



Our ref: DEV2025/1588

19 June 2025

SRCP (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 Mr Mander

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Operational Work for Bulk Earthworks at Waterford Tamborine Road and Yarrabilba Drive, Yarrabilba described as Lot 3007 on SP333767 and Lot 5006 on SP345730

On 19 June 2025, 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 Mr Ali Rizayee, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7531 or at ali.rizayee@edq.qld.gov.au, who will assist.

Yours sincerely

Brandon Bouda
A/Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Yarrabilba PDA	
Site address	Waterford Tamborine Road and Yarrabilba Drive, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 3007	SP333767
	Lot 5006	SP345730
PDA development application details		
DEV reference number	DEV2025/1588	
'Properly made' date	22/01/2025	
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 type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Operational Work – Bulk Earthworks	
PDA development approval details		
Decision of the MEDQ	<p>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</p> <p>The approval is for:</p> <ul style="list-style-type: none"> • Operational Work – Bulk Earthworks 	
Decision date	19/06/2025	
Currency period	2 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Ali Rizayee, Planner	
Manager	Leila Torrens, Manager	
Engineer	Jack Landsberg, Principal Technical Officer	
Delegate	Brandon Bouda, A/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	24-248-101 Revision A	01.05.25
2.	Bulk Earthworks Layout Plan Sheet 1 prepared by KN Group	24-248-102 Revision A	01.05.25
3.	Bulk Earthworks Layout Plan Sheet 2 prepared by KN Group	24-248-103 Revision A	01.05.25 Amended in red on 13/06/2025
4.	Bulk Earthworks Layout Plan Sheet 3 prepared by KN Group	24-248-104 Revision A	01.05.25
5.	Bulk Earthworks Layout Plan Sheet 4 prepared by KN Group	24-248-105 Revision A	01.05.25
6.	Bulk Earthworks Layout Plan Sheet 5 prepared by KN Group	24-248-106 Revision A	01.05.25
7.	Erosion and Sediment Control – Layout Plan Sheet 1 prepared by KN Group	24-248-107 Revision A	01.05.25
8.	Erosion and Sediment Control – Layout Plan Sheet 2 prepared by KN Group	24-248-108 Revision A	01.05.25
9.	Erosion and Sediment Control – Layout Plan Sheet 3 prepared by KN Group	24-248-109 Revision A	01.05.25
10.	Erosion and Sediment Control – Layout Plan Sheet 4 prepared by KN Group	24-248-110 Revision A	01.05.25
11.	Erosion and Sediment Control – Layout Plan Sheet 5 prepared by KN Group	24-248-111 Revision A	01.05.25
12.	Conceptual ESC – Catchment Plan prepared by ESC Environmental Solutions	ESC-0499 DR-01 Revision d	11-05-25
13.	Conceptual ESC – Risk Assessment prepared by ESC Environmental Solutions	ESC-0499 DR-02 Revision d	11-05-25
14.	Conceptual ESC – ESC Measures Sheet 1 prepared by ESC Environmental Solutions	ESC-0499 DR-03 Revision d	11-05-25
15.	Conceptual ESC – Option 1 Sediment Basin Details Sheet 1 prepared by ESC Environmental Solutions	ESC-0499 DR-04 Revision d	11-05-25
16.	Conceptual ESC – Option 1 Sediment Basin Details Sheet 2 prepared by ESC Environmental Solutions	ESC-0499 DR-05 Revision d	11-05-25
17.	Conceptual ESC – Option 2 Sediment Basin Details Sheet 1 prepared by ESC Environmental Solutions	ESC-0499 DR-06 Revision d	11-05-25
18.	Conceptual ESC – Option 2 Sediment Basin Details Sheet 2 prepared by ESC Environmental Solutions	ESC-0499 DR-07 Revision d	11-05-25

19.	Conceptual ESC – Notes Sheet 1 prepared by ESC Environmental Solutions	ESC-0499 DR-08 Revision d	11-05-25
20.	Conceptual ESC – Notes Sheet 2 prepared by ESC Environmental Solutions	ESC-0499 DR-09 Revision d	11-05-25
21.	Concept Erosion and Sediment Control – Dust Management prepared by ESC Environmental Solutions	ESC-0499 DR-10 Revision d	11-05-25
22.	Concept Erosion and Sediment Control – Culvert Works Phase 1 prepared by ESC Environmental Solutions	ESC-0499 DR-11 Revision d	11-05-25
23.	Concept Erosion and Sediment Control – Culvert Works Phase 2 prepared by ESC Environmental Solutions	ESC-0499 DR-12 Revision d	11-05-25
24.	Concept Erosion and Sediment Control – Culvert Works Phase 3 prepared by ESC Environmental Solutions	ESC-0499 DR-13 Revision d	11-05-25
25.	Concept Erosion and Sediment Control – Culvert Works Phase 4 prepared by ESC Environmental Solutions	ESC-0499 DR-14 Revision d	11-05-25
26.	Construction Exit – Rock Pad (construction sites only) prepared by Catchments & Creeks Pty Ltd	GWM Exit-01	Apr-10
27.	Sediment Fence prepared by Catchments & Creeks Pty Ltd	GWM SF-01	Dec-09
28.	Sediment Fence prepared by Catchments & Creeks Pty Ltd	GWM SF-02	Apr-10
29.	Mulch Filter Berms prepared by Catchments & Creeks Pty Ltd	GWM MB-01	Apr-10
30.	Flow Diversion Banks prepared by Catchments & Creeks Pty Ltd	GWM DB-01	Dec-09

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.

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.

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.

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.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following practical completion
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.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6.	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: <ul style="list-style-type: none"> 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 actionable nuisance to upstream and downstream properties; 	a) Prior to commencing work

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

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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.	b) During construction
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
7.	Erosion and Sediment Management	
	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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>. 	a) Prior to commencing work
	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
8.	Dispersive Soil Management	
	<ul style="list-style-type: none"> a) Submit to EDQ IS, a Dispersive Soil Management Plan, prepared and certified by a suitably qualified soil science/soil chemistry specialist that details management of dispersive soil during the 	a) Prior to commencing site works

PDA Development Conditions		
No.	Condition	Timing
	<p>design, construction, and operational phases of the development including:</p> <ul style="list-style-type: none"> i) details of the areas where dispersive soils will be disturbed and treated/rehabilitated, ii) the suite of methods required to identify and address potential issues associated with the exposure and re-use of dispersive soils. <p>b) Carry out the development in accordance with the recommendations identified in the Dispersive Soil Management Plan as required under part a) of this condition.</p>	<p>b) At all times during construction</p>
9.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p><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></p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
10.	<p>Public Infrastructure (Damage, repairs and relocation)</p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>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.</p>	<p>a) Prior to practical completion</p> <p>b) Prior to practical completion</p>

PDA Development Conditions		
No.	Condition	Timing
	<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>	
11.	Global Stability Assessment Submit to EDQ a global stability assessment certified by an RPEQ geotechnical engineer prepared in accordance with <i>AS4678-2202-Earth Retaining Structures</i> . The assessment is to detail the stability for all interim batters and ultimate retaining walls for the Waterford Tambourine Road interface. The assessment is also to detail the stability of all permanent batters in excess of 4m high.	Prior to commencement of any interim batters or permanent retaining wall works.
12.	Retaining Wall Submit to EDQ IS written confirmation from Natura Pacific demonstrating that the proposed retaining wall works on the batter adjacent to Future Precinct 5C does not negatively impact the protected vegetation in this area.	Prior to works commencing

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 ****