

Our ref: DEV2016/779

30 June 2016

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

Dear Emma

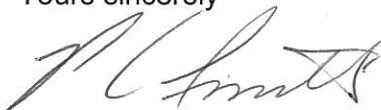
SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS – 24 ADVERTISING DEVICES AT 1-35 DARNELL STREET AND YARRABILBA DRIVE, YARRABILBA DESCRIBED AS ROAD RESERVE (YARRABILBA DRIVE), LOT 5050 ON SP278195 AND LOT 926 ON SP278192.

On 29 June 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 Jennifer Davison on 3452 7127.

Yours sincerely



Peter Smith
Executive Director – Planning Services
Economic Development Queensland

PDA Decision Notice – Approval

Site information			
Name of priority development area (PDA)		Yarrabilba PDA	
Site address		1-35 Darnell Street, and Yarrabilba Drive, Yarrabilba	
Lot on plan description	Lot number	Plan description	
	Road Reserve (Yarrabilba Drive)		
	Lot 5050	SP278195	
	Lot 926	SP278192	
PDA development application details			
DEV reference number		DEV2016/779	
'Properly made' date		8 June 2016	
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		Operational Works – 24 Advertising Devices	
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		28 June 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.	Yarrabilba Drive Signage Plan	P02V04A.ROL4.YDS_160526	26 May 2016

ABBREVIATIONS

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

1. **DILGP** means The Department of Infrastructure, Local Government and Planning.
2. **MEDQ** means The Minister of Economic Development Queensland.
3. **PDA** means Priority Development Area.
4. **RPEQ** means Registered Professional Engineer of Queensland.

Operational Works Conditions		
No	Condition	Timing
General		
1.	Carry out and maintain the approved development Carry out and maintain the approved development generally in accordance with the approved plans and documents.	At all times while the signs are erected on the land the subject of the application.
2.	Removal of Advertising Devices All signage and associated structures are to be removed and the areas on which the signs were located are to be remediated to their state immediately before the establishment of the signage or to a state acceptable to MEDQ.	At the conclusion of the sale of the stage or when the signs are no longer required.
Engineering		
3.	Traffic Management Prepare and implement a traffic management strategy to maintain the safety of road users (vehicular and pedestrian) and workers while signage is being constructed within public road reserves. Note: <i>obtaining a temporary road closure approval from Council would satisfy the requirements of this condition.</i>	Prior to commencement of site works
4.	Signage Structures a) Submit to EDQ Development Assessment, DILGP detailed structural/civil engineering drawings certified by an RPEQ for the approved signs. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works b) As indicated and to be maintained

5.	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.	As indicated
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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 ****

