



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2015/661

23 April 2015

Lend Lease Communities (Yarrabilba) Pty Ltd
C/- Ms Emma Moller
RPS
PO Box 1559
FORTITUDE VALEY 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 – BUSINESS (TEMPORARY OFFICE) AT 1620-1642 WATERFORD TAMBORINE ROAD, YARRABILBA DESCRIBED AS LOT 1 ON RP78883 AND PART OF LOT 923 ON SP271600

On 23 April 2015 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 this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website
<http://www.statedevelopment.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Owen Haslam on 3452 7419.

Yours sincerely

Lyndy Rapson
A/Director – EDQ Development Assessment (bold)

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	1620-1624 Waterford Tamborine Road, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 1	RP78883
	Part of Lot 923	SP271600
PDA development application details		
DEV reference number	DEV2015/661	
'Properly made' date	6 March 2015	
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 – Business (Temporary Office)	

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 April 2015	
Currency period		2 years from Decision date	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Project Office Site Plan, Bell House, 1620 Waterford-Tamborine Rd	N/A	17/02/2015
2.	Bell House Renovations	N/A	17/02/2015
3.	Vegetation Clearing Plan (Amended in Red)	N/A	Amended in Red on 17/04/15
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 and documents		Number (if applicable)	Date (if applicable)
1.	TP Sketch, prepared by Queensland Government	207/TP140024 Rev A	Examined and Approved on 02/10/14

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **Council** means Logan City Council.
2. **DILGP** means The Department of Infrastructure, Local Government and Planning.
3. **EDQ** means Economic Development Queensland.
4. **PDA** means Priority Development Area.

PDA Development Conditions - Material Change of Use		
No	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated
3.	Duration of Temporary Use (5 years) The approved temporary use (Business) is valid until 23 April 2020. After this date, this PDA Development Approval will cease to have effect.	As indicated
Engineering		
4.	Future Road Widening – Waterford Tamborine Road In order to facilitate future road widening, the area of Lot 1 on RP78883, as shown on <i>TP Sketch 207/TP140024 Rev A</i> , must be kept free from any new permanent buildings and/or structures.	At all times
5.	Vehicular Access via Shaw Street and part of Lot 923 on SP271600 Unless otherwise agreed to by EDQ Development Assessment, DILGP, vehicular access to the approved temporary use must be via the existing Shaw Street road reserve and the approved rear access track over part of Lot 923 on SP271600.	As indicated
6.	Emergency Vehicular Access via Waterford Tamborine Road The existing vehicular access crossover to Waterford Tamborine Road: a) must only be used for emergency purposes; and b) must be signed accordingly.	a) At all times b) Prior to commencement of use and to be maintained
7.	Car Parking Provide 10 additional car parking spaces generally in accordance with the following approved plan: i. <i>Project Office Site Plan – Bell House, 1620 Waterford-Tamborine Road, dated 17/02/2015.</i>	Prior to commencement of use and to be maintained
8.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be

		maintained
9.	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 occurred during any works carried out in association with the approved development.	Prior to commencement of use
Landscape and Environment		
10.	Vegetation Clearing Undertake vegetation clearing as required for the area shown on the following approved plan and to facilitate the construction of the approved rear access track: i. <i>Vegetation Clearing Plan</i> (Amended in Red on 17/04/2015).	Prior to commencement of use
11.	Vegetation Management Unless otherwise agreed by EDQ Development Assessment, DILGP cleared vegetation shall be processed through an on or off-site wood-chipper and disposed of as firewood or landscape mulch.	As indicated

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.

ADDITIONAL ADVICE

It is recognised that offsets against the Sub-regional Infrastructure Charge, as identified under the Infrastructure Funding Framework, apply to land dedications required for the future widening of Waterford Tamborine Road.

**** End of Package ****