



26 September 2019

Mr Brandon Bouda
PDA Development Assessment
Department of State Development, Manufacturing, Infrastructure and Planning
PO Box 15009 City East
BRISBANE QLD 4002

Dear Brandon,

**RE: YARRABILBA – REQUEST TO CHANGE PDA DEVELOPMENT APPROVAL (DEV2013/512)
PURSUANT TO SECTION 99 OF THE ECONOMIC DEVELOPMENT ACT
YARRABILBA PRECINCT 1 RETAIL (YARRABILBA HOTEL SITE)
1-7 WALDRON STREET, YARRABILBA (LOT 5050 ON SP271600)**

We, Lendlease Communities (Yarrabilba) Pty Ltd, refer to PDA Development Approval DEV2013/512 over the abovementioned property. The subject approval is for the following aspects of development:

- **Reconfiguring a Lot** – 3 Lots, Reciprocal Access Easements and 1 Balance Lot, and
Material Change of Use – Plan of Development.

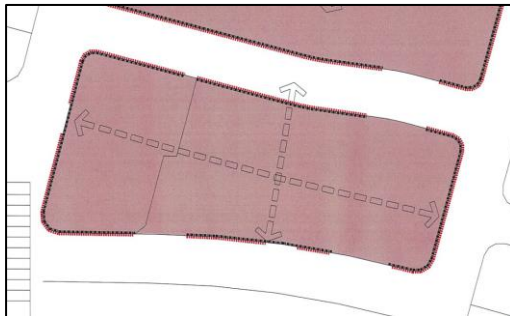
We are seeking a change to DEV2013/512, pursuant to Section 99(1) of the Economic Development Act 2012 (the Act).

Proposal Detail

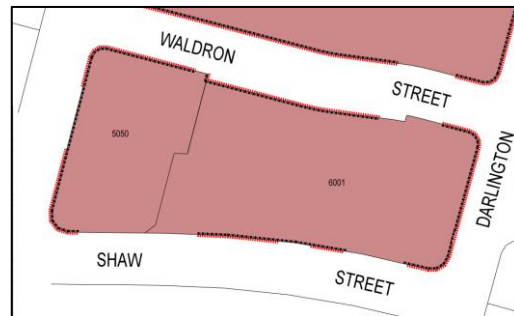
The proposed change to DEV2013/512 relates to approved Plan of Development (POD) for “Superblock B District Centre”. “Superblock B District Centre” is land which has since been developed into the Yarrabilba Coles and supporting local shops, the Waldron Street townhouse development, and Lot 5050 on SP271600 which is the location of the future Yarrabilba Hotel. We are seeking the following changes to this POD, to facilitate the development of the future Yarrabilba Hotel:

Removal of Pedestrian Link

It is proposed to remove the pedestrian link requirement that currently extends in two directions through approved Lots 5050 and 6001 on the POD. As Lot 6001 is now completely developed, and the design of the Yarrabilba Hotel is being finalised, illustrating the pedestrian link on the POD is no longer considered to be necessary. Appropriate pedestrian connectivity has been / will be achieved on site. See images below for POD comparison.



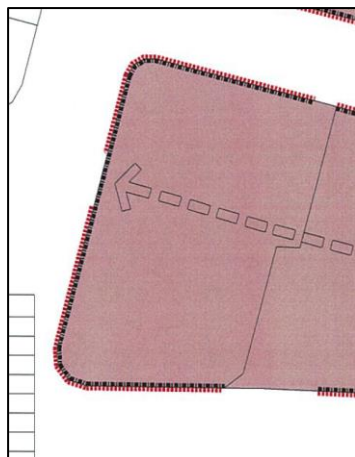
Current Approved POD – Pedestrian link extending through site in two directions



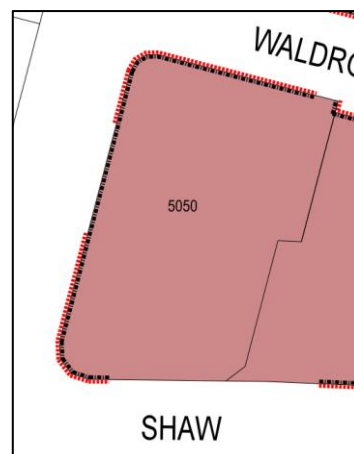
New Proposed POD – Pedestrian link removed

Amendments to No Vehicular Access Lines

It is proposed to amend the “no vehicle access” lines shown on the POD for Lot 5050. Specifically, it is proposed to reduce the no vehicle access line along the Shaw Street frontage, and also widen the break in the line along the Wongawallan Drive frontage. These changes are proposed to the POD to accommodate the vehicular access designs for the Yarrabilba Hotel to be located on the subject land. See images below for POD comparison.



Current Approved POD – Vehicle access restrictions along Shaw Street and Wongawallan Drive



New Proposed POD – Removal of vehicle access restriction on Shaw Street frontage, and reduction along Wongawallan Drive

Amendments to Notes on POD

The following amendments to the Notes section of the POD are proposed:

- Removal of the following sentence from Note (i): ‘A minimum of 75% of the built to the frontage facades must include cantilevered awnings over the adjacent verge’;
- Amendment of Note (vii) to change the minimum floor to floor height from 4.5m to 3.5m;
- Amendment of Note (xiii) to change the bike parking rate from one space per five car parking spaces, to one space per 20 car parking spaces; and

- Removal of Note (xiv) – requirement for bike and end of journey facilities.

Owners Consent

The lot/plan at the original decision date of 14 April 2014 was described as Lot 917 on SP260504. It is noted that the original lot to which the application relates has since been subdivided and sold to third parties. We therefore request that MEDQ accept this application without owner's consent from all owners as this is practically unfeasible. Section 82(2)(b) of the Act allows MEDQ to accept an application without all the owner's consent, thereby making it properly made.

The proposed changes to the subject application relate to one existing lot, being Lot 5050 on SP271600. This allotment is owned by New-Mac Pty Ltd. Consent from New-Mac Pty Ltd for this lot is attached as **Appendix C**.

Substantially Different Development

Based on the above details, the proposed changes are considered minor and not substantially different development. Consideration of the items in Schedule 1 of the DA Rules and to the Planning Act 2016 are considered relevant, and are listed below:

- The changes do not involve any new uses;
- There is no change to the land to which the application is related;
- The amendments do not alter the bulk, scale or appearance of the development;
- The proposed changes will not affect the ability of the proposal to operate as intended;
- The proposed changes will not remove a component integral to the operation of the development;
- The proposed changes will not have any impact on traffic flow or the transport network;
- The proposed changes will not introduce any new impacts nor increase the severity of a known impact; and
- The proposed changes will not impact on infrastructure provisions.

Supporting Documentation

In support of this request, we include the following:

- **Appendix A** – Amended POD;
- **Appendix B** – EDQ Application Form; and
- **Appendix C** – Owners Consent and Title Search.

We will organise payment of the relevant application fee once advised by EDQ.

We trust this information is sufficient for your purposes, however should you require anything further, please do not hesitate to contact me on 0437 531 276 or at Kelly.Pickering@lendlease.com.



Yours Sincerely,

K. Pickering

Kelly Pickering

Statutory Planner

Lendlease Communities (Yarrabilba) Pty Ltd