



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2025/1650

7 August 2025

SLW Investments 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 DEV2025/1650 for Material Change of Use for Warehouse at 44 Edison Crescent, Yarrabilba described as Lot 24 on SP333769

On 7 August 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 Mr Ali Rizayee, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7531 or at ali.rizayee@edq.qld.gov.au, who will assist.

Yours sincerely

Essen Joseph
Manager
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Yarrabilba PDA	
Site address	44 Edison Crescent, Yarrabilba QLD 4207	
Lot on plan description	Lot number	Plan description
	Lot 24	SP333769

PDA development application details	
DEV reference number	DEV2025/1650
'Properly made' date	30/06/2025
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 all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. The approval is for: • Material Change of Use - Warehouse
Decision date	07/08/2025
Currency period	Six (6) years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Ali Rizayee, Planner
Manager	Essen Jospeh, Manager
Engineer	Ava Jalali, Senior Engineer
Delegate	Essen Jospeh, Manager

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
Architectural Plans prepared by ATP Design Studio – Project No. 25-028			
1.	Cover Page	Sheet Number 0.00 Issue 2	21.05.25
2.	Overall Site Plan	Sheet Number 0.04 Issue 3	21.05.25 Amended in red on 23/07/2025
3.	Area Calculation	Sheet Number 0.05 Issue 1	07.05.25
4.	TUA Calculation	Sheet Number 0.06 Issue 1	07.05.25
5.	Overall Ground Floor	Sheet Number 1.01 Issue 1	07.05.25
6.	Detailed First Floor	Sheet Number 1.02 Issue 1	07.05.25
7.	Roof Plan	Sheet Number 1.11 Issue 1	07.05.25 Amended in red on 23/07/2025
8.	Detailed Elevations	Sheet Number 1.21 Issue 1	07.05.25
9.	Detailed Elevations	Sheet Number 1.22 Issue 1	07.05.25
10.	Sections	Sheet Number 1.31 Issue 1	07.05.25
11.	Artist Impressions	Sheet Number 6.01 Issue 1	07.05.25
12.	Artist Impressions	Sheet Number 6.02 Issue 1	07.05.25
13.	Artist Impressions	Sheet Number 6.03 Issue 1	07.05.25
14.	Artist Impressions	Sheet Number 6.04 Issue 1	07.05.25
15.	Swept Path	Sheet Number SS0.07 Issue 1	07.05.25
Traffic Engineering Report & Swept Path Assessment prepared by Modus Transport and Traffic Engineering			
16.	Traffic Engineering Report		28 May 2025
17.	Swept Path – HRV	MOD24728QLD – SK01 Revision C	28 May 2025
18.	Swept Path – HRV	MOD24728QLD – SK02 Revision D	28 May 2025
Civil Engineering Report prepared by CLA Consulting – Job Number: 25584			
19.	Civil Engineering Report	Revision B	28/07/2025
20.	Site Plan, Drawing Schedule & Notes	Drawing No. 001 Revision B	28/07/2025
21.	Erosion & Sediment Control Plan	Drawing No. 002 Revision B	28/07/2025
22.	Bulk Earthworks Plan	Drawing No. 003 Revision B	28/07/2025
23.	Site Grading & Drainage Plan	Drawing No. 004 Revision B	28/07/2025
24.	Stormwater Drainage Long Sections	Drawing No. 005 Revision A	09/07/2025

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
25.	Stormwater Catchment Plan & Calculations	Drawing No. 006 Revision B	28/07/2025
Statement of Landscape Intent prepared by Studio8 Concept+Design			
26.	Operational Works – Landscape	S8-1689LD, Issue B Sheet 1	20.06.2025
27.	Operational Works – Planting Plan	S8-1689LD, Issue B Sheet 2	20.06.2025 Amended in red on 23/07/2025
28.	Landscape Management Plan	S8-1689LD, Issue B Sheet 3	20.06.2025
Waste Management Plan prepared by Zone Planning Group			
29.	Waste Management Plan	Q25151 Version 1	16 June 2025

Preamble, abbreviations, and definitions

PREAMBLE

Nil

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.

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 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.

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
Construction Management		
3.	Hours of Work – Construction Undertake all construction within the hours of 6:30am to 6:30pm, Monday to Saturday, excluding public holidays.	During construction
4.	Construction Management Plan a) Undertake all works in accordance with a 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: i) noise and dust in accordance with the EP Act; ii) 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; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use;	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
5.	Erosion and Sediment Management a) Undertake works in accordance with an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control, prepared generally in accordance with the following: 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
6.	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) Should 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 adopted 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 practical completion b) Prior to practical completion
Infrastructure		

PDA Development Conditions		
No.	Condition	Timing
7.	Street Trees a) Where removing / relocating street trees, provide replacement trees at no cost to others, of the same species and size, in the location shown on the approved drawings, 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
8.	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
9.	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
10.	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
11.	Outdoor Lighting Outdoor lighting within the site is to be designed and constructed in accordance with: a) <i>Australian Standards AS1158 – Lighting for Roads and Public Spaces</i> , and b) <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
12.	Vehicle Access Construct vehicle crossovers: a) located generally in accordance with the approved plans; and b) designed generally in accordance with Council's adopted standards.	Prior to commencement of use
13.	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
14.	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
15.	Telecommunications a) Submit to EDQ TS 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 b) Prior to commencement of use
16.	Broadband a) Submit to EDQ IS written agreement from an authorised telecommunications service provider, confirming that broadband internet infrastructure will be provided to the premises in accordance with Telecommunications industry standards, such as those set by Telstra or NBN Co. b) Construct the infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
17.	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 b) At all times following commencement of use

PDA Development Conditions		
No.	Condition	Timing
Infrastructure Charges		
18.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to 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 ****