



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2023/1426/4

14 November 2024

Evanccreek Pty Ltd ATF Esmerose Trust
Attn: Mr Craig Pratt
PO Box 5396
MAROOCHYDORE BC QLD 4558

Email: craig@propertyadvice.com.au

Dear Mr Pratt

Section 99 Approval - Application to Change PDA Development Approval
PDA Development Application DEV2023/1426 for Material Change of Use for Low Impact Industry (45 Units) at Lot 18 Dixon Circuit, Yarrabilba described as Lot 18 on SP331111

On 14 November 2024 the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website [Current applications and approvals](#).

If you require any further information, please contact Vivian Lun, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6781 or at vivian.lun@edq.qld.gov.au.

Yours sincerely

Amanda Dryden
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice – Approval

Site Information		
Name of Priority Development Area (PDA)	Yarrabilba PDA	
Site Address	24-32 Dixon Circuit, Yarrabilba, QLD 4207	
Lot on Plan Description	Lot Number	Plan Description
	Lot 18	SP331111
PDA Development Application Details		
DEV Reference Number	DEV2023/1426/4	
'Properly made' Date	9 October 2024	
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	
Description of Proposal Applied for	Material Change of Use for Low Impact Industry (45 Units)	
PDA Development Approval Details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for Material Change of Use for Low Impact Industry (45 Units) The change to approval is for: Increment of total Gross Floor Area through additional mezzanines	
Original Decision date	6 February 2024	
Change to Approval Date	14 November 2024	
Currency Period	6 years from the original decision date	
Assessment Team		
Assessment Manager (Lead)	Vivian Lun, Planner	
Manager	Brandon Bouda, Manager	
Engineer	Demi Ebrahimi, Principal Engineer	
Delegate	Amanda Dryden, 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.	Cover Sheet – Parups Waring Architecture	20220006 SD000-0 6	27/9/2024
2.	Site Plan – Parups Waring Architecture	20220006 SD100 18	27/9/2024 (Amended in Red by EDQ 5/11/2024)
3.	Mezzanine Floor Plan – Parups Waring Architecture	20220006 SD101 15	27/9/2024
4.	Roof Plan – Parups Waring Architecture	20220006 SD300 14	27/9/2024
5.	Elevations – Parups Waring Architecture	20220006 SD400 13	27/9/2024
6.	Elevations – Parups Waring Architecture	20220006 SD401 12	27/9/2024
7.	Elevations – Parups Waring Architecture	20220006 SD402 12	27/9/2024 (Amended in Red by EDQ 5/11/2024)
8.	Elevations – Parups Waring Architecture	20220006 SD403 13	27/9/2024
9.	Sections – Parups Waring Architecture	20220006 SD500 13	27/9/2024
10.	3D View 1 – Parups Waring Architecture	20220006 SD901 5	27/9/2024
11.	3D View 2 – Parups Waring Architecture	20220006 SD902 5	27/9/2024
12.	3D View 3 – Parups Waring Architecture	20220006 SD903 5	27/9/2024
Plans and Documents Previously Approved on 6 February 2024		Number	Date
1.	Landscape Character (1) – Orterra Design	Job 2283 Lot 18 Dixon Circuit Yarrabilba	04/12/2023
2.	Landscape Character (2) – Orterra Design	Job 2283 Lot 18 Dixon Circuit Yarrabilba	04/12/2023
3.	Character Areas – Orterra Design	Job 2283 Lot 18 Dixon Circuit Yarrabilba	04/12/2023
4.	Masterplan – Orterra Design	Job 2283 Lot 18 Dixon Circuit Yarrabilba	04/12/2023
5.	Irrigation Plan – Orterra Design	Job 2283 Lot 18 Dixon Circuit Yarrabilba	04/12/2023
6.	Indicative Section A-A – Orterra Design	Job 2283 Lot 18 Dixon Circuit Yarrabilba	04/12/2023
7.	Indicative Section B-B – Orterra Design	Job 2283 Lot 18 Dixon Circuit Yarrabilba	04/12/2023
8.	Plant Palette – General Planting – Orterra Design	Job 2283 Lot 18 Dixon Circuit Yarrabilba	04/12/2023

9.	Plant Palette – Fire Buffer Planting – Orterra Design	Job 2283 Lot 18 Dixon Circuit Yarrabilba	04/12/2023
10.	Civil Works Concept Earthworks Plan – Parups Waring Architecture	AD220061 DA-C01 Issue P3	20/07/2023
11.	Civil Works Concept Services Plan – Parups Waring Architecture	AD220061 DA-C02 Issue P4	01/12/2023
12.	Civil Works Concept Stormwater Management Plan – Parups Waring Architecture	AD220061 DA-C03 Issue P4	01/12/2023 (Amended in Red by EDQ 12/1/2024)
13.	Civil Works Concept Erosion Sediment Control Plan – Parups Waring Architecture	AD220061 DA-C04 Issue P3	20/07/2023
14.	Bushfire Hazard Assessment and Management Plan by Urban Catalyst 3	Ref: 21-059	31 October 2023

Preamble, Abbreviations, and Definitions

PREAMBLE

Nil or insert preamble

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*.

IFF means the Infrastructure Funding Framework, prepared by the Economic Development Queensland, dated 1 July 2020 (as amended from time to time).

LTA means *Land Title 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.

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.

- 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@edq.qld.gov.au
b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
Material Change of Use		
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) 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: a) the approved plans and documents; and b) 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

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

	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
8.	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: i) construction phase stormwater management design objectives of the State Planning Policy 2017 (Appendix 2 Table A); ii) Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites; b) Implement the certified ESCP submitted under part a) of this condition.	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 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>	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
10.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments;</i> The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 8 – 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:	a) Prior to commencing earthworks

	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). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) 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.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
11.	Acid sulfate soils a) Where on-site ASS are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition. c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	a) Prior to commencement of or during earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
12.	Retaining walls 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: 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>); b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencing earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first

	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.	c) Prior to commencement of use or BFP endorsement, whichever occurs first
13.	Bushfire Management a) Undertake bushfire management works identified in the approved Bushfire Hazard Assessment and Management Plan, reference 21-059, dated 31 October 2023, including the following outcomes: i) A setback of 10m is maintained between hazardous vegetation and buildings for all units to the northern, eastern and southern boundaries, with only cultivated lawns and gardens permitted which are to comprise low threat vegetation only and be regularly maintained; ii) Any boundary fences constructed to be of non- combustible material (e.g. steel panel fencing, masonry); and iii) Storage of hazardous material is not permitted where it can be exposed to a radiant heat flux of 10kW/m² as identified in Figure 10 of the approved bushfire report b) Submit to EDQ IS certification from a suitably qualified professional certifying that the bushfire management works identified in (a) above (excluding (a)iii)) have been implemented. c) Notify all prospective purchasers of the requirements and effect of this condition.	a) Prior to commencement of use and to be maintained at all times b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to the first sale of each unit
14.	Community Management Statement Any and all Community Management Statements are to contain the following: a) The landscaping must be maintained to a low bushfire hazard in accordance with the approved Bushfire Hazard Assessment and Management Plan, reference 21-059, dated 31 October 2023 and b) No hazardous chemicals are to be stored where it can be exposed to a radiant heat flux of 10kW/m² as identified in Figure 10 of the approved Bushfire Hazard Assessment and Management Plan, reference 21-059, dated 31 October 2023; c) Electric vehicle readiness provisions that enable a lot / tenancy to make provision in a suitable manner, as required by condition 18. The owner is responsible for the lot / tenancy Electric Vehicle Supply Equipment (EVSE) equipment provision and maintenance.	For all parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first, and to be maintained at all times.

15.	Vehicle access a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for the vehicle crossovers designed in accordance with: i) IPWEA Standard Drawing RS-051 ii) AS2890.2 for both Dixon Circuit driveway crossovers servicing a 12.5m long HRV b) Construct the vehicle crossover generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use, or BFP endorsement, whichever occurs first c) Prior to commencement of use, or BFP endorsement, whichever occurs first
16.	Car Parking Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	Prior to commencement of use or BFP endorsement, whichever occurs first
17.	Bicycle parking Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.	Prior to commencement of use or BFP endorsement, whichever occurs first
18.	Electric Vehicle Readiness a) Include electric vehicle readiness in the development as the approved architectural plans (as amended in red 12 January 2024) as follows: i) Provision of electrical capacity for Basic (slow) EVSE chargers to a minimum of 30% of all parking bays; and ii) Installation of one (1) DC fast charger (2 x 22Kw) with two charging points, as nominated in the approved plans between buildings C and D at the Dixon Circuit frontage. b) Electric vehicle charging shall be: i) capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii) designed with regard to fire retardance and ventilation	For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first

	c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	
19.	Rainwater tanks Connect the rainwater tanks (x2 20kL) to supply non-potable water to all of the relevant components of the proposed internal landscape irrigation system.	Prior to commencement of use or BFP endorsement, whichever occurs first
20.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with Logan Water current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
21.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with Logan Water current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
22.	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 Council's current adopted standards.	For all parts of this condition, prior to commencement of use or BFP endorsement, whichever occurs first
23.	Stormwater Management (quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and: ii) Install gross pollutant and oil management (litter, coarse sediment and oil removal) for all ground level runoff 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 that the stormwater works have been constructed in accordance with part a) of this condition	a) Prior to commencement of stormwater works b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first.

24.	Flood Immunity Submit to EDQ IS certification from a RPEQ that the development achieves flood immunity and freeboard specified in Logan City Council Planning Scheme 2015 – Table 8.2.5.3.3.	Prior to commencement of building works
25.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development; and b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first. b) Prior to commencement of use or BFP endorsement, whichever occurs first.
26.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first. b) Prior to commencement of use or BFP endorsement, whichever occurs first.
27.	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first. b) Prior to commencement of use or BFP endorsement, whichever occurs first.
28.	Landscape works a) Submit to EDQ IS detailed landscape plans certified by an AILA, or suitably qualified landscape designer, generally in accordance with the approved landscape plan.	a) Prior to commencement of use or BFP endorsement, whichever occurs first

	b) Construct the landscape 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 an AILA that the landscape works have been undertaken generally in accordance with part (a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
29.	Refuse collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) At all times following commencement of use
30.	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 or BFP endorsement, whichever occurs first
Infrastructure Charges		
31.	Infrastructure charges Pay to the MEDQ infrastructure charges in accordance with the IFF in place at the date of payment. Where the application is a MCU, certified and submitted plans to council detailing the GFA must also be provided at the time of payment.	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 ****