

Our ref: DEV2015/700

25 August 2015

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 APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT – NEW ROAD AT 1620-1642 WATERFORD TAMBORINE ROAD, YARRABILBA DESCRIBED AS LOT 1 ON RP78883.

On 24 August 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://dilgp.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Jennifer Davison on 3452 7127.

Yours sincerely



Beatriz Gomez
Director – EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	1620-1642 Waterford Tamborine Road, Yarrabilba	
Lot on plan description	Lot number	Plan description
	1	RP78883
PDA development application details		
DEV reference number	DEV2015/700	
'Properly made' date	7 August 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	Reconfiguring a Lot – New Road	

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	24 August 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.	Proposed Subdivision Lot 1 RP 78883	Dgn No. YAR-P01-BELL-150806	6 August 2015
2.	Village Centre Stage 3 Bell Property Road Function Plan	15-103-SK011 Revision A	April 2015 as amended in red 24/08/15

ABBREVIATIONS

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

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
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. **DILGP** means The Department of Infrastructure, Local Government and Planning.
5. **DEHP** means the Department of Environment and Heritage Protection
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **QUU** means Queensland Urban Utilities.
10. **RPEQ** means Registered Professional Engineer of Queensland.

[illegible]

6.	Traffic Management Plan a) Submit to EDQ Development Assessment, DILGP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must include the following: iv. provision for the management of traffic around and through the site during and outside of construction work hours; v. provision of parking for workers and materials delivery during and outside of construction hours of work; vi. planning including risk identification and assessment, staging, etc; vii. ongoing monitoring, management review and certified updates (as required); viii. traffic control plans and/or traffic control diagrams, prepared 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). Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP. b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	a) Prior to commencement of site works b) At all times during construction
7.	Retaining Walls a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls shall be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DILGP. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

8.	Filling and Excavation a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments”</i> and the following approved concept plans: i. Village Centre Stage 3 Bell Property Road Functional Plan, Drawing No. 15-103-SK011 Rev A, prepared by KN Group and dated April 2015 as amended in red 24/08/15. The certified earthworks plans shall: 1. include a geotechnical soils assessment of the site; 2. be consistent with the Erosion and Sediment Control plans; 3. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and 4. provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
9.	New Road a) Submit to EDQ Development Assessment, DILGP engineering design/construction drawings, certified by a RPEQ, for internal roads, including parking bays, traffic devices and pedestrian footpaths generally in accordance with the following plans/documents: i. Village Centre Stage 3 Bell Property Road Functional Plan, Drawing No. 15-103-SK011 Rev A, prepared by KN Group and dated April 2015 as amended in red 24/08/15. 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, DILGP 'as-constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	a) Prior to commencement of work b) Prior to survey plan endorsement c) Prior to survey plan endorsement

10.	Water - Internal a) Submit to EDQ Development Assessment, DILGP, detailed water reticulation design plans, certified by a RPEQ, generally in accordance with PDA Guideline No. 13 Engineering standards – Sewer and Water and the following documents: ii. Village Centre Stage 3 Bell Property Road Functional Plan, Drawing No. 15-103-SK011 Rev A, prepared by KN Group and dated April 2015 as amended in red 24/08/15. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP, 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council current adopted standards.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
11.	Sewer - Internal a) Submit to EDQ Development Assessment, DILGP, detailed sewerage reticulation design plans, certified by a RPEQ, generally in accordance with PDA Guideline No. 13 Engineering standards – Sewer and Water and the following documents: iii. Village Centre Stage 3 Bell Property Road Functional Plan, Drawing No. 15-103-SK011 Rev A, prepared by KN Group and dated April 2015 as amended in red 20/08/15. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP, 'as-constructed' plans, asset register, pressure and CCTV results in accordance with Council current adopted standards.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
12.	Stormwater Reticulation a) Submit to EDQ Development Assessment, DILGP, engineering design/construction drawings, certified by a RPEQ, for internal stormwater reticulation generally in accordance PDA Guideline No. 13 Engineering standards – Stormwater Quantity and the following documents: i. Village Centre Stage 3 Bell Property Road Functional Plan, Drawing No. 15-103-SK011 Rev A, prepared by KN Group and dated April 2015 as amended in red 24/08/15. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition.	a) Prior to commencement of works for the relevant stage b) Prior to survey plan endorsement for the

