



Our ref: DEV2025/1633

Your ref: Q25068

25 July 2025

SRCP (Yarrabilba) Pty Ltd  
C/- Zone Planning QLD  
Att: Mr Andre Sultan  
PO Box 3805  
BURLEIGH TOWN QLD 4220

Email: ASultan@zoneplanning.com.au

Dear Mr Sultan

**S89(1)(a) Approval of PDA Development Application**  
**PDA Development Permit DEV2025/1633 for Material Change of Use for Low Impact Industry at 33 Edison Crescent, Yarrabilba described as Lot 16 on SP333769**

On 25 July 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	33 Edison Crescent, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 16	SP333769
PDA development application details		
DEV reference number	DEV2025/1633	
'Properly made' date	2 June 2025	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Material Change of Use for Low Impact Industry	
PDA development approval details		
Decision of the MEDQ	<p>The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> <li>• Low Impact Industry</li> </ul>	
Decision date	25 July 2025	
Currency period	Six (6) years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Chessa Lao, Planner	
Manager	Essen Joseph, 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, prepared by RH Frankland & Assoc. Pty Ltd	25110, 0-00, Rev. D	9 June 2025 (Amended in Red 8 July 2025)
2.	Site Plan, prepared by RH Frankland & Assoc. Pty Ltd	25110, 0-04, Rev. D	9 June 2025 (Amended in Red 8 July 2025)
3.	Ground Floor Plan, prepared by RH Frankland & Assoc. Pty Ltd	25110, 1-01, Rev. D	9 June 2025
4.	First Floor Plan, prepared by RH Frankland & Assoc. Pty Ltd	25110, 1-02, Rev. A	6 May 2025
5.	Roof Plan, prepared by RH Frankland & Assoc. Pty Ltd	25110, 1-03, Rev. A	6 May 2025 (Amended in Red 8 July 2025)
6.	Elevation, prepared by RH Frankland & Assoc. Pty Ltd	25110, 2-01, Rev. A	6 May 2025 (Amended in Red 8 July 2025)
7.	Elevation, prepared by RH Frankland & Assoc. Pty Ltd	25110, 2-02, Rev. A	6 May 2025 (Amended in Red 8 July 2025)
8.	Colour Concept, prepared by RH Frankland & Assoc. Pty Ltd	25110, 2-11, Rev. A	6 May 2025 (Amended in Red 8 July 2025)
9.	Colour Elevations, prepared by RH Frankland & Assoc. Pty Ltd	25110, 2-12, Rev. B	4 June 2025 (Amended in Red 8 July 2025)
10.	Colour Elevations, prepared by RH Frankland & Assoc. Pty Ltd	25110, 2-13, Rev. B	4 June 2025 (Amended in Red 8 July 2025)
11.	Section, prepared by RH Frankland & Assoc. Pty Ltd	25110, 3-01, Rev. A	6 May 2025 (Amended in Red 8 July 2025)
12.	Edison Crescent Yarrabilba Operational Works – Landscape, prepared by Studio 8 Concept + Design	S8-1691LD, Issue B, Sheet 1	12 June 2025
13.	Planting Plan Ground Level – Edison Crescent, prepared by Studio 8 Concept + Design	S8-1691LD, Issue B, Sheet 2	12 June 2025 (Amended in Red 8 July 2025)
14.	Planting Plan Ground Level – Rear Boundary, prepared by Studio 8 Concept + Design	S8-1691LD, Issue B, Sheet 3	12 June 2025
15.	Scope of Works Detail, prepared by Studio 8 Concept + Design	S8-1691LD, Issue B, Sheet 4	12 June 2025 (Amended in Red 8 July 2025)
16.	Waste Management Plan, prepared by Zone Planning Group	Q25068, Version 1	21 May 2025
17.	Civil Engineering Report 33 Edison Crescent Yarrabilba, prepared by CLA Consultants	25574, Revision A	14 April 2025 (Amended in Red 7 July 2025)
18.	Traffic Engineering Report, prepared by Modus	–	23 May 2025

## Preamble, abbreviations, and definitions

### PREAMBLE

Nil

### ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

**AILA** means the Australian Institute of Landscape Architects.

**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.

**DSRCIA** means the Yarrabilba PDA Developer Sub-regional Charges Infrastructure Agreement (Lendlease Communities (Yarrabilba) Pty Ltd) in effect 24 May 2019.

**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.

**ICID** means the Yarrabilba PDA Implementation Charge Infrastructure Deed (Lendlease Communities (Yarrabilba) Pty Ltd) in effect on 28 May 2019.

**IFF** means the Economic Development Queensland Infrastructure Funding Framework (July 2024) as amended or replaced from time to time.

**MEDQ** means the Minister for Economic Development Queensland.

**MUNICIPAL IA** means the Yarrabilba Infrastructure Agreement (Municipal) in effect on 19 May 2017.

**PDA** means Priority Development Area.

**RPEQ** means Registered Professional Engineer of Queensland.

**SRIA** means the Yarrabilba & Greater Flagstone PDA Sub-regional Infrastructure Agreement in effect on 28 May 2019.

## Preamble, abbreviations, and definitions

**STATE COMMUNITIES FACILITIES IA** means the Yarrabilba Infrastructure Agreement (State Community Facilities) in effect on 19 May 2017.

## 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](mailto:pdadevelopmentassessment@edq.qld.gov.au)
- b) EDQ IS: [PrePostConstruction@edq.qld.gov.au](mailto:PrePostConstruction@edq.qld.gov.au)

## PDA Development Conditions

No.	Condition	Timing
<b>General</b>		
1.	<b>Carry out the Approved Development</b> Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
2.	<b>Maintain the Approved Development</b> Maintain the approved development generally in accordance with 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
3.	<b>Street Trees</b> 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
<b>Construction Management</b>		
4.	<b>Public Infrastructure (Damage, Repairs and Relocation)</b> a) Repair any damage to existing public infrastructure caused by works carried out in associated 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 are carried out in associated with the approved development.</i>	a) Prior to commencement of use b) Prior to commencement of use

## PDA Development Conditions

No.	Condition	Timing
5.	<p><b>Landscape Works</b></p> <p>a) Undertake landscape works generally in accordance with the approved plans and documents, and the following requirements:</p> <ul style="list-style-type: none"> <li>i) Provide two (2) Weeping Lilly Pilly (<i>Waterhousia Floribunda</i>) trees along the Edison Crescent street frontage,</li> <li>ii) Ensure tree planting along the street frontage will achieve a minimum 50% canopy spread over the landscape area within five (5) years of planting, and</li> <li>iii) Provide a minimum 15m<sup>2</sup> of deep soil and permeable surface per tree.</li> </ul> <p>b) Submit to EDQ DA evidence prepared by an AILA certified landscape architect, confirming that landscape works have been undertaken generally 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>
6.	<p><b>Bicycle Parking</b></p> <p>Submit to EDQ IS evidence that a minimum of four (4) bicycle parking spaces have been constructed, signed and delineated:</p> <ul style="list-style-type: none"> <li>a) In a location outside the building which is not impacted by vehicle manoeuvring requirements and provides for safe movement of cyclists, and</li> <li>b) Generally in accordance with <i>Australian Standard AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking</i>.</li> </ul>	<p>Prior to commencement of use</p>
7.	<p><b>Car Parking</b></p> <p>Construct, sign and delineate car parking spaces in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p>	<p>Prior to commencement of use</p>
8.	<p><b>Vehicle Access</b></p> <p>Construct a vehicle crossover:</p> <ul style="list-style-type: none"> <li>a) Located generally in accordance with the approved plans, and</li> <li>b) Designed generally in accordance with Council's adopted standards for <i>IPWEAQ RS-051 Driveways – Heavy Duty Vehicle Crossing</i>.</li> </ul>	<p>Prior to commencement of use</p>
9.	<p><b>Water Connection</b></p> <p>Connect the approved development to the existing water reticulation network generally in accordance with Logan City Council's current adopted standards.</p>	<p>Prior to commencement of use</p>
10.	<p><b>Sewer Connection</b></p> <p>Connect the approved development to the existing sewer reticulation network generally in accordance with Logan City Council's current adopted standards.</p>	<p>Prior to commencement of use</p>

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
<b>11.</b>	<p><b>Stormwater Connection</b></p> <p>Connect the approved development to a lawful point of discharge, and in accordance with the following requirements:</p> <ul style="list-style-type: none"> <li>a) Ensure 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability.</li> <li>b) All pits or grates in trafficable areas are to have Class D trafficable grate/lids.</li> <li>c) All field inlets/grates are to have gross pollutant mitigation measures in accordance with SPP 2017, Appendix 2 – Stormwater management design objectives (Litter, hydrocarbons and other Contaminants). Any products specified are to be on the SQIDEP approved product list.</li> <li>d) Ensure all works are generally in accordance with Council's current adopted standards.</li> </ul>	<p>Prior to commencement of use</p>
<b>12.</b>	<p><b>Outdoor Lighting</b></p> <p>Outdoor lighting within the site is to be designed, constructed, and maintained in accordance with:</p> <ul style="list-style-type: none"> <li>a) Australian Standards AS1158 – Lighting for Roads and Public Spaces</li> <li>b) Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Light</li> </ul>	<p>a) and b) Installation – prior to commencement of use</p> <p>Maintenance – ongoing</p>
<b>Infrastructure Contributions</b>		
<b>13.</b>	<p><b>Municipal &amp; State Charges</b></p> <p>In lieu of paying the Municipal and State Charges, provide infrastructure in accordance with the endorsed Infrastructure Master Plans, the Municipal IA and State Community Facilities IA.</p>	<p>In accordance with the Municipal IA, State Community Facilities IA and Infrastructure Master Plans.</p>
<b>14.</b>	<p><b>Implementation Charge</b></p> <p>The applicant will:</p> <ul style="list-style-type: none"> <li>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</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>a) In accordance with the ICID, or</li> <li>b) In accordance with the IFF</li> </ul>

## PDA Development Conditions

No.	Condition	Timing
15.	<b>Sub-Regional &amp; Value Capture Charges</b>  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.	  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 \*\***