



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2015/691

3 September 2015

Lend Lease Communities (Yarrabilba) Pty Ltd
C/- Ms Emma Moller
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 OPERATIONAL WORKS – LANDSCAPE AND ROAD WORKS AT SUMMERVIEW AVENUE AND HIGHLANDS STREET, YARRABILBA DESCRIBED AS EXISTING ROAD RESERVE

On 1 September 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 Owen Haslam on 3452 7419.

Yours sincerely

Beatriz Gomez
Director – EDQ Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	Summerview Avenue and Highlands Street, Yarrabilba	
Lot on plan description	Lot number	Plan description
	N/A Existing Road Reserve	N/A Existing Road Reserve
PDA development application details		
DEV reference number	DEV2015/691	
'Properly made' date	2 July 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	PDA Development Permit for Operational Works – Landscape and Road Works	

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	31 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)
Drawing Set: NORTHERN VILLAGE STAGE 1 - MODIFIED HIGHLANDS STREET LANDSCAPE WORKS			
1.	Cover Sheet	L0.00 Rev 2	16/06/2015
2.	PLANT SCHEDULE	L0.01 Rev 2	16/06/2015
3.	LANDSCAPE PLAN 01	L1.01 Rev 2	16/06/2015
4.	LANDSCAPE DETAILS 01	L3.01 Rev 2	16/06/2015
5.	LANDSCAPE DETAILS 02	L3.02 Rev 2	16/06/2015
6.	LANDSCAPE DETAILS 03	L3.03 Rev 2	16/06/2015
7.	LANDSCAPE DETAILS 04	L3.04 Rev 2	16/06/2015
8.	LANDSCAPE DETAILS 05	L3.05 Rev 2	16/06/2015
Drawing Set: NORTHERN VILLAGE STAGE 5 - MODIFIED SUMMERVIEW AVENUE LANDSCAPE WORKS			
9.	COVER SHEET	L0.00 Rev 3	16/06/2015
10.	PLANT SCHEDULE	L0.01 Rev 3	16/06/2015
11.	LANDSCAPE PLAN	L1.01 Rev 3	16/06/2015
12.	LANDSCAPE DETAILS 01	L3.01 Rev 3	16/06/2015
13.	LANDSCAPE DETAILS 02	L3.02 Rev 3	16/06/2015
14.	LANDSCAPE DETAILS 03	L3.03 Rev 3	16/06/2015
15.	LANDSCAPE DETAILS 04	L3.04 Rev 3	16/06/2015
16.	LANDSCAPE DETAILS 05	L3.05 Rev 3	16/06/2015
17.	LANDSCAPE DETAILS 06	L3.06 Rev 2	16/06/2015

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. **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		
No.	Conditions	Timing
1.	Carry out the approved development Complete all operational works associated with this development approval, including work required by any of the following conditions. Such work is to be carried out generally in accordance with the approved plans.	Prior to expiration of the currency period for this development approval
2.	Certification of Operational Works All operational works undertaken in accordance with this approval 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.	Construction Management Plan a) The principal site contractor shall prepare a Site Based Construction Management Plan (CMP), that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i> ; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable	a) Prior to commencement of works

	nuisance to upstream or downstream properties; iii. traffic and parking associated with the approved development. b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	b) At all times during construction and removal of non-standard road works if required
4.	Public Infrastructure - Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to expiration of the currency period for this development approval
5.	Operational works (landscape and non-standard road works) a) Construct the approved landscape and non-standard road works generally in accordance with the approved plans. b) Submit to EDQ Development Assessment, DILGP 'As-Constructed' plans including an asset register certified by a RPEQ/AILA in a format acceptable to the Council.	a) Prior to expiration of the currency period for this development approval b) Prior to expiration of the currency period for this development approval
6.	Removal/Maintenance of non-standard constructed road works Comply with either a) or b) as follows: a) Remove the constructed non-standard road works and return the relevant road pavements and verges to Council's relevant standards; or b) Submit to EDQ Development Assessment, DILGP written evidence confirming Council's acceptance of the non-standard road works as contributed assets.	Within 5 years of compliance with condition 5b) of this development approval

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 ****