



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

Our ref: DEV2021/1240

11 February 2022

Lendlease Communities (Yarrabilba) Pty Limited
C/- KN Group Pty Ltd
Att: Mr Robert Mander
62 Astor Terrace
SPRING HILL QLD 4000

Email: robert@kngroup.com.au

Dear Mr Mander

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

Development Permit for operational work for Bulk Earthworks at Waterford Tamborine Road, Yarrabilba described as Lots 1 and 3 on RP27535, Lot 3 on RP27551, Lot 1 on RP27552, Lot 3 on RP36802, Lot 3 on RP36797, Lots 1 and 3 on RP36803, Lots 1 and 2 on RP138537, Lot 21 on W31635, Lot 54 on W31707, Lots 26 and 27 on W31730, Lot 38 on W31932, Lots 34-36 on W31950, Lot 41 on W311273, Lot 42 on W311248, Lot 38 on W311080, Lot 11 on W311846, Lot 1 on WD3523, Lot 361 on SP101422, Lot 382 on SP101423, Lot 12 on SP108238 and Lot 50 on SP180239

On 11 February 2022, 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.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Gabrielle Shepherd, Senior Planner, in Economic Development Queensland, by telephone on (07) 3452 7914 or at gabrielle.shepherd@dsdilgp.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	Waterford Tamborine Road, Yarrabilba
Lot on plan description	Lots 1 and 3 on RP27535, Lot 3 on RP27551, Lot 1 on RP27552, Lot 3 on RP36802, Lot 3 on RP36797, Lots 1 and 3 on RP36803, Lots 1 and 2 on RP138537, Lot 21 on W31635, Lot 54 on W31707, Lots 26 and 27 on W31730, Lot 38 on W31932, Lots 34-36 on W31950, Lot 41 on W311273, Lot 42 on W311248, Lot 38 on W311080, Lot 11 on W311846, Lot 1 on WD3523, Lot 361 on SP101422, Lot 382 on SP101423, Lot 12 on SP108238 and Lot 50 on SP180239
PDA development application details	
DEV reference number	DEV2021/1240
'Properly made' date	11 November 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	Bulk earthworks
PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice.
Decision date	11 February 2022
Currency period	2 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 5 MIBA North Erosion and Sediment Control Strategy, prepared by Design Flow	Version 1	October 2021
2.	General Locality Plan, Drawing Index and Notes, prepared by KN Group	21-221-01 Rev A	09/11/2021
3.	Bulk Earthworks Layout Plan, prepared by KN Group	21-221-02 Rev A	09/11/2021
4.	Erosion and Sediment Control – Layout Plan, prepared by KN Group	21-221-03 Rev A	09/11/2021
5.	Erosion and Sediment Control – Notes, prepared by KN Group	21-221-04 Rev A	09/11/2021
6.	Erosion and Sediment Control – Details, prepared by KN Group	21-221-05 Rev A	09/11/2021

PDA development conditions

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. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
2. **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.
3. **DSDILGP** means the Department of State Development, Infrastructure Local Government and Planning.
4. **EDQ** means Economic Development Queensland.
5. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
6. **EDQ TS** means Economic Development Queensland's – Technical Services team.
7. **EP Act** means the *Environmental Protection Act 1994*.
8. **MEDQ** means the Minister for Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **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.
 - 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.

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.

