

Our ref: DEV2023/1423



28 August 2023

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

Lendlease Communities (Yarrabilba) Pty Ltd
C/- RPS AAP Consulting Pty Ltd
Att: Boti Hajos / Gavin Edwards
PO Box 1559
FORTITUDE VALLEY QLD 4006

Email: boti.hajos@rpsgroup.com.au; gavin.edwards@rpsgroup.com.au;

Dear Boti and Gavin

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

PDA development application DEV2023/1423 for a Development Permit for Reconfiguring a Lot – 1 lot into 2 lots at Lot 909 Yarrabilba Drive, Yarrabilba described as Lot 909 on SP331111

On 28 August 2023 the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Nicole Tobias, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6752 or at nicole.tobias@dsdilgp.qld.gov.au, who will assist.

Yours sincerely

Brandon Bouda
A/Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information			
Name of priority development area (PDA)	Yarrabilba		
Site address	Lot 909 Yarrabilba Drive, Yarrabilba		
Lot on plan description	Lot number	Plan description	
	Lot 909	SP331111	
PDA development application details			
DEV reference number	DEV2023/1423		
'Properly made' date	11 July 2023		
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period 		
Description of proposal applied for	Reconfiguring a Lot – 1 lot into 2 lots		
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		
Original Decision date	28 August 2023		
Currency period	4 years from the original decision date		
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.	DRAFT Plan of Lots 14 and 901 – Cancelling Lot 909 of SP331111 - Survey Plan 1 of 3	Proposed SP333766	23.11.2022
2.	DRAFT Plan of Lots 14 and 901 – Cancelling Lot 909 of SP331111 – Survey Plan 2 of 3	Proposed SP333766	23.11.2022
3.	DRAFT Plan of Lots 14 and 901 – Cancelling Lot 909 of SP331111 – Survey Plan 3 of 3	Proposed SP333766	23.11.2022

PDA development conditions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

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

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.

DSRCIA means the “Yarrabilba PDA” Developer Sub-regional Charges Infrastructure Agreement (Lend Lease) in effect on 24 May 2019 (as amended from time to time).

EDQ means Economic Development Queensland.

ICID means the “Yarrabilba PDA” Implementation Charge Infrastructure Deed (Lend Lease) in effect on 24 May 2019 (as amended from time to time).

IFF means the Economic Development Queensland Infrastructure Funding Framework (July 2020) as amended from time to time.

MEDQ means the Minister for Economic Development Queensland.

Municipal IA means the Yarrabilba Infrastructure Agreement (Municipal) in effect on 19 May 2017 (as amended from time to time).

PDA means Priority Development Area.

SRIA means the Yarrabilba PDA & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 24 May 2019 (as amended from time to time).

STATE COMMUNITIES FACILITIES IA means the Yarrabilba Infrastructure Agreement (State Community Facilities) in effect on 19 May 2017 (as amended from time to time).

No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement.
2.	Municipal and State Charge In lieu of paying the Municipal and State Charges, provided the infrastructure in accordance with the endorsed Infrastructure Master Plans, the Municipal IA and State Community Facilities IA.	In accordance with the Municipal IA, State Community Facilities IA and Infrastructure Master Plans.

3.	<p>Implementation Charge</p> <p>The applicant will:</p> <ul style="list-style-type: none"> a) Pay to the MEDQ the relevant implementation charge in accordance with the ICID; or b) If the ICID is no longer in effect, pay to the MEDQ the relevant implementation charges calculated in accordance with the IFF and indexed to the date of payment. 	<ul style="list-style-type: none"> a) In accordance with the ICID; or b) In accordance with the IFF.
4.	<p>Sub-Regional Charges</p> <p>In lieu of paying the sub-regional infrastructure charges, the applicant will:</p> <ul style="list-style-type: none"> a) Submit to the MEDQ an acknowledgement from Council of the applicable sub-regional charges (calculated in accordance with the SRIA and DSRCIA) payable and confirmation that these charges have been paid to Council or b) If the SIRA and DSRCIA are no longer in effect, pay to the MEDQ the relevant charges calculated in accordance with the IFF and indexed to the date of payment. 	<ul style="list-style-type: none"> a) in accordance with the SRIA, DSRCIA; or b) in accordance with the IFF.

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 ****