

Our ref: DEV2025/1708

12 November 2025

EB Projects Pty Ltd (TTE) Trustee Under Instrument 7221 39899
C/- Viva Property Group
Att: Mr James Stott
PO Box 419
INDOOROOPIILLY QLD 4068
Email info@vivapropertygroup.com.au

Dear Applicant

Priority Development Area (PDA) Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

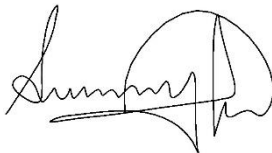
PDA:	Yarrabilba PDA
PDA Development Type:	Development Permit for MCU for Centre Development (5 x Showrooms, 1 x Indoor Sport and Recreation, 1 x Service Industry, 2 x Fast Food Premises and 3 x Food Premises)
Property Location:	15-17 Dixon Circuit, Yarrabilba
Property Description:	Lots 15-17 on SP331111

On 12 November 2025, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Mr Ali Rizayee on (07) 3452 7531 or by email at ali.rizayee@edql.qld.gov.au.

Yours sincerely



Sunny Wong
Director
Development Services
Economic Development Queensland
cc. Logan City Council -council@logan.qld.gov.au

1 William Street Brisbane
PO Box 15185 City East
Queensland 4002 Australia
Website www.edq.qld.gov.au
ABN 65 959 415 158

PDA Decision Notice

Approved form made under section 175 of the *Economic Development Act 2012*

Site information

Name of Priority Development Area (PDA)	Yarrabilba PDA	
Site address	15-17 Dixon Circuit, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 15	SP331111
	Lot 16	SP331111
	Lot 17	SP331111

PDA Development Approval details

DEV Reference No.	DEV2025/1708
PDA Development Approval Type	☒ Material change of use ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Reconfiguring a lot ☐ PDA Preliminary Approval ☐ PDA Development Permit ☐ Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit
Approval details	Centre Development (5 x Showrooms, 1 x Indoor Sport and Recreation, 1 x Service Industry, 2 x Fast Food Premises, and 3 x Food Premises)
Decision	EDQ has decided to grant all of the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Decision Notice.
Decision date	12/11/2025
Currency Period	6 (six) years from the Decision date

Approved plans and documents

The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.

Plan/Document Name	Reference No.	Prepared By	Date
1. Cover Page	Job No: 22202, DWG No: DA00, Rev: N	Verve Building Design Co.	15.09.2025
2. Proposed Site Plan	Job No: 22202, DWG No: DA01, Rev: N	Verve Building Design Co.	11.09.2025 amended in red on 24/10/2025
3. Part Site Plan Sheet 1	Job No: 22202, DWG No: DA02, Rev: F	Verve Building Design Co.	02.06.2025
4. Part Site Plan Sheet 2	Job No: 22202, DWG No: DA03, Rev: J	Verve Building Design Co.	11.09.2025
5. Building Elevations & Perspectives – T1	Job No: 22202, DWG No: DA04, Rev: F	Verve Building Design Co.	15.09.2025
6. Building Elevations & Perspectives – T1	Job No: 22202, DWG No: DA05, Rev: F	Verve Building Design Co.	15.09.2025
7. Building Elevations & Perspectives – T2	Job No: 22202, DWG No: DA06, Rev: E	Verve Building Design Co.	15.09.2025
8. Building Elevations & Perspectives – T2	Job No: 22202, DWG No: DA07, Rev: E	Verve Building Design Co.	15.09.2025
9. Building Elevations & Perspectives – T3	Job No: 22202, DWG No: DA08, Rev: E	Verve Building Design Co.	15.09.2025
10. Building Elevations & Perspectives – T3	Job No: 22202, DWG No: DA09, Rev: E	Verve Building Design Co.	15.09.2025
11. Building Elevations & Perspectives – T4	Job No: 22202, DWG No: DA10, Rev: D	Verve Building Design Co.	15.09.2025
12. Building Elevations & Perspectives – T5-T9	Job No: 22202, DWG No: DA11, Rev: D	Verve Building Design Co.	15.09.2025
13. Building Elevations & Perspectives – T5-T9	Job No: 22202, DWG No: DA12, Rev: D	Verve Building Design Co.	15.09.2025
14. Building Elevations & Perspectives – T5-T9	Job No: 22202, DWG No: DA13, Rev: D	Verve Building Design Co.	15.09.2025

15.	Building Elevations & Perspectives – T10-T12	Job No: 22202, DWG No: DA14, Rev: H	Verve Building Design Co.	15.09.2025 amended in red on 24/10/2025
16.	Site Perspectives	Job No: 22202, DWG No: DA15, Rev: I	Verve Building Design Co.	15.09.2025
17.	Proposed Staging Plan	Job No: 22202, DRW No: DA00, Rev: C	Verve Building Design Co.	14.05.2025
18.	Traffic Report prepared by PTT Traffic & Transport Engineering	Rev: A	PTT Traffic & Transport Engineering	22/09/2025

Supporting plans and documents		Reference No.	Prepared By	Date
1.	Endorsed Site Based Stormwater Management Plan, (DEV2020/1145/11)	Job No: 220827, Rev: C	Cozen Regan Group Pty Ltd	Dated 26/03/2024 and amended in red on 03/05/2024
2.	Endorsed Engineering Services Report and Concept Engineering Plans, (DEV2020/1145/11)	Job No: 220827, Rev: C	Cozen Regan Group Pty Ltd	Dated 26/03/2024 and amended in red on 03/05/2024
3.	Endorsed Landscape Plans, (DEV2020/1145/11)	Job No: 23.202, Rev: E	ALGA, Andrew Gold Landscape Architecture	Dated 26/03/2024 and amended in red on 03/05/2024

Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

- a) The Applicant must:
 - i. pay to EDQ 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.

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.

- d) The process and timeframes that apply to Compliance Assessment are as follows:
- i. the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment.
 - ii. **within 20 business days** – MEDQ 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.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ Development Services use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to:

- a) EDQ DA: developmentservices@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
1.	Carry out the Approved Development	
	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 or BFP endorsement, whichever occurs first
2.	Maintain the Approved Development	
	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

PDA Development Conditions

No.	Condition	Timing
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
5.	Advertising Devices	
	All advertising devices are to be in accordance with Logan City Council's Planning Scheme.	At all times
6.	Construction Management Plan	
	a) Submit to EDQ IS a site-based 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

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

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.	b) During construction
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
7. 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 <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>.	a) Prior to commencing work
	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
8. Traffic Management Plan		
	a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures;	a) Prior to commencing work

PDA Development Conditions

No.	Condition	Timing
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- v) ongoing monitoring, management review and certified updates (as required); and
- vi) traffic control plans and/or traffic control diagrams, prepared in accordance with *Austroads Guide to Temporary Traffic Management*, for any temporary part or full road closures.

- b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.

- b) During construction

NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.

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.

- a) Prior to commencement of use or BFP endorsement, whichever occurs first

- 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.

- b) Prior to commencement of use or BFP endorsement, whichever occurs first

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.

10. Earthworks

- a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with:
 - i) *Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments* and
 - ii) the approved / supporting plans

- a) Prior to commencing earthworks

The certified earthworks plans are to:

- i) include a geotechnical soils assessment of the site;

PDA Development Conditions

No.	Condition	Timing
	ii) accord with the Erosion and Sediment Control Plans, as required by condition 7 – 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: 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.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
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.	c) Prior to commencement of use or BFP endorsement, whichever occurs first

11. Retaining Walls

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| <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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>); iii) located and designed generally in accordance with the approved Endorsed Engineering Services Report and Concept Engineering Plans, Job Number: 220827, prepared by Cozen Regan Group | <ul style="list-style-type: none"> a) Prior to commencing earthworks |
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PDA Development Conditions

No.	Condition	Timing
	Pty Ltd, Revision C, dated 26/03/2024 and amended in red on 03/08/2024.	
b)	Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.	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

12. Vehicle Access

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| <p>a) Construct vehicle crossovers:</p> <ul style="list-style-type: none"> i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Logan City Council's adopted standards for a Heavy Duty Vehicle Crossing, IPWEA standard drawing RS-051. | <p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> |
| <p>b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.</p> | <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> |

13. Car Parking

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| <p>a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p> | <p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> |
| <p>b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.</p> | <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> |

PDA Development Conditions		
No.	Condition	Timing
14.	Bicycle Parking	
	a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking</i> and the approved plans. b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with 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
15.	Water Connection	
	Connect the approved development to the existing water reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
16.	Sewer Connection	
	Connect the approved development to the existing sewer reticulation network generally in accordance with Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
17.	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.	Prior to commencement of use or BFP endorsement, whichever occurs first
18.	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) Endorsed Site Based Stormwater Management Plan, Job Number: 220827, prepared by Cozen Regan Group Pty Ltd, Revision C, dated 26/03/2024 and amended in red on 03/08/2024.	a) Prior to commencement of stormwater works

PDA Development Conditions		
No.	Condition	Timing
	b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
	c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices 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

19. Electricity

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| a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. | a) Prior to commencement of use or BFP endorsement, whichever occurs first |
| b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition. | b) Prior to commencement of use or BFP endorsement, whichever occurs first |

20. Telecommunications

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| 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. | a) Prior to commencement of use or BFP endorsement, whichever occurs first |
| b) Connect the approved development in accordance with the documentation submitted under part a) of this condition. | b) Prior to commencement of use or BFP endorsement, whichever occurs first |

PDA Development Conditions

No.	Condition	Timing
21. 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
22. Landscape Works		
	a) Submit to EDQ IS detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the following approved plans: i) Endorsed Landscape Concept Plan, Job Number: 23.202, prepared by Andrew Gold Landscape Architecture, Issue E, dated 26/03/2024 and amended in red on 04/05/2025. b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of ground level building work b) Prior to commencement of use or BFP endorsement, whichever occurs first
23. 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

PDA Development Conditions		
No.	Condition	Timing
24.	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
25.	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 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.

