



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

Our ref: DEV2022/1292

12 December 2022

Lendlease Communities (Yarrabilba) Pty Ltd
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

PDA Development Permit for Operational Work for Roadworks at Steele Road, Yarrabilba described as Steele Road, Reserve

On 12 December 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.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Michael Fallon, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7097 or at michael.fallon@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
Project Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	Steele Road, Yarrabilba	
Lot on plan description	Lot number	Plan description
	None (described as Steele Road, Reserve)	

PDA development application details	
DEV reference number	DEV2022/1292
'Properly made' date	18/05/2022
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	Roadworks

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. The approval is for: • Development Permit for Operational Works - Roadworks
Decision date	12/12/2022
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.	General Locality Plan, Drawing Index and Notes, prepared by KN Group Pty Ltd	17-268-01, Revision A	January 2018
2.	General Notes, prepared by KN Group Pty Ltd	17-268-02, Revision A	January 2018
3.	General Layout Plan, prepared by KN Group Pty Ltd	17-268-03, Revision B	September 2019

4.	Bulk Earthworks Contour Plan, prepared by KN Group Pty Ltd	17-268-04, Revision B	September 2019
5.	Roadworks - Longitudinal and Cross Sections - Steele Road, prepared by KN Group Pty Ltd	17-268-05, Revision B	September 2019
6.	Roadworks - Intersections Details, prepared by KN Group Pty Ltd	17-268-06, Revision B	September 2019
7.	Roadworks - Linemarking Plan, prepared by KN Group Pty Ltd	17-268-07, Revision B	September 2019
8.	Erosion and Sediment Control Layout Plan, prepared by KN Group Pty Ltd	17-268-08, Revision B	September 2019
9.	Erosion and Sediment Control Notes, prepared by KN Group Pty Ltd	17-268-09, Revision A	January 2018
10.	Erosion and Sediment Control Details, prepared by KN Group Pty Ltd	17-268-10, Revision A	January 2018
11.	Safety in Design, prepared by KN Group Pty Ltd	17-268-11, Revision A	January 2018

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

COUNCIL means the relevant local government for the land the subject of this approval.

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

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 IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@dasilgp.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dasilgp.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.

PDA development conditions		
No.	Condition	Timing
5.	Traffic Management Plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Plan qualification. The TMP must including 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. 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>	a) Prior to commencing work b) During construction
6.	Stormwater Management (Quantity and Quality) a) Submit to EDQ IS detailed engineering drawings and calculations, certified by a RPEQ, for all stormwater conveyance and treatment devices and demonstrating that water quality objectives are met for the development. The works are to be designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards - Stormwater quality and Stormwater quantity</i> b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to practical completion
7.	Erosion and sediment management a) Submit to EDQ IS 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 b) During construction

PDA development conditions		
No.	Condition	Timing
8.	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) Should 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 adopted 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 practical completion b) Prior to practical completion

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 ****