

Our ref: DEV-2026-YAR-4826

26 June 2026

Riley Schuh
Planner
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Dear Applicant

PDA Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

Priority Development Area (PDA):	Yarrabilba PDA
PDA Development Type:	Development Permit for Reconfiguring a Lot – 1 into 8 Balance Lots
Property Location:	Lot 8000 Waterford Tamborine Road, Yarrabilba, Lot 9012 Yarrabilba Drive, Yarrabilba and Lot 6054 Diamond Drive, Yarrabilba
Property Description:	Lot 8000 on SP355009, Lot 6054 on SP338331 and Lot 9012 on SP351753

On 26 June 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Nicole Tobias, Principal Planner on (07) 3452 6752 or by email at nicole.tobias@edq.qld.gov.au.

Yours sincerely



Jennifer Sneesby
Manager
Development Services
Economic Development Queensland

Cc: Logan City Council

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Yarrabilba PDA	
Site address	Lot 8000 Waterford Tamborine Road, Yarrabilba, Lot 9012 Yarrabilba Drive, Yarrabilba and Lot 6054 Diamond Drive, Yarrabilba QLD 4207	
Lot on plan description	Lot number	Plan description
	Lot 8000	SP355009
	Lot 6054	SP338331
	Lot 9012	SP351753
PDA Development Approval details		
DEV Reference No.	DEV-2026-YAR-4826	
PDA Development Approval Type	☐ Material change of use ☐ PDA Preliminary Approval ☐ PDA Development Permit ☒ Reconfiguring a lot ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit	
Approval details	Reconfiguring a Lot – 1 into 8 Balance Lots	
Decision	EDQ 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	26 June 2026	
Currency Period	4 years from the Decision date	

Approved plans and documents			
The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.			
Plan/Document Name	Reference No.	Prepared By	Date

1.	Reconfiguration of a Lot – Management Lots	7952-ROL-1277B	RPS	24/06/2026
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Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

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.	Prior to survey plan endorsement
Infrastructure Charges		
2.	Municipal & State Charges In lieu of paying the Municipal and State Charges, provide the infrastructure in accordance with the endorsed Infrastructure Master Plans, the Municipal IA and State Community Facilities IA. Municipal IA means the Yarrabilba Infrastructure Agreement (Municipal) in effect on 19 May 2017 State Communities Facilities IA means the Yarrabilba Infrastructure Agreement (State Community Facilities) in effect on 19 May 2017	In accordance with the Municipal IA, State Community Facilities IA and Infrastructure Master Plans.
3.	Implementation Charge The applicant will: a) If the ICID applies to the development, the applicant will pay to the MEDQ the ID Implementation Charge (calculated in accordance with the ICID); or b) If the ICID does not apply to the development, the applicant must pay the MEDQ the relevant charges calculated in accordance with the IFF, indexed to the date of payment. IFF means the Economic Development Queensland Infrastructure Funding Framework that applies to the PDA as amended or	a) In accordance with the ICID; or b) In accordance with the IFF

PDA Development Conditions		
No.	Condition	Timing
	replaced from time to time. ICID means the Yarrabilba PDA Implementation Charge Infrastructure Deed Lendlease Communities (Yarrabilba) Pty Ltd in effect on 28 May 2019.	
4.	Sub-Regional & Value Capture Charges a) If the SRIA or DSRCIA applies to the development, the applicant will provide the MEDQ with a copy of an invoice from Logan City Council (the Council) for the IA Sub-regional charges (calculated in accordance with the SRIA) and written evidence that those charges have been paid to the Council; or b) If the SRIA or DSRCIA do not apply to the development, the applicant must pay to the MEDQ the Sub-regional and Value Capture charges in accordance with the IFF, indexed to the date of payment. IFF means the Economic Development Queensland Infrastructure Funding Framework that applies to the PDA as amended or replaced from time to time. SRIA means the Yarrabilba & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 28 May 2019 DSRCIA means the Yarrabilba PDA Developer Sub-regional Charges Infrastructure Agreement Lendlease Communities (Yarrabilba) Pty Ltd in effect 24 May 2019	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 ****