



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

Our ref: DEV2023/1449

14 December 2023

Lendlease Communities (Yarrabilba) Pty Ltd
C/- KN Group Pty Ltd
Att: Mr Robert Mander
Level 1, 62 Astor Terrace
SPRING HILL QLD 4000

Email: robert@kngroup.com.au

Dear Robert

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

PDA Development Permit for Operational Work for Bulk Earthworks (Precinct 6) at Waterford Tamborine Road and Yarrabilba Drive, Yarrabilba described as Lots 3102, 3103, 3104 and 6000 on SP338330

On 14 December 2023, 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 Marissa Bais, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7344 or at Marissa.Bais@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Amanda Dryden
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Greater Flagstone	
Site address	Waterford Tamborine Road and Yarrabilba Drive, Yarrabilba	
Lot on plan description	Lot number	Plan description
	3102	SP338330
	3103	SP338330
	3104	SP338330
	6000	SP338330

PDA development application details	
DEV reference number	DEV2023/1449
'Properly made' date	12/10/2023
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 associated with Precinct 6

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	14/12/2023
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	23-144-101 Rev A	3.10.23
2.	Bulk earthworks - layout plan - sheet 1 prepared by KN Group	23-144-102 Rev A	3.10.23
3.	Bulk earthworks - layout plan - sheet 2 prepared by KN Group	23-144-103 Rev A	3.10.23

4.	Bulk earthworks - layout plan - sheet 3 prepared by KN Group	23-144-104 Rev A	3.10.23
5.	Bulk earthworks - layout plan - sheet 4 prepared by KN Group	23-144-105 Rev A	3.10.23
6.	Bulk earthworks - layout plan - sheet 5 prepared by KN Group	23-144-106 Rev A	3.10.23
7.	Bulk earthworks - layout plan - sheet 6 prepared by KN Group	23-144-107 Rev A	3.10.23
8.	Bulk earthworks - layout plan - sheet 7 prepared by KN Group	23-144-108 Rev A	3.10.23
9.	Bulk earthworks - layout plan - sheet 8 prepared by KN Group	23-144-109 Rev A	3.10.23
10.	Erosion and sediment control - layout plan - sheet 1 prepared by KN Group	23-144-110 Rev A	3.10.23
11.	Erosion and sediment control - layout plan - sheet 2 prepared by KN Group	23-144-111 Rev A	3.10.23
12.	Erosion and sediment control - layout plan - sheet 3 prepared by KN Group	23-144-112 Rev A	3.10.23
13.	Erosion and sediment control - layout plan - sheet 4 prepared by KN Group	23-144-113 Rev A	3.10.23
14.	Erosion and sediment control - layout plan - sheet 5 prepared by KN Group	23-144-114 Rev A	3.10.23
15.	Erosion and sediment control - layout plan - sheet 6 prepared by KN Group	23-144-115 Rev A	3.10.23
16.	Erosion and sediment control - layout plan - sheet 7 prepared by KN Group	23-144-116 Rev A	3.10.23
17.	Erosion and sediment control - layout plan - sheet 8 prepared by KN Group	23-144-117 Rev A	3.10.23
18.	Yarrabilba – Precinct 6 Erosion and Sediment Control Strategy prepared by DesignFlow	Version 1	18.09.2023

Preamble, abbreviations, and definitions

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. **DSILGP** 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 IS** means Economic Development Queensland's – Infrastructure Solutions 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.

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.

- 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.

PDA development conditions – Operational Work

No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans.	Prior to expiration of the currency period
2.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
3.	Hours of work - construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
4.	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	Construction management plan a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, 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	a) Prior to commencing work

³ The out of hours work request form is available at EDQ's website.

	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.	
6.	Erosion and sediment management a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by an RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the approved plans and documents and following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); and 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
7.	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.	a) Prior to practical completion

	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>	b) Prior to practical completion
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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 ****