



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/806

14 December 2016

KN Group Pty Ltd
Attention: Mr Robert Mander
Level 2, 71 Grey Street
SOUTH BRISBANE QLD 4101

Dear Robert

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS – STORMWATER MANAGEMENT (STORMWATER REUSE SCHEME) AT TALLWOOD CIRCUIT, HIGHLANDS STREET, YARRABILBA DRIVE, DARLINGTON DRIVE, SUMMERVIEW AVENUE, BUXTON AVENUE, OLIVINE CIRCUIT, STRATA CIRCUIT, WONGAWALLAN DRIVE AND WOODWARD AVENUE, YARRABILBA DESCRIBED AS ROAD RESERVE, LOT 9000 ON SP271607, LOT 928 ON SP279789, LOT 5033 ON SP247344, LOT 955 ON SP290000, LOT 904 ON SP264262 AND LOT 948 ON SP287373

On 14 December 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.edq.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

Jeanine Stone
Director – EDQ Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	Tallwood Circuit, Highlands Street, Yarrabilba Drive, Darlington Drive, Summerview Avenue, Buxton Avenue, Olivine Circuit, Strata Circuit, Wongawallan Drive and Woodward Avenue, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Road Reserve	
	Lot 9000	SP271607
	Lot 928	SP279789
	Lot 5033	SP247344
	Lot 955	SP290000
	Lot 904	SP264262
	Lot 948	SP287373
PDA development application details		
DEV reference number	DEV2016/806	
'Properly made' date	17 October 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 for Stormwater Management (Stormwater Reuse Scheme)	

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		14 December 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.	Irrigation Reticulation Layout Plan Sheet 1, prepared by KN Group Pty Ltd	11-149-64 Rev B	25/10/16
2.	Irrigation Reticulation Layout Plan Sheet 2, prepared by KN Group Pty Ltd	11-149-65 Rev A	20/07/16
3.	Irrigation Reticulation Layout Plan And Notes, prepared by KN Group Pty Ltd	11-121-38 Rev B	25/10/16
4.	Irrigation Reticulation Layout Plan, prepared by KN Group Pty Ltd	12-109-47 Rev A	20/07/16
5.	Irrigation Reticulation Layout Plan, prepared by KN Group Pty Ltd	13-136-25 Rev A	09/07/14
6.	Irrigation Reticulation Layout Plan Sheet 1, prepared by KN Group Pty Ltd	14-225-12 Rev C	11/10/16
7.	Irrigation Reticulation Layout Plan Sheet 2, prepared by KN Group Pty Ltd	14-225-13 Rev C	11/10/16
8.	Irrigation Reticulation Layout Plan, prepared by KN Group Pty Ltd	14-226-38 Rev C	18/07/16
9.	Irrigation Reticulation Layout Plan, prepared by KN Group Pty Ltd	14-227-49 Rev B	06/06/16
10.	Irrigation Reticulation Layout Plan, prepared by KN Group Pty Ltd	14-228-27 Rev B	06/06/16
11.	Irrigation Reticulation Layout Plan, prepared by KN Group Pty Ltd	14-229-28 Rev B	06/06/16

12.	Irrigation Reticulation Layout Plan, prepared by KN Group Pty Ltd	15-137-37 Rev B	07/06/16
13.	Irrigation Reticulation Layout Plan, prepared by KN Group Pty Ltd	15-142-35 Rev A	28/06/16
14.	Irrigation Reticulation Layout Plan, prepared by KN Group Pty Ltd	15-143-31 Rev A	28/06/16

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. **Council** means Logan City Council.
3. **DILGP** means The Department of Infrastructure, Local Government and Planning.
4. **EDQ** means Economic Development Queensland.
5. **MEDQ** means The Minister of Economic Development Queensland.
6. **PDA** means Priority Development Area.
7. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to acceptance on-maintenance
Engineering		
2.	Construction Management Plan a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor or the development proponent, 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</i>	a) Prior to commencement of works

	<i>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 nuisance to upstream or downstream properties; and iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. 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
3.	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: 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 iv. 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.	a) Prior to commencement of site works b) At all times during construction
4.	Irrigation Reticulation Infrastructure a) Construct the reticulation irrigation infrastructure generally in accordance with the approved plans. b) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans certified by a RPEQ, asset register and pressure test results in accordance with Council current adopted standards.	a) Prior to acceptance on-maintenance b) Prior to acceptance on-maintenance

5.	Maintenance Period Maintain the irrigation reticulation infrastructure for 36 months from the day of the commissioning of the recycled water scheme. During the maintenance period, provide on a 12 monthly basis, for review by Logan City Council and EDQ, a statement as to the performance of the assets. Prior to being accepted “off - maintenance” and asset transfer to the Council, provide written confirmation from Logan City Council that they accept the asset.	As indicated
6.	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 acceptance on-maintenance

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 ****