



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2019/1014

11 March 2019

Lendlease Communities (Yarrabilba) Pty Ltd
C/- KN Group Pty Ltd
Att: Mr Robert Mander
PO Box 87
SPRING HILL QLD 4004

Dear Robert

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORK – EARTHWORKS (FILLING) AT YARRABILBA DRIVE, YARRABILBA DESCRIBED AS PART OF LOT 907 ON SP304357

On 8 March 2019 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*. The 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 website <https://www.dsdmip.qld.gov.au/edq/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Owen Haslam on 3452 7587.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

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	Yarrabilba Drive, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Part of Lot 907	SP304357
PDA development application details		
DEV reference number	DEV2019/1014	
'Properly made' date	4 March 2019	
Type of application	<input checked="" type="checkbox"/> New development involving: <div style="margin-left: 20px;"> <input type="checkbox"/> Material change of use <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> <input type="checkbox"/> Reconfiguring a lot <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> <input checked="" type="checkbox"/> Operational work <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit </div> </div> <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	PDA development permit for Operational Work – Earthworks (Filling)	

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		8 March 2019	
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.	General – Locality Plan, Drawing Index and Notes, Sheet 01 of 03, prepared by KN Group	19-110-BE01 Rev A	28/02/19
2.	Bulk Earthworks – Layout Plan, Sheet 02 of 03, prepared by KN Group	19-110-BE02 Rev A	28/02/19
3.	Erosion and Sediment – Control Plan, Sheet 03 of 03, prepared by KN Group	19-110-ES01 Rev A	28/02/19
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.		At all times during construction and to be maintained
Engineering			
2.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, 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 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		a) Prior to commencement of site works

	<p>in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties;</p> <p>iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor.</p> <p>iv. construction traffic to minimise external impacts.</p> <p>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.</p>	<p>b) At all times during construction</p>
3.	<p>Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by a RPEQ, generally in accordance with <i>AS3798 – 1996 “Guidelines on Earthworks for Commercial and Residential Developments</i> and the approved preliminary plan.</p> <p>The certified earthworks plans shall:</p> <p>i. include a geotechnical soils assessment of the site;</p> <p>ii. be consistent with the Erosion and Sediment Control plans;</p> <p>iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</p> <p>iv. provide full details of any areas where surplus soils are to be stockpiled.</p> <p>b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition and Powerlink guidelines/standards.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP 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.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to practical completion</p> <p>c) Within 4 weeks of practical completion</p>
4.	<p>Public Infrastructure – Damage, Repairs and Relocation</p> <p>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</p>	<p>Prior to practical completion</p>

