



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/815

16 December 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 RECONFIGURING A LOT (2 NON-RESIDENTIAL LOTS, NEW ROAD AND PLAN OF DEVELOPMENT) AT 1644-1666 WATERFORD TAMBORINE ROAD AND 47-125 YARRABILBA DRIVE, YARRABILBA DESCRIBED AS LOT 957 ON SP290002 AND LOT 902 ON SP279789

On 15 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

A handwritten signature in black ink, appearing to read "P. Smith".

Peter Smith
Executive Director – EDQ Planning Services

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	1644-1666 Waterford Tamborine Road and 47-125 Yarrabilba Drive, Yarrabilba	
Lot on plan description	Lot number	Plan description
	957	SP290002
	902	SP279789
PDA development application details		
DEV reference number	DEV2016/815	
'Properly made' date	25 November 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	Reconfiguring a Lot (2 Non Residential Lots, New Road and 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 December 2016	
Currency period		2 years from the 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.	Proposed Reconfiguration	7952-PP-573A, Sheet 1 of 1	5.12.2016
2.	Plan of Development	7952-PP-573A, Sheet 1 of 1	5.12.2016 (Amended in Red 14 December 2016)

ABBREVIATIONS

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

1. **Council** means Logan City Council.
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 plans and documents.	Prior to survey plan endorsement and then ongoing
Surveying, land transfers and easements		
2.	Land transfers – Contaminated Land Demonstrate to EDQ Development Assessment, DILGP that all land to be transferred in fee simple to a trustee is not registered on either the Environmental Management or the Contaminated Land Registers.	Prior to survey plan endorsement
3.	Land transfers – Park and open space Transfer, in fee simple, to Council as trustee, Proposed Lot 9008 for park and open space purposes.	At registration of survey plan

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.

POWERLINK QUEENSLAND ADVICE

Powerlink Queensland have provided the following advice which the applicant should consider in the process of dedication of part of the existing easement as road:

1. Compliance with the terms and conditions of all easements.
2. Compliance with the generic requirements in respect to proposed works in vicinity of Powerlink infrastructure.
3. The Department of Environment and Resource Management will require a Form 18 (General Consent) from Powerlink to dedicate part of the existing easement as road. Powerlink's consent should accompany the plan of subdivision at lodgement to prevent delay in registration.

Powerlink will not provide consent until satisfied that their requirements have been met.

The applicant will be required to provide a complete set of the following documents when seeking Powerlink's consent:

- a) A copy of the signed and sealed survey plan which creates the road
- b) A recent copy of the Certificate of Title from which the road is being dedicated.

**** End of Package ****