

Our ref: DEV2014/617

17 December 2014

Lend Lease Communities (Yarrabilba) Pty Ltd
C/- Ms Emma Moller
RPS
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Emma

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT - BOUNDARY
REALIGNMENT (6 INTO 6 LOTS) WITH A PLAN OF DEVELOPMENT AT 3
BAILEY STREET AND 37-47 COMBS STREET, YARRABILBA DESCRIBED AS
LOTS 765-770 ON SP260502**

On 17 December 2014 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.dsdip.qld.gov.au/assessment-of-priority-development-areas/infrastructure-and-planning/development-applications/assessment-of-priority-development-areas.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Gerard McCafferty on 3452 7424.

Yours sincerely



Lyndy Rapson
A/ Director - EDQ Development Assessment

PDA Decision Notice - Approval

Site information		
Name of urban development area (PDA)	Yarrabilba	
Site address	3 Bailey Street and 37-47 Combs Street, Yarrabilba	
Lot on plan description	Lot number	Lot description
	765-770	SP260502
PDA development application details		
MEDQ reference number	DEV2014/617	
Lodgement date	31 October 2014	
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	Reconfiguring of a Lot boundary realignment (6 into 6) with a Plan of Development	

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	17 December 2014
Currency period	4 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.	Reconfiguration of a Lot – Boundary Amendments	P01S13ROL141007	07 Oct 2014
2.	Reconfiguration of a Lot – Lots 765-770 on SP260502	P01S13ROL141007 SHT 1 of 2	07 Oct 2014 Amended in red 12 December 2014
3.	Reconfiguration of a Lot – Lots 765-770 on SP260502	P01S13ROL141007 SHT 2 of 2	07 Oct 2014 Amended in red 12 December 2014
4.	Typical House Plans – Lots Less than 250sqm	YB-P01-THP101116C	27 Oct 2014 Amended in red 12 December 2014

PDA Development Conditions

1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/ drawing and/or documents.	Prior to survey plan endorsement
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Engineering

2.	Water a) Modify existing water connections to service each proposed lot in accordance with Logan City Council's (Council's) adopted standards. b) Submit to EDQ Development Assessment DSDIP 'as-constructed' plans in accordance with Council's adopted standards.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
3.	Sewer a) Modify existing sewer manholes/connections to service each proposed lot in accordance with Council's adopted standards. b) Submit to Development Assessment DSDIP 'as-constructed' sewer plans in accordance with Council's adopted	a) Prior to survey plan endorsement b) Prior to survey plan endorsement

	standards.	
4.	Stormwater Modify existing stormwater kerb connections to service each proposed lot in accordance with Council's adopted standards.	Prior to survey plan endorsement
5.	Electrical Modify existing pillars to service each proposed lot in accordance with Energex's adopted standards.	Prior to survey plan endorsement
6.	Telecommunications Modify existing telecommunications services to each proposed lot in accordance with the provider's adopted standards.	Prior to survey plan endorsement

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 ****

