

Our ref: DEV2014/618

22 December 2014

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

Dear Emma

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (WITH PLAN OF DEVELOPMENT) - INDOOR SPORT AND RECREATION AT 16-22, 24, 26 & 34-36 YARRABILBA DRIVE, YARRABILBA DESCRIBED AS LOTS 5040, 5041, 5042 & 5044 ON SP258541

On 19 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/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 Owen Haslam on 3452 7419.

Yours sincerely



Lyndy Rapson
A/Director - EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	16-22, 24, 26 & 34-36 Yarrabilba Drive, Yarrabilba	
Lot on plan description	Lot number	Lot description
	5040	SP258541
	5041	SP258541
	5042	SP258541
	5044	SP258541
PDA development application details		
MEDQ reference number	DEV2014/618	
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	Material Change of Use (with Plan of Development) – Indoor Sport & Recreation	

PDA development approval details

Decision of the MEDQ	<i>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.</i>
Decision date	19 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.	Precinct One – Plan of Development – Superblock A – Mixed Use District Centre Focus – Updated for Indoor Sport and Recreation Use	YB-P01-NRPOD101118V	31 OCT 2014 (Amended in Red on 19 DEC 2014)
2.	Non-Residential Plan of Development – Common Clauses Document	YB-P01-NRPOD141120	31 OCT 2014

Supporting documents

To remove any doubt, the following documents are not approved documents for the purposes of this PDA development approval, but rather are supporting documents.

Supporting plans, reports and specifications	Number (if applicable)	Date (if applicable)
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Endorsed Infrastructure Master Plans

1.	Yarrabilba Community Greenspace Infrastructure Master Plan, prepared by Lend Lease	N/A	December 2012
2.	Yarrabilba – Water and Wastewater Infrastructure Master Plan, prepared by MWH	N/A	05/09/2013
3.	Yarrabilba Amended Movement Infrastructure Master Plan, prepared by Cardno	CEB06294	February 2014
4.	Yarrabilba Community Facilities Infrastructure Master Plan, prepared by Lend Lease	N/A	December 2012

PREAMBLE

For the purpose of interpreting this Approval, including the Conditions of Approval, the following applies:

Compliance assessment

Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the following.

- a) The applicant must pay the relevant fee associated with any request for compliance assessment, including any third party specialists review fees which will be charged on a 100% cost recovery basis. The assessment fee is set out in the MEDQ's development assessment fee schedule in force at the date the assessment is lodged.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDIP is required prior to any work commencing, unless the works have been separately approved as enabling works or are exempt development.
- c) Compliance assessment and endorsement may be repeated where a different operational or building works design or solution to that already endorsed, is sought. Additional compliance assessment fees may be required.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant submits plans and supporting information as required under the relevant condition for compliance assessment.
 - ii. **within 20 business days** - EDQ Development Assessment, DSDIP assesses the plans and supporting information and:
 1. if satisfied with the information as submitted - endorses the information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the information as submitted - notifies the applicant accordingly
 - iii. if the applicant is notified under ii.2. above, the information and plans addressing the concerns are to be resubmitted to EDQ Development Assessment, DSDIP **within 20 business days** from the date of the notice.
 - iv. **within 20 business days** - EDQ Development Assessment, DSDIP assesses the re-submitted plans and supporting information and:
 1. if satisfied with the re-submitted information lodged - endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the information as submitted - notifies the applicant accordingly.
 - v. if EDQ Development Assessment, DSDIP is not satisfied that compliance has been achieved, **within 20 business days** - repeat steps

iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

When EDQ Development Assessment, DSDIP and applicant are both satisfied with the re-submitted information lodged - EDQ Development Assessment, DSDIP endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met.

- e) The following generally outlines the information required to be submitted for compliance assessment which may be more specifically identified in a particular condition of approval:
- i. plans for each building (site plan, floor plans, elevations, sections, roof plans, private and visitor car parking, private and semi-private open space, etc);
 - ii. gross floor area schedule and apartment numbers;
 - iii. details of proposed building materials;
 - iv. public realm and landscape plans;
 - v. details of proposed roads and intersections (if required);
 - vi. end of trip facilities;
 - vii. access and car parking arrangements; and
 - viii. specialist assessment reports as required that may include traffic, heritage, civil engineering, geotechnical, flooding, acoustics and air quality.

ABBREVIATIONS

For the purposes of interpreting this Approval, the following is a list of abbreviations utilised in the conditions:

1. **AILA** means Australian Institute Landscape Architect.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Logan City Council.
4. **DSDIP** means The Department of State Development, Infrastructure and Planning.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions		Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/ drawing and/ or documents.	Prior to commencement of use
2.	Certification of Operational Works All operational works undertaken with this development must 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) in accordance with the approved drawing(s) and / or documents, and any relevant DSDIP or other approval required by the conditions.	As indicated
Engineering		
4.	Construction Management Plan a) Submit to EDQ Development Assessment DSDIP a Site Based Construction Management Plan prepared by the principal site contractor that includes the following: i. management of noise and dust generated from the site during and outside construction work hours; ii. management of stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the Environmental Protection Act 1994), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; and iii. management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. b) Undertake all works generally in accordance with the construction management plan which must be current and available on site at all times during the construction period.	a) Prior to commencement of works b) At all times during construction
5.	Traffic Management Plan a) Submit to EDQ Development Assessment DSDIP a Traffic Management Plan (TMP) prepared and certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must ensure adverse traffic impacts are minimised during construction. The TMP must include the following: i. provision for the management of traffic around and	a) Prior to commencement of site works

	through the site during and outside of construction work hours; ii. provision for parking and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. implementation; v. monitoring and measurement; vi. management review; and vii. traffic control plans or traffic control diagrams 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) A permit will need to be sought from Council prior to any temporary road closure or road opening works. b) Undertake all works generally in accordance with the TMP which must be current and available on site at all times.	b) At all times during construction
6.	Filling and Excavation a) Submit to EDQ Development Assessment DSDIP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>Guidelines on Earthworks for Commercial and Residential Developments</i>. The certified earthworks plans shall: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. where appropriate, provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv. provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the filling and excavation generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment DSDIP evidence from a RPEQ that all filling and excavation works have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
7.	Retaining Walls a) Submit to EDQ Development Assessment DSDIP detailed engineering plans, certified by a RPEQ of all retaining walls 1.0m or greater in height.	a) Prior to commencement of site works

	b) Construct the works generally in accordance with the certified plans required under part a) of this condition; c) Submit to EDQ Development Assessment DSDIP evidence from an RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.	b) Prior to commencement of use c) Prior to commencement of use
8.	Roads and Carparking – Internal a) Submit to EDQ Development Assessment DSDIP engineering design/construction drawings certified by a RPEQ for internal roads and carparking generally in accordance with the <i>AS2890 – Parking Facilities</i> b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment DSDIP evidence from an RPEQ that all works have been completed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
9.	Public Pedestrian / Cycle Access Construct pedestrian crossings and cycle pathways generally in accordance with the approved Plan of Development.	Prior to the commencement of use
10.	Water connection Connect the development to the existing water reticulation network in accordance with Council standards.	Prior to commencement of use
11.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with Council standards.	Prior to commencement of use
12.	Stormwater connection 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 standards.	Prior to commencement of use
13.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alteration to public utility mains, existing mains, services or installations required in connection with the approved	Prior to commencement of use

	development.	
14.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed to minimise light spill in the adjacent residential properties in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
15.	Damage and Repairs Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use
Landscape and Environment		
16.	Refuse Collection Submit to the Principal Engineer EDQ Development Assessment, DSDIP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
Surveying, land dedication and easements		
17.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in private land that becomes contributed assets. The terms of the easements must 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
Infrastructure Charges		
18.	Municipal Charge In lieu of paying the Municipal Charge, the applicant will provide the infrastructure in accordance with the following endorsed Infrastructure Master Plans: i. Community Facilities; ii. Movement Network; iii. Sewer; iv. Water; and v. Community Greenspace.	As required by the endorsed Infrastructure Master Plans
19.	Sub-regional charge Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ the sub-regional charge in accordance with the Infrastructure Funding Framework (IFF) and indexed to the date of payment.	In accordance with the IFF

Plan of Development (POD)		
20.	Compliance Assessment - Plan of Development (POD) a) Submit to EDQ Development Assessment for compliance assessment all information required by the approved Plan of Development; and b) Carry out the development generally in accordance with the endorsed plans and documents required under part a) of this condition. <i>Advice:</i> <i>In order to confirm the required information for compliance assessment, please contact EDQ Development Assessment.</i>	Prior to commencement of use

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 ****

