



Our ref: DEV2025/1634

Your ref: Q24421-L7

25 July 2025

ABC Construction Group 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 DEV2025/1634 for Material Change of Use for Warehouse at 17 Franklin Street, Yarrabilba described as Lot 7 on SP333768

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	17 Franklin Street, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 7	SP333768
PDA development application details		
DEV reference number	DEV2025/1634	
'Properly made' date	10 June 2025	
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	Material Change of Use for Warehouse	
PDA development approval details		
Decision of the MEDQ	<p>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.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> • Warehouse 	
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	Vikum Perera, Junior Engineer	
Delegate	Brandon Bouda, Acting 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	BD038-DA00-D	15 April 2025 (Amended in Red 8 July 2025)
2.	Proposed Site Plan, prepared by Bruac Design	BD038-DA01-D	15 April 2025 (Amended in Red 8 July 2025)
3.	Proposed Ground Floor, prepared by Bruac Design	BD038-DA02-E	22 May 2025
4.	Proposed Mezz Floor Plan, prepared by Bruac Design	BD038-DA03-D	15 April 2025
5.	Sections, prepared by Bruac Design	BD038-DA04-E	15 April 2025 (Amended in Red 8 July 2025)
6.	Elevations, prepared by Bruac Design	BD038-DA05-E	15 April 2025 (Amended in Red 8 July 2025)
7.	Elevations, prepared by Bruac Design	BD038-DA06-E	15 April 2025 (Amended in Red 8 July 2025)
8.	Landscape Concept Plan, prepared by Agla	24.276 Sheet No. 1, Issue B	16 April 2025 (Amended in Red 8 July 2025)
9.	Proposed Planting Schedule, prepared by Agla	24.276 Sheet No. 2, Issue B	16 April 2025
10.	Proposed Planting Schedule, prepared by Agla	24.276 Sheet No. 3, Issue B	16 April 2025
11.	Waste Management Plan, prepared by Zone Planning Group	Q24421 L7	23 May 2025
12.	Existing Features Plan, prepared by SCG Urban	830-101-ENG-DA, DA01, Revision B	17 April 2025
13.	Bulk Earthworks Layout Plan, prepared by SCG Urban	830-101-ENG-DA, DA02, Revision B	17 April 2025
14.	Bulk Earthwork Section, prepared by SCG Urban	830-101-ENG-DA, DA03, Revision B	17 April 2025
15.	Pavement and Drainage Layout Plan, prepared by SCG Urban	830-101-ENG-DA, DA04, Revision B	17 April 2025
16.	Stormwater Catchment Plan, prepared by SCG Urban	830-101-ENG-DA, DA05, Revision B	17 April 2025 (Amended in Red 2 July 2025)
17.	Water and Sewer Connection Layout Plan, prepared by SCG Urban	830-101-ENG-DA, DA06, Revision B	17 April 2025
18.	Sediment and Erosion Control Layout Plan, prepared by SCG Urban	830-101-ENG-DA, DA07, Revision B	17 April 2025
19.	Sediment and Erosion Control Layout Plan, prepared by SCG Urban	830-101-ENG-DA, DA08, Revision B	17 April 2025

Approved plans and documents

20.	Engineering Servicing Report, prepared by SCG Urban	830-101-ENG, Rev B	22 April 2025
21.	Transport Assessment, prepared by Rytenskild Traffic Engineering	24234, Version 1	22 May 2025

Preamble, abbreviations, and definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

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

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.

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.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

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
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 a) Provide two (2) replacement trees at no cost to others, of the same species and size, in the location shown on the approved drawings, as amended in red and generally in accordance with the <i>Logan Planning Scheme 2015</i> , Schedule 6, SC6.2.5 Infrastructure, Standard specification No. 2 (Landscaping) 2015, section 6.3.3 Tree Planting. b) Submit to EDQ DA evidence prepared by a Level 5 AQF Arborist or an AILA certified landscape architect, confirming that landscape works have been undertaken generally in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
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
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
6.	Stormwater Connection Connect the approved development to a lawful point of discharge, in accordance with the following requirements: a) Ensure 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability, b) All pits or grates in trafficable areas are 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 management design objectives (Litter, hydrocarbons and other Contaminants). Any products specified are to be on the SQIDEP approved product list, and d) Ensure all works are generally in accordance with Council's current adopted standards.	Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
7.	<p>Outdoor Lighting</p> <p>Outdoor lighting within the site is to be designed and constructed in accordance with:</p> <p>a) <i>Australian Standards AS1158 – Lighting for Roads and Public Spaces</i>, and</p> <p>b) <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	Prior to commencement of use
8.	<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>	Prior to commencement of use
Infrastructure Contributions		
9.	<p>Infrastructure Charges</p> <p>Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment.</p> <p>Where the application is a MCU, certified and submitted plans to Council detailing the GFA must also be provided at the time of payment.</p>	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 ****