



Our ref: DEV2024/1509

7 August 2024

Lendlease Communities (Yarrabilba) Pty Ltd
C/- KN Group Pty Ltd
Att: Mr Robert Mander
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 Works – Bulk Earthworks at Waterford Tamborine Road and Yarrabilba Drive, Yarrabilba described as Lot 3007 on SP333767, Lot 3000 on SP327425, Lot 3102 on SP338330, and Lot 38 on W31932

On 6 August 2024, 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 website at [Current applications and approvals](#).

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@edq.qld.gov.au, who will assist.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	Waterford Tamborine Road and Yarrabilba Drive, Yarrabilba	
Lot on plan description	Lot number	Plan description
	3007	SP333767
	3000	SP327425
	3102	SP338330
	38	W31932
PDA development application details		
DEV reference number	DEV2024/1509	
'Properly made' date	14 May 2024	
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 for Yarrabilba Town Centre (Precincts 7, 11, 13, and 16)	
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: • PDA Development Permit for Operational Works – Bulk Earthworks	
Decision date	6 August 2024	
Currency period	2 years from the date of the decision	

Assessment Team	
Assessment Manager (Lead)	Michael Fallon, Planner
Manager	Brandon Bouda, Manager
Engineer	Jack Landsberg, Principal Technical Officer
Delegate	Amanda Dryden, Director

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	24-178-01 Revision B	02.07.24
2.	Bulk Earthworks – Layout Plan – Sheet 1, prepared by KN Group	24-178-02 Revision B	02.07.24
3.	Bulk Earthworks – Layout Plan – Sheet 2, prepared by KN Group	24-178-03 Revision B	02.07.24
4.	Bulk Earthworks – Layout Plan – Sheet 3, prepared by KN Group	24-178-04 Revision B	02.07.24
5.	Bulk Earthworks – Layout Plan – Sheet 4, prepared by KN Group	24-178-05 Revision B	02.07.24
6.	Bulk Earthworks – Layout Plan – Sheet 5, prepared by KN Group	24-178-06 Revision B	02.07.24
7.	Bulk Earthworks – Layout Plan – Sheet 6, prepared by KN Group	24-178-07 Revision B	02.07.24
8.	Bulk Earthworks – Layout Plan – Sheet 7, prepared by KN Group	24-178-08 Revision B	02.07.24
9.	Bulk Earthworks – Layout Plan – Sheet 8, prepared by KN Group	24-178-09 Revision B	02.07.24
10.	Bulk Earthworks – Layout Plan – Sheet 9, prepared by KN Group	24-178-10 Revision B	02.07.24
11.	Erosion and Sediment Control – Layout Plan – Sheet 1, prepared by KN Group	24-178-11 Revision C	19.07.24
12.	Erosion and Sediment Control – Layout Plan – Sheet 2, prepared by KN Group	24-178-12 Revision C	19.07.24
13.	Erosion and Sediment Control – Layout Plan – Sheet 3, prepared by KN Group	24-178-13 Revision C	19.07.24
14.	Erosion and Sediment Control – Layout Plan – Sheet 4, prepared by KN Group	24-178-14 Revision B	02.07.24
15.	Erosion and Sediment Control – Layout Plan – Sheet 5, prepared by KN Group	24-178-15 Revision B	02.07.24
16.	Erosion and Sediment Control – Layout Plan – Sheet 6, prepared by KN Group	24-178-16 Revision C	19.07.24

17.	Erosion and Sediment Control – Layout Plan – Sheet 7, prepared by KN Group	24-178-17 Revision C	19.07.24
18.	Erosion and Sediment Control – Layout Plan – Sheet 8, prepared by KN Group	24-178-18 Revision B	02.07.24
19.	Erosion and Sediment Control – Layout Plan – Sheet 9, prepared by KN Group	24-178-19 Revision C	19.07.24

Preamble, abbreviations, and definitions

PREAMBLE

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

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.

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.

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@edq.qld.gov.au

b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

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.	Hours of work - construction 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.
3.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times.
4.	Construction management plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, to manage construction impacts, including: - noise and dust in accordance with the EP Act; - 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; - contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; - complaints procedures; - site management: - for the provision of safe and functional alternative pedestrian routes, past, through or around the site; - to mitigate impacts to public sector entity assets, including street trees, on or external to the site; - for safe and functional temporary vehicular access points and frequency of use; - for the safe and functional loading and unloading of materials including the location of any remote loading sites; - for the location of materials, structures, plant and equipment; - of waste generated by construction activities; - detailing how materials are to be loaded/unloaded; - of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); - of employee and visitor parking areas; - of anticipated staging and programming; - for the provision of safe and functional emergency exit routes; and - any out of hours work as endorsed via Compliance Assessment.	a) Prior to commencing work.

PDA Development Conditions		
No.	Condition	Timing
	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.
5.	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.
6.	Erosion and sediment management Implement the certified Erosion and Sediment Control Plan (ESCP) in accordance with the approved plans, and generally in accordance with: i) <i>International Erosion Control Association (IECA): Best Practice Erosion and Sediment Control</i>; ii) <i>Construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A)</i>; iii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>.	During construction and to be maintained.
7.	Inspection and Reporting (Erosion and sediment management) a) Submit to EDQ IS an initial inspection report prepared by a qualified Certified Professional in Erosion and Sediment Control (CPESC) detailing pre-development site conditions and adherence to erosion and sediment control measures identified within the approved Erosion and Sediment Control Plans (ESCP). b) Submit to EDQ IS subsequent inspection reports prepared by a qualified Certified Professional in Erosion and Sediment Control (CPESC) detailing continued adherence to erosion and sediment control measures identified within the approved Erosion and Sediment Control Plans (ESCP). The inspection reports are to be provided on the last business day of January, February, March, June, September, and December of each calendar year. Additionally, the CPESC is required to attend the site after every rainfall event exceeding 30 millimetres. The submitted reports must detail all instances when the CPESC has inspected the site during the reporting period, including those triggered by significant rainfall events.	a) Prior to commencement of earthworks. b) As indicated.

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 ****