



Our ref: DEV2025/1615

23 May 2025

Urban Edge Pty Ltd
C/- Zone Planning Qld
Att: Mr Daniel Mulherin
PO Box 3805
BURLEIGH TOWN QLD 4220

Email: dmulherin@zoneplanning.com.au

Dear Mr Mulherin

S89(1)(a) Approval of PDA Development Application

PDA Development Permit DEV2025/1615 for Material Change of Use for Warehouse at 11 Franklin Street, Yarrabilba described as Lot 6 on SP333768

On 23 May 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 Chessa Lao, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7425 or at Chessa.Lao@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	11 Franklin Street, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 6	SP333768
PDA development application details		
DEV reference number	DEV2025/1615	
'Properly made' date	09 April 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	Material Change of Use for Warehouse	
PDA development approval details		
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: – Warehouse	
Decision date	23 May 2025	
Currency period	Six (6) years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Chessa Lao, 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.	Cover Page, prepared by Bruac Design	BD037-DA00-E	12 April 2025 (Amended in Red 07 May 2025)
2.	Proposed Site Plan, prepared by Bruac Design	BD037-DA01-F	12 April 2025 (Amended in Red 07 May 2025)
3.	Proposed Ground Floor, prepared by Bruac Design	BD037-DA02-F	12 April 2025 (Amended in Red 07 May 2025)
4.	Proposed Mezz Floor Plan, prepared by Bruac Design	BD037-DA03-F	12 April 2025 (Amended in Red 07 May 2025)
5.	Sections, prepared by Bruac Design	BD037-DA04-F	12 April 2025 (Amended in Red 07 May 2025)
6.	Elevations, prepared by Bruac Design	BD037-DA05-F	12 April 2025 (Amended in Red 07 May 2025)
7.	Elevations, prepared by Bruac Design	BD037-DA06-E	12 April 2025 (Amended in Red 07 May 2025)
8.	Drawing Index and Locality Plan, prepared by SCG Urban	DA00, Revision B	17 April 2025
9.	Existing Features Plan, prepared by SCG Urban	DA01, Revision B	17 April 2025
10.	Bulk Earthworks Layout Plan, prepared by SCG Urban	DA02, Revision B	17 April 2025
11.	Bulk Earthwork Section, prepared by SCG Urban	DA03, Revision B	17 April 2025
12.	Pavement and Drainage Layout Plan, prepared by SCG Urban	DA04, Revision B	17 April 2025
13.	Stormwater Catchment Plan, prepared by SCG Urban	DA05, Revision B	17 April 2025
14.	Water and Sewer Connection Layout Plan, prepared by SCG Urban	DA06, Revision B	17 April 2025
15.	Sediment and Erosion Control Layout Plan, prepared by SCG Urban	DA07, Revision B	17 April 2025
16.	Sediment and Erosion Control Details and Notes, prepared by SCG Urban	DA08, Revision B	17 April 2025
17.	Engineering Servicing Report, prepared by SCG Urban	830-100-ENG, Rev B	17 April 2025
18.	Landscape Concept Plan, prepared by Agla	Sheet No. 1, Issue B	15 April 2025
19.	Proposed Planting Schedule, prepared by Agla	Sheet No. 2, Issue B	15 April 2025
20.	Proposed Planting Schedule, prepared by Agla	Sheet No. 3, Issue B	15 April 2025

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
21.	Transport Assessment, prepared by Rytenskild Traffic Engineering	24233, Version 2	17 April 2025
22.	Waste Management Plan, prepared by Zone Planning Group	Q24421, Issue RFI Response	16 April 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.

BFP means Building Format Plan.

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

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 Economic Development Queensland Infrastructure Funding Framework as amended or replaced 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.

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.

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
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use or BFP endorsement, whichever occurs first
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents.	At all times following commencement of use
3.	Street Trees Where existing street trees require relocation or replacement, due to the approved development and/or works associated with the approved development, relocate and/or replace the street trees at no cost to others and in accordance with the External Authority's design standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
4.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Logan City Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
5.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Logan City Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
6.	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, b) all pits or grates in trafficable areas to have Class D trafficable grate/lids, c) all field inlets/grates are to have gross pollutant mitigation measures to be in accordance with SPP 2017, Appendix 2 – Stormwater	Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	management design objectives (Litter, hydrocarbons and other Contaminants). Any products specified are to be on the SQIDEP approved product list, and d) generally in accordance with Council's current adopted standards.	
Infrastructure Contributions		
7.	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: – 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 ****