

Our ref: DEV2015/735

18 January 2016

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 MATERIAL CHANGE OF USE – COMMUNITY FACILITY (TEMPORARY) AND EDUCATIONAL ESTABLISHMENT (TEMPORARY) WITH A PLAN OF DEVELOPMENT AT CORNER WONGAWALLAN DRIVE AND SHAW STREET, YARRABILBA DESCRIBED AS PART OF LOT 926 ON SP278192

On 15 January 2016, 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.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 Tom Barker on 3452 7440.

Yours sincerely



Beatriz Gomez
Director – EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	Corner of Wongawallan Drive and Shaw Street, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Part of Lot 926	SP278192
PDA development application details		
DEV reference number	DEV2015/735	
'Properly made' date	26 November 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 – Community Facility (Temporary) and Educational Establishment (Temporary) 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		15 January 2016	
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.	The Workshop at Yarrabilba – Workforce and Community Development Centre, Plan of Development		24/10/2015 (Amended in Red 15/01/2016)

ABBREVIATIONS

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

1. **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).
2. **DILGP** means The Department of Infrastructure, Local Government and Planning.
3. **EDQ** means Economic Development Queensland.
4. **MEDQ** means The Minister of Economic Development Queensland.
5. **PDA** means Priority Development Area.

PDA Development Conditions

No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plan of development.	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.	Certification of Operational Works All operational works, for contributed assets, 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>
4.	Duration of Temporary Uses (5 Years) The approved temporary uses (Educational Establishment and Community Facility) are valid until 15 January 2021. After this date, this PDA Development Approval will cease to have effect.	As indicated
5.	Removal of Temporary Buildings and Works Remove all temporary building and works constructed as a result of the PDA Development Approval and return the site to its original state.	Prior to the PDA Development Approval lapsing
Engineering		
6.	Water Connection Connect the development to the existing water reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
7.	Sewer Connection Connect the development to the existing sewer reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
8.	Electricity Connect the development to the existing electrical reticulation network in accordance with the relevant authorised electricity utility standards.	Prior to commencement of use

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) and other public infrastructure that occurred during any works carried out in association with the approved development.	Prior to commencement of use
10.	Refuse Collection Submit to EDQ Development Assessment, DILGP refuse collection approval from Council or a private waste contractor.	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.

INFRASTRUCTURE CHARGES

Please note that Infrastructure Charges have not been levied as part of this approval. Should there be a request to continue the uses beyond the stated 5 year duration, infrastructure charges may be levied.

**** End of Package ****