



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2025/1596

Your ref: 23-135

26 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 Application DEV2025/1596 for Operational Work for Bulk Earthworks and Stormwater Drainage at Waterford Tamborine Road and Yarrabilba Drive, Yarrabilba described as Lot 5006 on SP345730

On 26 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 Jocelyn Bower, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3214 9579 or at Jocelyn.Bower@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	
Lot on plan description	Lot number	Plan description
	Lot 5006	SP345730
PDA development application details		
DEV reference number	DEV2025/1596	
'Properly made' date	07 March 2025	
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	Operational Works for earthworks and stormwater drainage – being a culvert creek crossing of Quinzeh Creek	
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice. The approval is for: • Operational Works for earthworks and stormwater drainage	
Decision date	26 June 2025	
Currency period	2 years from the date of the decision	
Assessment Manager (Lead)	Jocelyn Bowyer, Principal 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.	Geotechnical review and Global Stability Assessment, prepared by Pacific Geotech	PG-5335-B	February 2025
Engineering Drawings, prepared by MPN consulting			
2.	Cover Sheet	CN.0.01, Revision D	14/02/2025
3.	Construction Notes	CN.0.02, Revision D	14/02/2025
4.	Existing Features Plan	EX.1.01, Revision D	14/02/2025
5.	Bulk Earthworks Plan	BE.1.01, Revision E	08/04/2025 (Amended in red 05 June 2025)
6.	Bulk Earthworks Sections - Sheet 1 OF 2	BE.2.01, Revision D	08/04/2025
7.	Bulk Earthworks Sections - Sheet 2 OF 2	BE.2.02, Revision D	08/04/2025
8.	Civil Works Plan - Sheet 1 OF 2	ER.1.01, Revision E	22/04/2025
9.	Civil Works Plan - Sheet 2 OF 2	ER.1.02, Revision E	22/04/2025
10.	Wongawallan Drive Longitudinal Section	ER.3.01, Revision D	14/02/2025
11.	Stormwater Drainage Details – Sheet 1 OF 4	SW.2.01, Revision D	14/02/2025
12.	Stormwater Drainage Details – Sheet 2 OF 4	SW.2.02, Revision D	14/02/2025
13.	Stormwater Drainage Details – Sheet 3 OF 4	SW.2.03, Revision D	14/02/2025
14.	Stormwater Drainage Details – Sheet 4 OF 4	SW.2.04, Revision D	14/02/2025
15.	Stormwater Drainage Details – Sheet Sections	SW.3.01, Revision D	14/02/2025
16.	Drainage Catchment Plan & Calculation Tables	SW.4.01, Revision D	14/02/2025
Erosion and Sediment Control, prepared by Golding Pty Ltd (unless otherwise stated)			
17.	Concept Erosion and Sediment Control - Culvert Works Phase 1	ESC-0499; DR-11 Revision D	11/05/2025
18.	Concept Erosion and Sediment Control - Culvert Works Phase 2	ESC-0499; DR-12 Revision D	11/05/2025
19.	Concept Erosion and Sediment Control - Culvert Works Phase 3	ESC-0499; DR-13 Revision D	11/05/2025
20.	Concept Erosion and Sediment Control - Culvert Works Phase 4	ESC-0499; DR-14 Revision D	11/05/2025
Supporting Plans			
1.	Vegetation and Fauna Management Plan – Yarrabilba Priority Area Precinct 5 MIBA Quinzeh Creek Crossing, prepared by Natura Pacific, endorsed 17 December 2024	NCO11-0011.2024.172 Version 1	04 December 2024
2.	Conceptual ESC – Catchment Plans	ESC-0499; DR-01 Revision D	11/05/2025

3.	Conceptual ESC – Risk Assessment	ESC-0499; DR-02 Revision D	11/05/2025
4.	Conceptual ESC - ESC Measures Sheet 1	ESC-0499; DR-03 Revision D	11/05/2025
5.	Conceptual ESC – Option 1 Sediment Basin Details Sheet 1	ESC-0499; DR-04 Revision D	11/05/2025
6.	Conceptual ESC – Option 1 Sediment Basin Details Sheet 2	ESC-0499; DR-05 Revision D	11/05/2025
7.	Conceptual ESC – Option 2 Sediment Basin Details Sheet 1	ESC-0499; DR-06 Revision D	11/05/2025
8.	Conceptual ESC – Option 2 Sediment Basin Details Sheet 2	ESC-0499; DR-07 Revision D	11/05/2025
9.	Conceptual ESC - Notes Sheet 1	ESC-0499; DR-08 Revision D	11/05/2025
10.	Conceptual ESC - Notes Sheet 2	ESC-0499; DR-09 Revision D	11/05/2025
11.	Concept Erosion and Sediment Control - Dust Management	ESC-0499; DR-10 Revision D	11/05/2025

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

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

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.

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 and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	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
Construction Management		
3.	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
4.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
5.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act;	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	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; 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.	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
6.	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 approved plans and 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>.	a) Prior to commencing work
	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction

PDA Development Conditions		
No.	Condition	Timing
7.	Dispersive Soil Management 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 design, construction, and operational phases of the development including: 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. 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.	a) Prior to commencing site works b) At all times during construction
8.	Traffic Management Plan 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: 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
9.	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) Where 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	a) Prior to practical completion b) Prior to practical completion

PDA Development Conditions		
No.	Condition	Timing
	at no cost to others and in accordance with statutory requirements and the External Authority's 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>	
Engineering		
10.	Earthworks a) Undertake earthworks in accordance with <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and generally in accordance with the certified earthworks plans. Earthworks are to: i) accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; ii) accord with the Dispersive Soil Management Plan, as required by condition 8 – Dispersive Soil Management; b) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to on maintenance b) Prior to on maintenance
11.	Stormwater Management a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards</i>; ii) Approved engineering plans; and iii) Detailed Rehabilitation plan endorsed under Condition 15. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencement of stormwater works b) Prior to on maintenance c) Prior to on maintenance
12.	Tree Removal a) Clearing of vegetation to only occur within the 'Clearing Area with 5m buffer' identified within the Vegetation and Fauna Management Plan listed as a supporting plan. b) Install vegetation protection fencing in accordance with the approved Vegetation and Fauna Management Plan to ensure clearing works are limited to earthworks and drainage works approved under this approval. All tree protection fencing is to be generally in accordance with <i>AS 4970-2009 Protection of trees on development sites</i>.	a) At all times during works b) At all times during works

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS certification from a qualified ecologist or arborist (AQF Level 5 or above) that vegetation clearing has been carried out in accordance with part a) and b) of this condition.	c) Within 1 month of vegetation clearing.
13.	Fauna Spotter and Catcher a) Submit to EDQ IS, a pre-clearing report prepared by a licensed Wildlife Spotter/Catcher under the <i>Nature Conservation Act 1992</i> that undertakes a survey of the site to identify any fauna or habitat features (e.g. nests, tree hollows) and certify that any necessary fauna protection measures or relocation procedures have been implemented during tree clearing activities. b) A licensed Wildlife Spotter/Catcher with appropriate experience as a koala spotter must be present during the vegetation clearing. c) Submit to EDQ IS, a post clearing report and certification from the licensed Wildlife Spotter/Catcher that vegetation clearing, and fauna protection measures were carried out generally in accordance with the conditions of approval.	a) Prior to commencement of vegetation clearing b) At all times during vegetation clearing c) Within 1 month of vegetation clearing
14.	Detailed Rehabilitation Plan a) Submit to EDQ IS, a Rehabilitation Plan prepared by a suitably qualified ecologist to revegetate the disturbed area of works. The rehabilitation plan is to be prepared in accordance with the following: i) the Vegetation and Fauna Management Plan, which is listed as a supporting plan; ii) the <i>Koala-Sensitive Design Guideline</i>, prepared by Department of Environment and Science. The rehabilitation plan is to include: i) Weed removal and management; ii) in-stream habitat elements; iii) fauna friendly infrastructure including for koalas and fish movement. Temporary infrastructure whilst works are being undertaken too also be included in the plan. iv) rehabilitation of entry and exit points of culvert; v) detailed design plans certified by an AILA; and vi) a detailed planting plan using a selection of species from Remnant Ecosystem Types 12.3.11 / 12.3.6 / 12.3.7. b) Undertake rehabilitation works in accordance with the rehabilitation plan endorsed in part a) of this condition. c) Submit to EDQ IS, certification from a suitably qualified ecologist that rehabilitation works have been completed in accordance with part a) of this condition.	a) Prior to commencement of clearing works. b) Within 2 months of completing earthworks and drainage works. Conditions c) and d) within 1 month of completing rehabilitation works.

PDA Development Conditions		
No.	Condition	Timing
	d) Submit to EDQ IS 'as constructed plans' certified by an AILA, and asset register in a format acceptable to Council.	

STANDARD ADVICE

No.	STANDARD ADVICE
1.	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 ****