



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/793

31 October 2016

Coles Group Property Developments Ltd
C/- Mr Stephen Mason and Ms Prue Fitzgerald
RPS
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Stephen and Prue

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (SHOP) AND RECONFIGURING A LOT (1 LOT INTO 3 LOTS WITH ACCESS EASEMENT) WITH A PLAN OF DEVELOPMENT AT 2-24 WALDRON STREET, YARRABILBA DESCRIBED AS LOT 6000 ON SP271600

On 28 October 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 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

A handwritten signature in black ink, appearing to read "BG", followed by a small dot.

Beatriz Gomez
Director – EDQ Development Assessment

Executive Building
100 George Street Brisbane
PO Box 15009 City East
Queensland 4002 Australia
Website www.dilgp.qld.gov.au
ABN 25 166 523 889

PDA Decision Notice – Approval

Site information		
Priority Development Area (PDA)	Yarrabilba	
Site address	2-24 Waldron Street, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 6000	SP271600
PDA development application details		
DEV reference number	DEV2016/793	
'Properly made' date	8 August 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	Material Change of Use (Shop) Reconfiguring a Lot (1 into 3 Lots with Access Easement) 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		28 October 2016	
Currency period		4 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 <i>(if applicable)</i>	Date <i>(if applicable)</i>
1.	Stage One Site Plan, prepared by Powe Architects	DA-1-101, Revision B	25/07/2016 (Amended in Red 26 October 2016)
2.	Stage One Retail Level Floor Plan, prepared by Powe Architects	DA-2-101, Revision A	22/07/2016
3.	Stage One Mezzanine Floor Plan, prepared by Powe Architects	DA-2-102, Revision A	22/07/2016
4.	Stage One Roof Plan, prepared by Powe Architects	DA-2-103, Revision A	22/07/2016
5.	Stage One Elevations 1, prepared by Powe Architects	DA-3-101, Revision B	25/07/2016
6.	Stage One Sections 1, prepared by Powe Architects	DA-3-111, Revision B	25/07/2016
7.	Stage One Signage Plan, prepared by Powe Architects	DA-3-101, Revision C	14/09/2016 (Amended in Red 26 October 2016)
8.	Landscape Concept Plans, Sheet 2 – Stage 1, prepared by O2 Landscape Architecture	186-SD200, Revision F	25/07/2016
9.	Plant Species Photo Sheet and Section, prepared by O2 Landscape Architecture	186-SD300, Revision B	23/07/2015
10.	Proposed 3 Lot Reconfiguration, prepared by RPS	126671-1, Revision C	2 September 2016
11.	Plan of Development – Lots 1, 2 & 3, prepared by RPS	126671-03, Revision E	22 September 2016 (Amended in Red 26 October 2016)
12.	Plan of Development – Common Clauses Document, prepared by RPS	1266671-04, Revision A	19 September 2016
13.	Concept Stormwater Plan, prepared by Robert Bird Group	SKC-003, Revision P2	22.07.16
14.	Concept Water Reticulation Plan, prepared by Robert Bird Group	SKC-004, Revision P3	22.07.16

15.	Concept Sewer Reticulation Plan, prepared by Robert Bird Group	SKC-005, Revision P3	22.07.16
-----	--	----------------------	----------

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must:
 - i. pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DILGP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DILGP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days** – EDQ Development Assessment, DILGP assesses the plans/supporting information and:
 1. if satisfied with the plans/supporting information as submitted – endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DILGP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DILGP assesses the revised plans/supporting information and:

1. if satisfied with the revised plans/supporting information – endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
- vi. if EDQ Development Assessment, DILGP is not satisfied that compliance has been achieved within **20 business days** – repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DILGP endorses relevant plans/supporting information.

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 – Reconfiguring a Lot (ROL)

[illegible]

	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.	b) At all times during construction
5.	Water a) Submit to EDQ Development Assessment, DILGP, detailed water reticulation design plans, certified by a RPEQ, generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Water and Sewer</i> and the following document: • Concept Water Reticulation Plan, drawing no. 15222C-SKC-004 rev P3, prepared by Robert Bird Group and dated 22.07.16. b) Construct the works generally in accordance with the certified plans required under part b) of this condition. c) Submit to EDQ Development Assessment, DILGP, 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with Council's current adopted standards.	a) Prior to commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
6.	Sewer a) Provide a new sewer property connection for Lot 2 generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Water and Sewer</i> and the following document: • Concept Sewer Reticulation Plan, drawing no. 15222C-SKC-005 rev P3, prepared by Robert Bird Group and dated 22.07.16. b) Decommission the existing sewerage property service connection located in Lot 1 within the proposed access easement to Yarrabilba Drive in accordance with Council's current adopted standards.	a) Prior to survey plan endorsement b) Prior to survey plan endorsement
7.	Stormwater Management (Quantity) a) Submit to EDQ Development Assessment, DILGP, detailed design plans, certified by a RPEQ, for the extension of the stormwater network to service Lot 2 generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the following approved plans/documents: • Concept Stormwater Plan, drawing no. 15222C-SKC-	a) Prior to commencement of works

	003 rev P2, prepared by Robert Bird Group and dated 22.07.16. b) Construct the works in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP, "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
8.	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 survey plan endorsement
Surveying, land transfers and easements		
9.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement
10.	Access Easement Submit to EDQ Development Assessment, DILGP, for planning body approval, easement documentation for right of way / access easement burdening approved Lot 1 in favour of approved Lots 2 and 3.	At survey plan endorsement
Infrastructure Charges		
11.	Municipal Charge and State Charge Municipal and State Charges are not required.	Not Applicable
12.	Sub-regional Charge The applicant must pay to the MEDQ the Sub-regional Charge calculated in accordance with the IFF (July 2016) and indexed to the date of payment. Advice: 1. From 1 July each year, the infrastructure charges will be indexed in accordance with the annual rate of the 3 year rolling average – expressed as a percentage to four (4) decimal places – of the movement of the Road and Bridge Construction Index (Queensland) calculated from that March which is three (3) years prior to the current year, to March of the current year.	As required by the IFF

	2. <i>Sub-regional works or land contributions, external to the PDA, including Council roads, State roads, sub-regional sewer and water may be offset against the sub-regional charge through agreement with the MEDQ.</i>	
13.	Implementation Charge The applicant must pay to the MEDQ the Implementation Charge calculated in accordance with the IFF and indexed to the date of payment. Advice: 1. <i>From 1 July each year, the infrastructure charges will be indexed in accordance with the annual rate of the 3 year rolling average – expressed as a percentage to four (4) decimal places – of the movement of the Road and Bridge Construction Index (Queensland) calculated from that March which is three (3) years prior to the current year, to March of the current year.</i> 2. <i>Implementation contributions include employment and community development and ecological sustainable and innovation projects completed as part of a development.</i> 3. <i>Infrastructure contributions may be offset against the Implementation charge through agreement with the MEDQ.</i> 4. <i>The Implementation charge does not apply to non-residential uses.</i>	As required by the IFF
Plan of Development – General		
14.	Carry out the Approved Development – Plan of Development Carry out the approved development generally in accordance with the approved Plan of Development.	Prior to commencement of use and to be maintained
15.	Compliance Assessment – Plans/Supporting Information – Plan of Development a) Submit to EDQ Development Assessment, DILGP for compliance assessment plans/supporting information for Multiple Residential and Non-residential development. The plans and/supporting information must detail the following: i. site location; ii. lot size and configuration; iii. building height; iv. plot ratio, gross floor area and site cover; v. number of dwelling units and bedrooms; vi. interface with adjoining dwellings; vii. building design including elevations and materials; viii. on-site parking and servicing arrangements; ix. landscaping; and x. other supporting technical documentation.	a) Prior to commencement of building works

	b) The development shown in the detailed design documentation will be assessed against the provisions of the approved Plan of Development.	b) Prior to commencement of use of the endorsed development
Plan of Development – Infrastructure Charges		
16.	Municipal Charge and State Charge Municipal and State Charges are not required.	Not Applicable
17.	Sub-regional Charge The applicant must pay to the MEDQ the Sub-regional Charge calculated in accordance with the IFF (July 2016) and indexed to the date of payment. Advice: 1. From 1 July each year, the infrastructure charges will be indexed in accordance with the annual rate of the 3 year rolling average – expressed as a percentage to four (4) decimal places – of the movement of the Road and Bridge Construction Index (Queensland) calculated from that March which is three (3) years prior to the current year, to March of the current year. 2. Sub-regional works or land contributions, external to the PDA, including Council roads, State roads, sub-regional sewer and water may be offset against the sub-regional charge through agreement with the MEDQ.	As required by the IFF
18.	Implementation Charge The applicant must pay to the MEDQ the Implementation Charge calculated in accordance with the IFF and indexed to the date of payment. Advice: 1. From 1 July each year, the infrastructure charges will be indexed in accordance with the annual rate of the 3 year rolling average – expressed as a percentage to four (4) decimal places – of the movement of the Road and Bridge Construction Index (Queensland) calculated from that March which is three (3) years prior to the current year, to March of the current year. 2. Implementation contributions include employment and community development and ecological sustainable and innovation projects completed as part of a development. 3. Infrastructure contributions may be offset against the Implementation charge through agreement with the MEDQ. 4. The Implementation charge does not apply to non-residential uses.	As required by the IFF

[illegible]

	The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. ongoing monitoring, management review and certified updates (as required); and v. 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). b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	b) At all times during construction
24.	Retaining Walls a) Submit to EDQ Development Assessment, DILGP, detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height. 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 by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
25.	Filling and Excavation a) Submit to EDQ Development Assessment, DILGP, detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments.”</i> The certified earthworks plans shall: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv. 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.	a) Prior to commencement of site works b) Prior to commencement of use

	c) Submit to EDQ Development Assessment, DILGP, certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	c) Prior to commencement of use
26.	Vehicle Access Construct vehicle crossovers generally in accordance with the approved plans and designed and constructed in accordance with Council adopted standards.	Prior to commencement of use and to be maintained
27.	Car Parking a) (i) Provide car parking spaces, delineated and signed generally in accordance with the following approved plan: Stage One Retail Level Floor Plan, DA-1-101, Revision B, prepared by Powe Architects, dated 25/07/16 OR (ii) Provide car parking spaces, delineated and signed generally in accordance with a car parking layout plan endorsed by EDQ Development Assessment, DILGP, as being in accordance with the approved Plan of Development. b) Car parking spaces are to be designed in accordance with <i>AS2890 – Parking Facilities</i> .	a) (i) Prior to commencement of use for the Shop (Coles) development OR (ii) Prior to commencement of use for each endorsed development on Lot 1 as identified on approved Allotment Layout, prepared by RPS. b) At all times <i>Note: Endorsed development means development endorsed by EDQ Development Assessment, DILGP, in accordance with approved Plan of Development in accordance with Condition 15 of this approval.</i>
28.	Bicycle Parking a) Provide bicycle parking facilities delineated and signed generally in accordance with the following approved plans: Stage One Retail Level Floor Plan, DA-2-101, Revision A, prepared by Powe Architects and dated 22/07/16 b) Bicycle parking spaces are to be designed in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i> . c) Demonstrate bicycle parking facilities have been provided in	Prior to commencement of use and to be maintained

	accordance with parts a) and b) of this condition.	
29.	Water connection Connect the development to the existing water reticulation network in accordance Council's current adopted standards.	Prior to commencement of use
30.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
31.	Stormwater connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use
32.	Stormwater quality a) Submit to EDQ Development Assessment, DILGP, detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents; • Concept Stormwater Plan, drawing no. 15222C-SKC-003 rev P2, prepared by Robert Bird Group and dated 22.07.16. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use c) Prior to commencement of use
33.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
34.	Electricity Submit to EDQ Development Assessment, DILGP, either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.	Prior to commencement of site works

35.	Telecommunications Submit to EDQ Development Assessment, DILGP, documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencement of site works
36.	Broadband Submit to EDQ Development Assessment, DILGP, a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of site works
37.	Gas Submit to EDQ Development Assessment, DILGP, documentation from an authorised gas service provider confirming that an agreement has been entered into for the provision of underground gas services to the proposed development.	Prior to commencement of site works
38.	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 commencement of use
Landscape and Environment		
39.	Landscape Works a) Submit to EDQ Development Assessment, DILGP, detailed landscape plans, certified by an AILA, for improvement works within the proposed development generally in accordance with the following plan: Landscape Concept Plans Sheet 2 – Stage 1, drawing no. 186-SD200 issue F, prepared by O2 Landscape Architecture, dated 25/07/2016 b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use and to be maintained
40.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DILGP, an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment	a) Prior to commencement of site works

	control (CPESC) generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP) ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	b) At all times during construction
41.	Refuse Collection Submit to EDQ Development Assessment, DILGP, refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
Infrastructure Charges		
42.	Municipal Charge and State Charge Municipal and State Charges are not required.	Not Applicable
43.	Sub-regional Charge The applicant must pay to the MEDQ the Sub-regional Charge calculated in accordance with the IFF (July 2016) and indexed to the date of payment. Advice: 1. <i>From 1 July each year, the infrastructure charges will be indexed in accordance with the annual rate of the 3 year rolling average – expressed as a percentage to four (4) decimal places – of the movement of the Road and Bridge Construction Index (Queensland) calculated from that March which is three (3) years prior to the current year, to March of the current year.</i> 2. <i>Sub-regional works or land contributions, external to the PDA, including Council roads, State roads, sub-regional sewer and water may be offset against the sub-regional charge through agreement with the MEDQ.</i>	As required by the IFF

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 ****