



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2021/1220

3 December 2021

Lendlease Communities (Yarrabilba) Pty Ltd
Att: Mr John Kibble
GPO Box 2777
BRISBANE QLD 4001

Email: john.kibble@lendlease.com

Dear Mr Kibble

S89(1)(a) Approval of PDA development application

Material Change of Use for New Display Village – 46 Display Homes, Sales Office, Business, Car Park and Food Premises with an associated Plan of Development, and Operational Work for Advertising Devices at Lot 4000 Steele Road, Yarrabilba and Lot 107 Darlington Drive, Kairabah described as Lot 4000 on SP327417 and Lot 107 on SP291900

On 3 December 2021, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Gabrielle Shepherd, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7914 or at gabrielle.shepherd@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	Lot 4000 Steele Road, Yarrabilba and Lot 107 Darlington Drive, Kairabah	
Lot on plan description	Lot number	Plan description
	4000	SP327417
	107	SP291900
PDA development application details		
DEV reference number	DEV2021/1220	
'Properly made' date	21 September 2021	
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Display Homes (46), Sales Office, Business, Car Park and Food Premises with an associated 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	3 December 2021	
Currency period	6 years from the date of the decision	

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Yarrabilba – Precinct 04, Proposed Display Villages – Land Uses, prepared by Lendlease	P04-DVMCU-LU-210721	21 July 2021
2.	Yarrabilba – Precinct 04, Proposed Display Village 1, prepared by Lendlease	P04-DVMCU-DV1-210721	21 July 2021 as amended in red on 11 October 2021
3.	Yarrabilba – Precinct 04, Proposed Display Village 2, prepared by Lendlease	P04-DVMCU-DV2-210721	21 July 2021 as amended in red on 11 October 2021
4.	Precinct Four – Application Two – Display Village One and Two Appendix A – Plan of Development, prepared by Lendlease	YAR-P04-ROL2 DV1_2 210709 Sht 1 of 2	09 July 2021
5.	Precinct Four – Application Two – Display Village One and Two Appendix A – Plan of Development, prepared by Lendlease	YAR-P04-ROL2 DV2_2 210709 Sht 1 of 2	09 July 2021
6.	Lendlease Yarrabilba Display Village Wayfinding Signage, prepared by Scaffold	DLL1094	19/07/21

PDA development conditions

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS:

The following is a list of abbreviations utilised in this approval:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
3. **Contributed Asset** means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:
 - a. **External Authority** means a public-sector entity other than the MEDQ;
 - b. **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
 - c. **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
 - d. **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
 - e. **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
 - f. **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational work related to the provision of water infrastructure.
4. **Council** means the relevant local government for the land the subject of this approval.
5. **DSDILGP** means the Department of State Development, Infrastructure Local Government and Planning.
6. **EDQ** means Economic Development Queensland.

7. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
8. **EDQ TS** means Economic Development Queensland's – Technical Services team.
9. **EP Act** means the *Environmental Protection Act 1994*.
10. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).
11. **LTA** means *Land Title Act 1994*.
12. **MEDQ** means the Minister for Economic Development Queensland.
13. **PDA** means Priority Development Area.
14. **RPEQ** means Registered Professional Engineer of Queensland.

COMPLIANCE ASSESSMENT:

Where a condition of this 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 EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- 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) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 1. if satisfied, endorses the documentation; or
 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 1. if satisfied, endorses the revised documentation; or
 2. if not satisfied, notifies the applicant accordingly.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. 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 v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

SUBMITTING DOCUMENTATION TO EDQ:

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, submit the documentation to:

- a) EDQ DA at: pdadevelopmentassessment@dsdmip.qld.gov.au.
- b) EDQ TS at: EDQ_PrePostConstruction@dsdmip.qld.gov.au.

PDA Development Conditions – Material Change of Use

Ref	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use for each stage
2.	Maintain the approved development Maintain the approved development generally in accordance with the approved plans and documents.	At all times following commencement of use
3.	Temporary food premises The food premises is to consist of a relocatable pod building that has a maximum gross floor area of 30m ²	At all times
4.	Hours of operation The hours of operation for the sales office, business use and food premises are as follows: a) sales office and business uses shall be limited to 8:30am-5:00pm Monday-Friday and 10:00am-5:00pm Saturday-Sunday, and public holidays b) the food premises shall be limited to 7:00am-4:00pm Monday-Sunday.	As indicated
5.	Duration of Uses a) The sales office, business, car park and food premises are approved, and to be maintained, for a period of no more than six (6) years from the date of the commencement of use. b) Submit to EDQ DA confirmation of the date that the use has commenced.	a) As indicated b) Within five business days of the commencement of use for each stage
Construction management		
6.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times for each stage
7.	Construction management plan a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified	a) Prior to commencing work for each stage

Ref	Condition	Timing
	and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
8.	Erosion and sediment management a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work for each stage b) During construction
9.	Traffic management plan a) Submit to EDQ TS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.	a) Prior to commencing work for each stage

Ref	Condition	Timing
	b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	b) During construction
10.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use for each stage b) Prior to commencement of use for each stage
11.	Vehicle access a) Construct vehicle crossovers: - located generally in accordance with the approved plans; and - designed generally in accordance with Council's adopted standards. b) Submit to EDQ TS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use of Stage 1 b) Prior to commencement of use
12.	Removal of Vehicle Access to car parks a) Remove the crossovers from Wentland Avenue, Yellowstone Circuit, and Prospect Circuit, as shown on the approved plans and reinstate kerb, channel and streetscape works. b) Submit to EDQ TS certification from an RPEQ that part a) of this condition has been complied with.	Prior to commencement of works for future dwellings on the relevant lots
13.	Car parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ TS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use of Stage 1 b) Prior to commencement of use of Stage 1
14.	Removal of Car Parks Remove all works associated with the approved Car Parks over Lots 822-830, and Lots 842, 843, 850 and 851 as shown on the approved plans.	Prior to commencement of works for future dwellings on the relevant lots
15.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with the <i>SEQ Water Supply and Sewerage Design and Construction Code – Logan Water</i> current adopted standards.	Prior to commencement of use for each stage
16.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with <i>SEQ Water Supply and Sewerage Design and Construction Code – Logan Water</i> current adopted standards.	Prior to commencement of use for each stage

Ref	Condition	Timing
17.	Stormwater connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use for each stage
18.	Electricity a) Submit to EDQ TS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use for each stage b) Prior to commencement of use for each stage
19.	Telecommunications a) Submit to EDQ TS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use for each stage b) Prior to commencement of use for each stage
20.	Broadband a) Submit to EDQ TS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre- Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use for each stage b) Prior to commencement of use for each stage
21.	Landscape works a) Submit to EDQ TS detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the approved plan Yarrabilba – Precinct 4 Proposed Display Village 1, drawing No. P04-DVMCU-DV1-210721, prepared by Lendlease and dated 21/07/2021. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of ground level building work for each stage b) Prior to commencement of use for each stage
22.	Refuse collection a) Submit to EDQ TS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use for each stage b) At all times following commencement of use
23.	Outdoor lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use for each stage
24.	Easements over infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.	Prior to commencement of use for each stage

Ref	Condition	Timing
	The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	
Infrastructure		
25.	Municipal and State Charge In lieu of paying the Municipal and State Charges, the applicant will provide the infrastructure in accordance with the following endorsed Infrastructure Master Plans: i. Community Facilities; ii. Movement Network; iii. Sewer; iv. Water; and v. Community Greenspace.	In accordance with the IFF
26.	Sub-Regional Charge and Implementation Charge Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: — where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before four (4) years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or — where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than four (4) years from the original decision date – in accordance with the IFF in force at the time of the payment.	In accordance with the IFF

Development Conditions – OPW		
Ref	Condition	Timing
Advertising device		
27.	Advertising Devices a) Advertising devices are to be designed, located and installed generally in accordance with the approved Lendlease Yarrabilba Display Village Wayfinding Signage, report no. DLL1094, prepared by Scaffad and dated 19/07/21, ensuring traffic sight lines are not adversely impacted. b) Submit to EDQ TS documentation demonstrating that the signage (other than flags and fence panels) will not adversely impact on traffic sight lines.	a) Ongoing b) Prior to commencement of use for each stage
28.	Structural Design a) Submit to EDQ TS detailed structural plans, certified by an RPEQ, for all proposed free standing advertising devices. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of construction of the relevant advertising device for each stage b) As indicated
29.	Removal of Advertising Devices Remove all approved advertising devices.	Prior to the approved uses under this PDA development approval ceasing

STANDARD ADVICE

Please note that 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 ****