



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2021/1248
Your ref:

14 June 2022

Kennards Self Storage Pty Ltd
C/- Town Planning Alliance
Att: Thomas Bissett and Vu Nguyen
PO Box 7657
EAST BRISBANE QLD 4169

Email: eda@tpalliance.com.au

Dear Thomas and Vu

S89(1)(a) Approval of PDA development application

PDA Development Permit for material change of use for Warehouse (Self Storage Facility) at 1138-1170 Yarrabilba Drive, Yarrabilba described as Lot 11 on SP304357

On 14 June 2022, 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 Department website at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Gabrielle Shepherd, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7914 or at gabrielle.shepherd@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Yarrabilba	
Site address	1138-1170 Yarrabilba Drive, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 11	SP304357

PDA development application details	
DEV reference number	DEV2021/1248
'Properly made' date	22 December 2021
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" 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 type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period
Proposed development	Warehouse (Self Storage Facility)

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.
Decision date	14 June 2022
Currency period	6 years from the date of the decision

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.	Cover Sheet, Prepared by Neale Windress and Associates Pty Ltd	3728 DA-0000 Amend I	17/05/22
2.	Site Plan – Stage 1, Prepared by Neale Windress and Associates Pty Ltd	3728 DA-0001 Amend L	17/05/22
3.	Site Plan – Stage 2, Prepared by Neale Windress and Associates Pty Ltd	3728 DA-0002 Amend L	17/05/22
4.	Site Floor Plan - Ground, Prepared by Neale Windress and Associates Pty Ltd	3728 DA-0010 Amend D	17/05/22
5.	Site Floor Plan – Level 1, Prepared by Neale Windress and Associates Pty Ltd	3728 DA-0011 Amend D	17/05/22
6.	Site Elevations and Sections, Prepared by Neale Windress and Associates Pty Ltd	3728 DA-0020 Amend G	17/05/22

7.	Building A Floor Plan – Level G, Prepared by Neale Windress and Associates Pty Ltd	3728 DA-1010 Amend F	17/05/22
8.	Building A Floor Plan – Level 1, Prepared by Neale Windress and Associates Pty Ltd	3728 DA-1011 Amend F	17/05/22
9.	Building A Roof Plan, Prepared by Neale Windress and Associates Pty Ltd	3728 DA-1012 Amend F	17/05/22
10.	Building A Sections, Prepared by Neale Windress and Associates Pty Ltd	3728 DA-1015 Amend F	17/05/22
11.	Building A Elevations, Prepared by Neale Windress and Associates Pty Ltd	3728 DA-1020 Amend F	17/05/22
12.	Building B Floor Plans, Prepared by Neale Windress and Associates Pty Ltd	3728 DA-2010 Amend F	17/05/22
13.	Building B Roof Plan and Sections, Prepared by Neale Windress and Associates Pty Ltd	3728 DA-2011 Amend F	17/05/22
14.	Building B Elevations, Prepared by Neale Windress and Associates Pty Ltd	3728 DA-2020 Amend F	17/05/22
15.	Building C Floor Plans, Prepared by Neale Windress and Associates Pty Ltd	3728 DA-3010 Amend F	17/05/22
16.	Building C Roof Plan and Sections, Prepared by Neale Windress and Associates Pty Ltd	3728 DA-3011 Amend F	17/05/22
17.	Building C Elevations, Prepared by Neale Windress and Associates Pty Ltd	3728 DA-3020 Amend F	17/05/22
18.	Building D Floor Plans, Prepared by Neale Windress and Associates Pty Ltd	3728 DA-4010 Amend F	17/05/22
19.	Building D Roof Plan and Sections, Prepared by Neale Windress and Associates Pty Ltd	3728 DA-4011 Amend F	17/05/22
20.	Building D Elevations, Prepared by Neale Windress and Associates Pty Ltd	3728 DA-4020 Amend F	17/05/22
21.	Building E Floor Plans, Prepared by Neale Windress and Associates Pty Ltd	3728 DA-5010 Amend F	17/05/22
22.	Building E Roof Plan and Sections, Prepared by Neale Windress and Associates Pty Ltd	3728 DA-5011 Amend F	17/05/22
23.	Building E Elevations, Prepared by Neale Windress and Associates Pty Ltd	3728 DA-5020 Amend F	17/05/22
24.	Landscape Concept Plan Stage 1, prepared by AGLA	21.259 Sheet 1 Issue F	03/06/22
25.	Landscape Concept Plan Stage 2, prepared by AGLA	21.259 Sheet 2 Issue F	03/06/22
26.	Proposed Planting Schedule, prepared by AGLA	21.259 Sheet 3 Issue F	03/06/22
27.	Landscape Notes, prepared by AGLA	21.259 Sheet 4 Issue F	03/06/22
28.	Monolith Sign, prepared by Kennards Self Storage	V03	06/12/2011
29.	Stormwater Management Plan, prepared by CWD Group	11784	29/11/2021
30.	Traffic Engineering Assessment, Prepared by PPT Traffic and Transport Engineering		03/06/22
31.	Drawing Schedule and Locality Plan, prepared by CWD Group	CWD-11784-DA-000 Rev A	22/11/21
32.	General Notes, prepared by CWD Group	CWD-11784-DA-001 Rev A	22/11/21
33.	Legends, prepared by CWD Group	CWD-11784-DA-002 Rev A	22/11/21
34.	Existing Site and Features Plan, prepared by CWD Group	CWD-11784-DA-003 Rev A	22/11/21
35.	Proposed Site Layout Plan – Stage 1, prepared by CWD Group	CWD-11784-DA-004 Rev A	22/11/21

36.	Proposed Site Layout Plan – Stage 2, prepared by CWD Group	CWD-11784-DA-005 Rev A	22/11/21
37.	Bulk Earthworks Layout Plan – Stage 1, prepared by CWD Group	CWD-11784-DA-200 Rev A	22/11/21
38.	Bulk Earthworks Layout Plan – Stage 2, prepared by CWD Group	CWD-11784-DA-201 Rev A	22/11/21
39.	Bulk Earthworks Sections – Stage 1, prepared by CWD Group	CWD-11784-DA-210 Rev A	22/11/21
40.	Bulk Earthworks Sections – Stage 2, prepared by CWD Group	CWD-11784-DA-211 Rev A	22/11/21
41.	Stormwater Management Plan, prepared by CWD Group	CWD-11784-DA-400 Rev A	22/11/21
42.	Typical Details, prepared by CWD Group	CWD-11784-DA-410 Rev A	22/11/21

Preamble, abbreviations, and definitions

PREAMBLE

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

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.

COUNCIL means the relevant local government for the land the subject of this approval.

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

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*.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

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.

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@dsmip.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dsmip.qld.gov.au.

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.

PDA Development Conditions – Material Change of Use		
#	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with: <ol style="list-style-type: none"> the approved plans and documents; and any other documentation endorsed via Compliance Assessment as required by these conditions. 	Prior to commencement of use
2.	Maintain the approved development Maintain the approved development generally in accordance with: <ol style="list-style-type: none"> the approved plans and documents; and any other documentation endorsed via Compliance Assessment as required by these conditions. 	At all times following commencement of use
Construction management		
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.	Construction management plan <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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. 	<ol style="list-style-type: none"> Prior to commencing work

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

PDA Development Conditions – Material Change of Use		
#	Condition	Timing
	b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) d) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction 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 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>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
7.	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: <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>Austrroads 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. 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.	a) Prior to commencement of site works b) During construction
8.	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 at no cost to others and in accordance with statutory requirements and the External Authority's design standards. 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.	a) Prior to commencement of use b) Prior to commencement of use
9.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <ul style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and 	a) Prior to commencement of site works

PDA Development Conditions – Material Change of Use		
#	Condition	Timing
	<p>ii) the approved bulk earthworks layout plans and sections drawing numbers CWD-11784-DA-200 Rev A, CWD-11784-DA-201 Rev A, CWD-11784-DA-210 Rev A, and CWD-11784-DA-211 Rev A, prepared by CWD Group and dated 22/11/2021.</p> <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 6 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: <ul style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <ul style="list-style-type: none"> i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and <p>any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
10.	<p>Retaining walls</p> <p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ul style="list-style-type: none"> i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); <p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencing earthworks</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
11.	<p>Vehicle access</p> <p>a) Construct vehicle crossovers:</p> <ul style="list-style-type: none"> i) located generally in accordance with the approved plans; and ii) designed generally in accordance with IPWEA Standard Drawing RS-051. <p>b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use</p> <p>b) Prior to commencement of use</p>
12.	<p>Car parking</p> <p>Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p>	<p>Prior to commencement of use</p>
13.	<p>Water connection</p> <p>Connect the approved development to the existing water reticulation network generally in accordance with City of Logan current adopted standards.</p>	<p>Prior to commencement of use</p>

PDA Development Conditions – Material Change of Use		
#	Condition	Timing
14.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with City of Logan current adopted standards.	Prior to commencement of use
15.	Stormwater connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and b) generally in accordance with the approved Stormwater Management Plan, prepared by CWD Group, dated 29/11/2021, and Council's current adopted standards.	Prior to commencement of use
16.	Landscape works a) Submit to EDQ IS detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with drawing number 3728 DA-0001 issue L Site Plan – Stage 1, prepared by Neale Windress and Associates Pty Ltd, dated 17/05/2022 b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of ground level building work b) Prior to commencement of use
17.	Outdoor lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use
18.	Advertising devices Construct the advertising devices generally in accordance with the approved plans.	Prior to commencement of use
Infrastructure contributions		
19.	Infrastructure charges Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: <ul style="list-style-type: none"> • where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before 6 years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or • where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than 6 years from the original decision date – in accordance with the IFF in force at the time of the payment. • Where the application is an MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges. 	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 ****