

**Yarrabilba Priority Development Area
Development Scheme Amendment**

Submissions Report

July 2022

The Department of State Development, Infrastructure, Local Government and Planning connects industries, businesses, communities and government (at all levels) to create place-based solutions that leverage regional strengths and unlock sustainable growth.

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1 Introduction

The proposed Yarrabilba Priority Development Area (PDA) Development Scheme Amendment (proposed Scheme Amendment) was publicly notified for 15 business days from 18 February to 11 March 2022.

Following the completion of the public notification period:

- all submissions received were reviewed by the Minister for Economic Development Queensland (MEDQ), and
- the Yarrabilba PDA Development Scheme was changed, where considered appropriate, in response to the submissions received.

This report summarises the submissions received and considered and provides information on the merits of the submissions and the extent to which the development scheme has been amended.

2 Overview of public notification process

2.1 Community engagement

Economic Development Queensland (EDQ) undertook public notification for the proposed amendment in accordance with the requirements of section 59 and 67 of the *Economic Development Act 2012*.

This included publishing the proposed amendment on the Department of State Development, Infrastructure, Local Government and Planning's (the department) website. A notice was also published via the online publication of the Jimboomba Times, stating that the proposed amendment is published on the department's website and inviting persons to make a submission during the period from 18 February to 11 March 2022.

In February 2022, after the commencement of the submissions period, parts of South-East Queensland were impacted by a significant rainfall event that resulted in widespread flooding. In recognition of the impacts of this event and to provide additional time for interested persons to make a submission on the proposed amendment, the department's website was updated to advise that EDQ would consider submissions made up to two weeks following the conclusion of the formal submissions period.

2.2 Submissions

One (1) submission was received by EDQ during the submission period. No submissions were received after the formal submission period had ended.

3 Summary of submissions and amendments

#	Section	Summary of Issue	Response	Amendment required?
1.	Maps 2, 3, 4, 5	The road network shown on development scheme maps does not align with the constructed roads.	<p>The road network layout depicted on the development scheme maps illustrates the intent for linkages within and external to the PDA. It is indicative only and has not been changed as part of the development scheme amendment.</p> <p>The context planning and development assessment process provides for a more detailed level of assessment and approval where matters such as the road network can be designed in an integrated manner.</p> <p>Since declaration of the Yarrabilba PDA the road network has been refined through this context planning and development assessment process.</p> <p>While the constructed road alignments are consistent with the development scheme's intent, their specific alignment differs from the development scheme maps.</p> <p>It is anticipated that further refinement to the road network through the context planning process will be required to enable development in the remainder of the PDA.</p> <p>As these context plans are approved, they will be made publicly available on the EDQ website.</p>	No
2.	Maps 2, 3, 4, 5	The location of the neighbourhood centre in the northeast portion of the PDA does not align with the developed context.	<p>The Yarrabilba PDA development scheme dated 2011 indicatively shows a Neighbourhood Centre in the northeast portion of the PDA.</p> <p>Through the context planning and development assessment process an alternative location for the Neighbourhood Centre was approved west of its mapped location proximate to the Yarrabilba State School. In accordance with the relevant approvals the Neighbourhood Centre was delivered.</p> <p>The proposed scheme amendment as notified did not reflect the approved and delivered location of this Neighbourhood Centre.</p> <p>In response to the submission, the development scheme map has been amended to better reflect the location of the constructed Neighbourhood Centre.</p>	Yes

#	Section	Summary of Issue	Response	Amendment required?
3.	Map 4	<p><u>Recreational Parks</u> A District Recreation Park is identified adjacent to the McKinnon Park (Regional Sport Park). There is no recreational park in this location.</p>	<p>The Yarrabilba PDA development scheme dated 2011 indicatively shows a district recreation park north of the Fauna Corridor.</p> <p>Through the context planning and development assessment process a regional sports park (McKinnon Park) was approved and delivered in place of the identified district recreation park.</p> <p>The proposed scheme amendment included an updated map that appropriately recognized McKinnon Park as a regional sports park in this location but did not show the removal of the district recreation park.</p> <p>In response to the submission, the development scheme map has been amended to remove the district sports park at this location.</p>	Yes
4.	Map 4	<p><u>Sports Parks</u> The proposed Precinct 4 District Sports Park is not identified on the map.</p>	<p>Through the context planning and development assessment process a district sports park was approved precinct 4.</p> <p>In response to the submission, the development scheme has been amended to show the approved district sports park within precinct 4.</p>	Yes
5.	Map 5	<p><u>Regional Level Facility</u> It is unclear where the regional level community facility is located.</p>	<p>Map 5 of the PDA development scheme identifies a regional level community facility within the Major Centre Zone.</p> <p>The precise location of the facility is not determined. To clarify this intent the map has been updated to note "<i>Regional Level Facility to be located within the Major Centre Zone</i>".</p>	Yes
6.	Map 4	<p><u>Inconsistencies between the development scheme and the municipal infrastructure agreement (MIA)</u> The scheme identifies 1 Regional Recreation Park and 6 District Recreation Parks – whereas the MIA identifies 1 Regional Recreation Park and 3 District Recreation Parks. The scheme identifies 2 Regional Sports Parks and 2 District Sports Parks – whereas the MIA identifies 2 Regional Sports Parks and 5 District Sports Parks.</p>	<p>The Yarrabilba PDA Development Scheme is being amended to cater for the current and future requirements of employment generating land in the PDA. The amendment reconfigures the boundaries of the Urban living zone, Major centre zone and the Industry and business zone. Other minor changes are being made that are necessary or consequential to the amendment proposed.</p> <p>Completed development within the PDA has been delivered in accordance with PDA development approvals and infrastructure agreements. These approvals and agreements build on the intent of the development scheme's vision but may differ in relation to particular development requirements. The proposed development scheme amendment reflects parts of these</p>	Yes

#	Section	Summary of Issue	Response	Amendment required?
			<p>agreements and approvals where they relate to completed development (see items 2,3 and 4 of this submissions report).</p> <p>Infrastructure agreements in effect over undeveloped portions of the PDA will continue to prevail to the extent of any inconsistency with the development scheme or development approvals. The scheme amendment does not reflect parts of these approvals and agreements where they relate to land that is yet to be developed. The specific location of these infrastructure elements will be finalised through the development approval framework and as part of future PDA development applications.</p>	

4 List of all amendments to the development scheme amendment

Amendment #	Relevant section	Description of amendment
General		
1.	Map 2: Vision	Neighbourhood centre in northern portion of PDA relocated west of its planned location, reflecting its constructed location.
2.	Map 3: Centres and transport network	Neighbourhood centre in northern portion of PDA relocated west of its planned location, reflecting its constructed location.
3.	Map 4: Community greenspace network	<p>Neighbourhood centre in northern portion of PDA relocated west of its planned location, reflecting its constructed location.</p> <p>District recreation park north of fauna corridor and adjacent the Regional Sports Park has been removed. There is no district recreation park in this location.</p> <p>A district sports park added south of the potential greenspace corridor in Precinct 4 Context Plan Area, reflecting works that are approved and under construction.</p>
4.	Map 5: Community facilities map	<p>Neighbourhood level community facility in northern portion of PDA relocated west of its planned location, reflecting its constructed location.</p> <p>Note added to legend below regional level community facility noting that it is to be located within the Major Centre.</p>