.	This condition constitutes a notice pursuant to section 67 of the <i>Transport Infrastructure Act 1994</i> (TIA), for section 62(1) approval about the prohibition of accesses. In accordance with section 70 of the TIA, you are bound by this decision. A copy of section 70 of the Act is attached for your information. Any persons whose interests are affected by the decision may – (vii) under section 485 – ask for the decision to be reviewed and appeal against the reviewed decision; and (viii) under the <i>Transport Planning and Coordination Act 1994</i>, part 5 – ask for the decision or the reviewed decision to be stayed.

NO.	CONDITIONS	TIMING	REASON	COMMENTS OR ADDITIONAL INFORMATION
4.1	TEMPORARY ACCESS			
	4.1 New Access Permanent access to the "Service Road Commercial" is to be located and maintained between the site and Waterford Tamborine Road in accordance with the submitted drawing titled Waterford Tamborine Road Plan and Longitudinal Section Off Ramp, prepared by (KN Group Pty Ltd, dated March 11, Drawing No. 10-175-SKOR1 revision A. These movements are restricted to left in only.	Upon commencement of construction	To ensure the safety and efficiency of the State-controlled road network.	Note - Final configuration of the access will be subject to further analyses to be undertaken as part of the design and construction of the Southern Infrastructure Corridor interchange at Waterford-Tamborine Road. These conditions constitute a notice pursuant to section 67 of the <i>Transport Infrastructure Act 1994</i> (TIA), for section 62(1) approval for conditions on the use of a permitted road access location. Section 62 approval is subject to the following conditions; 1. This approval is valid only until completion of the intersection of the Southern Infrastructure Corridor with Waterford Tamborine Road. In accordance with section 70 of the TIA, you are bound by this decision. A copy of section 70 of the Act is attached for your information. Any persons whose interests are affected by the decision may - (vii) under section 485 - ask for the decision to be reviewed and appeal against the reviewed decision; and (viii) under the <i>Transport Planning and Coordination Act 1994</i>, part 5 - ask for the decision or the reviewed decision to be stayed. There is no guarantee of the continuation of road access arrangements, as this depends on future traffic safety and efficiency circumstances. In the event of further development of the site or change in the use of the access, a further application is to be made to the Department of Transport and Main Roads South Coast Region for approval. Approvals may also be necessary for significant maintenance or upgrades. In accordance with Section 50 of the <i>Transport Infrastructure Act 1994</i>, you must have written approval to carry out road access works on a State-controlled road. These development conditions do not constitute such an approval. You will need to contact the Department of Transport and Main Roads' Corridor

deleted

[Signature]

20/6/2011

NO.	CONDITIONS	TIMING	REASON	COMMENTS OR ADDITIONAL INFORMATION
5.	NEW ROAD INTERSECTION 5.1 New Road Intersection Location Approved The approved intersection is to be located between Waterford Tamborine Road and Camp Cable Road and the development site as shown on Drawing No. YB-P01-ROL101118A SHEET 1 OF 7, titled PRECEINCT ONE prepared by Delfin lend Lease, dated 31 JAN 2011, File No. YP-P01.	Prior to the commencement of the first use or prior to sealing of the first survey plan, whichever comes first	This intersection is required as a result of the proposed development to maintain the safety and efficiency of the State-controlled road network.	Management Branch on 5596 9500 to make an application for approval under Section 50 of the <i>Transport Infrastructure Act (Qld) 1994</i> to carry out these road access works. The Department of Transport and Main Roads' technical manuals can be accessed via the Department of Transport and Main Roads web site www.mainroads.qld.gov.au (click on: "Suppliers Partners Site" - "Technical Reference Centre").
5.	5.2 New Road Intersection Standard New road intersection outlined in 12.1 is to be designed and constructed in accordance with Figure 3 of the Design Note prepared by Cardno Eppell Olsen, dated 21 March 2011, Ref No. CEB06067/DGS/ACM/JLO. The intersection is to be designed and constructed at no cost to the Department of Transport and Main Roads.	Prior to the commencement of the first use or prior to sealing of the first survey plan, whichever comes first	This intersection is required as a result of the proposed development to maintain the safety and efficiency of the State-controlled road network	In accordance with Section 33 of the <i>Transport Infrastructure Act 1994</i>, you must have written approval to carry out road works on a State-controlled road. These development conditions do not constitute such an approval. You will need to contact the Department of Transport and Main Roads' Corridor Management Branch South Coast Region on 5596 9500 to make an application for approval under Section 33 of the <i>Transport Infrastructure Act (Qld) 1994</i> to carry out these road works. The Department of Transport and Main Roads' technical manuals can be accessed via the Department of Transport and Main Roads web site www.mainroads.qld.gov.au (click on: "Suppliers Partners Site" - "Technical Reference Centre").
6.	STORMWATER DRAINAGE			

NO.	CONDITIONS	TIMING	REASON	COMMENTS OR ADDITIONAL INFORMATION
6.1	Stormwater Drainage and Runoff Provide RPEQ certification post-development flows to the State-controlled road will not exceed pre-development flows calculated during an ARI 100 / storm event.	Prior to sealing of survey plan for each allotment.	Any increase in runoff from the proposed site to the State-controlled road as a result of the development, its activity or use has the potential to cause a safety hazard to road users.	The management of any stormwater drainage runoff to or from the State-controlled road that may affect any part of the subject site is to be included as part of the overall stormwater drainage measures. This will include any stormwater discharge from small or large culverts, table drains and/or ponding or any sheet flow to or from the State-controlled road. The Department of Transport and Main Roads' technical manuals can be accessed via the Department of Transport and Main Roads web site www.mainroads.qld.gov.au (click on: "Suppliers Partners Site" - "Technical Reference Centre").
7	NOISE ATTENUATION MEASURES 7.1 Noise Attenuation Measures The development must be architecturally treated and maintained to achieve or better the criteria stated in AS2107. AS3671 is to be used to guide the design of the architectural treatment requirements to the building envelope. A certification (RPEQ) from an engineer skilled in acoustic design that the required architectural treatments have been implemented is to be provided to the Department of Transport and Main Roads prior to final acceptance being given.	Prior to the commencement of use of each noise sensitive use.	The reason for requiring the above condition is that the development is creating a noise-sensitive area within close proximity to Waterford Tambarine Road	To meet AS2107 requirements, all external openings will need to be closed when these habitable rooms are occupied. Therefore, an air-conditioning/mechanical ventilation system that does not degrade the internal acoustic environment or the sound isolation of the building envelope, and also meets the ventilation requirements of the Building Code of Australia, may need to be installed. If any part of the development changes, a change being a difference to matters presented in the approved Acoustic Report or development plans on which the Acoustic Report has been based that is acoustically significant to the conclusions of the Acoustic Report or reduces the acoustic effectiveness of other conditions of development, a revised Acoustic Report is required to be submitted to Main Roads along with a request for the Department of Transport and Main Roads to re-consider the conditions of development imposed upon the development.
8	ENVIRONMENTAL 8.1 Environmental Nuisance			

No.	CONDITIONS	TIMING	REASON	COMMENTS OR ADDITIONAL INFORMATION
	No dust and / or debris from the subject site shall enter Waterford Tamborine Road either during the construction phase or the ongoing operation of the development.	At all times	Dust and debris from the site onto the State-controlled road has the potential to cause a safety hazard to road users.	
9.	STRUCTURES WITHIN THE STATE CONTROLLED ROAD CORRIDOR			
	9.1 Landscaping Any landscaping on the subject land that is within ten (10) metres of the road property boundary of the subject land with the Waterford Tamborine Road is to be planted in accordance with the Department of Transport and Main Roads 'Landscape Manual 2004 page C5-5 in section C5.		Landscaping or other objects greater than 600mm high could impact on sight distance visibility at the intersection of the road access location and the State-controlled road affecting safety of the state-controlled road network.	The applicant should note that they will need to apply for a Road Corridor Permit (formally <i>Ancillary Works and Encroachment (AWE) Permit</i> for any structure or activity intended in the State-controlled road corridor as defined by Section 50 and Schedule 6 of the <i>Transport Infrastructure Act (Qld) 1994</i>. This Road Corridor Permit is to be submitted to the Department of Transport and Main Roads prior to the placement or associated undertakings of any AWE. You will need to contact the Department of Transport and Main Roads' Corridor Management Branch on 5596 9500 to make an application for approval under Section S.50 of the <i>Transport Infrastructure Act (Qld) 1994</i> to carry out these activities. The Department of Transport and Main Roads' technical manuals can be accessed via the Department of Transport and Main Roads web site www.mainroads.qld.gov.au (click on: "Suppliers Partners Site" - "Technical Reference Centre").

10. CERTIFICATION	
10.1 Certification Submit to the assessment manager a letter from the Department of Transport and Main Roads confirming that all the Departments conditions have been fulfilled.	Prior to sealing of survey plan for allotment. The Department of Transport and Main Roads seeks to ensure the applicant fulfils all conditions.

APPROVAL UNDER THE TRANSPORT INFRASTRUCTURE ACT (Qld) 1994	
Section 33 Approval Approval to Undertake Road Works on a State-controlled Road	An application to Undertake Road Works on a State-controlled Road as defined by Section 33 of the <i>Transport Infrastructure Act (Qld) 1994</i> is required. You will need to contact the Department of Transport and Main Roads' Corridor Management Branch on 5596 9500 to make an application for approval under Section S.33 of the <i>Transport Infrastructure Act (Qld) 1994</i> to carry out these activities.
Section 50 Approval Road Corridor Permit for Ancillary Works and Encroachments (AWE).	An application for a Road Corridor Permit (formally <i>Ancillary Works and Encroachment (AWE) Permit</i> for any structure or activity intended in the State-controlled road corridor as defined by Section 50 and Schedule 6 of the <i>Transport Infrastructure Act (Qld) 1994</i> is required. This Road Corridor Permit is to be submitted to the Department of Transport and Main Roads prior to the placement or associated undertakings of any AWE. You will need to contact the Department of Transport and Main Roads' Corridor Management Branch South Coast Region on 5596 9500 to make an application for approval under Section S.50 of the <i>Transport Infrastructure Act (Qld) 1994</i> to carry out these activities.

Attachments

Waterford-Tamborine Road / Southern Infrastructure Corridor Land Impact Plan, prepared by Transport and Main Roads and dated 05/04/2011