

Our ref: DEV2025/1707

18 February 2026

Build My Home Aust Pty Ltd
C/- Urban Strategies Pty Ltd
Att: Mr Alexander Elms
PO Box 1136
SOUTHPORT QLD 4215

Email: a.elms@urbanstrategies.com.au

Dear Applicant

PDA Decision Notice

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

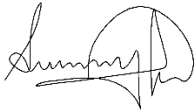
Priority Development Area (PDA):	Yarrabilba
PDA Development Type:	Development Permit for MCU for Multiple Residential (21 x two storey townhouses)
Property Location:	9-11 Adler Circuit, Yarrabilba
Property Description:	Lot 11 on SP296372

On 16 February 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA 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 Gabrielle Shepherd on (07) 3452 7914 or by email at gabrielle.shepherd@edq.qld.gov.au.

Yours sincerely



Sunny Wong
Director
Development Services
Economic Development Queensland

Cc: Logan City Council – email - council@logan.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Yarrabilba	
Site address	9-11 Adler Circuit, Yarrabilba described as on	
Lot on plan description	Lot number	Plan description
	Lot 11	SP296372
PDA Development Approval details		
DEV Reference No.	DEV2025/1707	
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	Multiple Residential – 21 dwelling units	
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	16/02/2026	
Currency Period	6 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. Site Plan	DA-0-05 Rev 6	Red Door Architecture	03/08/2025	
2. Site Layout Plan – Ground Floor	DA-0-010 Rev 9	Red Door Architecture	03/08/2025	
3. Site Layout Plan – Level 1	DA-0-011 Rev 5	Red Door Architecture	03/08/2025	
4. Site Layout Plan – Roof	DA-0-015 Rev 4	Red Door Architecture	27/08/2025	
5. Typical Unit Floor Plans (Type A)	DA-0-016 Rev 3	Red Door Architecture	14/08/2025	
6. Typical Unit Floor Plans (Type B)	DA-0-017 Rev 1	Red Door Architecture	14/08/2025	
7. Fencing Plan	DA-0-020 Rev 9	Red Door Architecture	26/11/2025	
8. Staging Plan	DA-0-025 Rev 1	Red Door Architecture	16/10/2025	
9. Deep Planting Area Plan	DA-0-030 Rev 5	Red Door Architecture	03/08/2025	
10. Building 1 Elevations	DA-0-040 Rev 7	Red Door Architecture	12/09/2025	
11. Building 1 Elevations - Fencing	DA-0-041 Rev 5	Red Door Architecture	26/11/2025	
12. Building 2 Elevations	DA-0-042 Rev 6	Red Door Architecture	12/09/2025	
13. Building 2 Elevations - Fencing	DA-0-043 Rev 3	Red Door Architecture	12/09/2025	
14. Building 3 Elevations	DA-0-044 Rev 6	Red Door Architecture	12/09/2025	
15. Building 3 Elevations - Fencing	DA-0-045 Rev 4	Red Door Architecture	12/09/2025	
16. Building 4 Elevations	DA-0-046 Rev 7	Red Door Architecture	12/09/2025	
17. Building 4 Elevations - Fencing	DA-0-047 Rev 5	Red Door Architecture	26/11/2025	
18. Internal Site Elevations	DA-0-050 Rev 6	Red Door Architecture	12/09/2025	
19. Internal Site Elevations	DA-0-051 Rev 6	Red Door Architecture	12/09/2025	
20. Street Site Elevations	DA-0-055 Rev 6	Red Door Architecture	12/09/2025	
21. Materials and Finishes	DA-0-060 Rev 2	Red Door Architecture	14/08/2025	
22. Statement of Landscape Intent	Revision 01	Project Landscape	September 2025	
23. Engineering Services Report	R002-G25081 Rev 3	Michael Bale and Associates	04/12/2025	
24. Stormwater Management Plan	R001-G25081 Rev 3	Michael Bale and Associates	04/12/2025	
25. Traffic Impact Assessment	25-111.TIA(v01a) Rev 3	Zekacorp	21/10/2025	
26. Rear Load Waste Truck Manoeuvring	Rev B	Zekacorp	03/09/2025	
27. Medium Rigid Vehicle Manoeuvring	Rev B	Zekacorp	03/09/2025	
28. Waste Management Plan	25-141.WMP(v01b) Rev B	Zekacorp	07/10/2025	
29. Noise Impact Assessment	ATP250631–R–NIA01	ATP	08/09/2025	

Submitting documentation to EDQ
Where a condition of this approval requires documentation to be submitted to EDQ Development Services or DA Engineering use the online Customer Portal https://portal.edq.qld.gov.au/ or send to developmentservices@edq.qld.gov.au

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
General		
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

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
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
Construction Management		
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 DS,, 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 ¹ .	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6.	Construction Management Plan a) Submit to EDQ DS, 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; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites;	a) Prior to commencing work

¹ The out of hours work request form is available at EDQ's website.

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
	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
7.	Erosion and Sediment Management a) Submit to EDQ DS, an Erosion and Sediment Control Plan (ESCP), certified by a suitably qualified 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>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
8.	Traffic Management Plan a) Submit to EDQ DS, 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; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to</i>	a) Prior to commencing work

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
	<i>Temporary Traffic Management</i>, 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. <i>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.</i>	b) During construction
9.	Construction Noise Management Plan a) Submit to EDQ DS, a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities: i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. c) Where requested by EDQ, submit to EDQ DS, Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.	a) Prior to commencing work b) During construction c) As requested by EDQ
10.	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) 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</i>	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
	<i>before and after works carried out in association with the approved development.</i>	
11.	Earthworks a) Submit to EDQ DS, detailed earthworks plans, certified by a suitably qualified RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - the approved functional layout plans The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and - 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. c) Submit to EDQ DS, RPEQ certification that: - all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and - any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencing earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
12.	Retaining Walls a) Submit to EDQ DS, detailed engineering plans, certified by a suitably qualified RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: - certified to achieve a minimum 50 year design life; - no greater than 2.5m in height; - designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>);	a) Prior to commencing earthworks

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
	iv) located and designed generally in accordance with the approved functional layout plans b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ DS, 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.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
13.	Vehicle Access a) Construct a vehicle crossover: i) located generally in accordance with the approved plans; ii) IPWEA Standard Drawing RS-051 to a General Wide Splay arrangement; and iii) designed generally in accordance with Council's adopted standards. b) Submit to EDQ DS, RPEQ certification that the crossover has 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
14.	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 or BFP endorsement, whichever occurs first
15.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Logan City Council 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 Logan City Council 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 DS, detailed engineering drawings, certified by a suitably qualified RPEQ, for stormwater treatment devices designed generally in accordance with:	a) Prior to commencement of stormwater works

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
	i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and: ii) The approved Stormwater Management Plan iii) SQIDEP Verified product list b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DS, RPEQ certification confirming stormwater treatment devices have been constructed 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) Prior to commencement of use or BFP endorsement, whichever occurs first
19.	Electricity a) Submit to EDQ DS, a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply 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
20.	Telecommunications a) Submit to EDQ DS, 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 or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
21.	Broadband a) Submit to EDQ DS, 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.	Electric Vehicle Readiness Each townhouse is to have installed a separate dedicated electrical circuit (conduit and wiring) into the garage to enable the installation of electric vehicle supply equipment. Where not used for electric vehicle supply equipment, this circuit is to be fitted with a minimum 15amp GPO outlet.	Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
23.	Landscape Works a) Submit to EDQ DS, 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 approved landscape concept plans 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
24.	Refuse Collection a) Submit to EDQ DS, 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
25.	Acoustic Treatments a) Construct the approved development to include the acoustic treatments specified in recommendations section 5 of the following approved document: i) The endorsed Noise Impact Assessment prepared by ATP, Rev 0 dated 08/09/2025 The noise attenuation measures for the primary private outdoor open space (balconies) of Building 2 are to achieve the following noise criteria: • ≤57 dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight ≤45 dB(A)); or • ≤60 dB(A) L10 (18 hour) free field (measured L90 (18 hour) free field between 6am and 12 midnight >45 dB(A)). b) Submit to EDQ DS, evidence that the requirements of part a) of this condition have been met.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
26.	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
27.	Easements over Infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
Infrastructure Contributions		
28.	Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment. Where the application is a 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 ****