

Our ref: DEV-2026-STL-4364

26 March 2026

Suzanne Hembrow
Site Town Planning
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Dear Applicant

PDA Decision Notice

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

Priority Development Area (PDA):	Southern Thornlands PDA
PDA Development Type:	Development Permit for Material Change of Use for a Shed Associated with existing Transport Depot and dwelling house
Property Location:	672-676 Mount Cotton Road, Sheldon
Property Description:	Lot 32 on SP244103

On 26 March 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 Nicole Tobias on (07) 3452 6752 or by email at nicole.tobias@edq.qld.gov.au.

Yours sincerely



Stephen Glowacz
Director
Development Services
Economic Development Queensland

Cc: Redland City Council

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Southern Thornlands PDA	
Site address	672-676 Mount Cotton Road, Sheldon	
Lot on plan description	Lot number	Plan description
	Lot 32	SP244103

PDA Development Approval details	
DEV Reference No.	DEV-2026-SLT-4364
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	Development Permit for Material Change of Use for a Shed Associated with existing Transport Depot and dwelling house
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	26 March 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.	Title – Existing Site Aerial	MSAS2182 DWG-T01 Revision C	Intelli Draft	16 July 2025
2.	Site Layout – Amended In Red	MSAS2182 DWG-S01 Revision C	Intelli Draft	16 July 2025 as amended in red

3.	Site Layout – Amended In Red	MSAS2182 DWG-S02 Revision C	Intelli Draft	16 July 2025
4.	Shed Floor Plan	MSAS2182 DWG-PL01 Revision C	Intelli Draft	16 July 2025
5.	New Shed Elevations	MSAS2182 DWG-EL01 Revision C	Intelli Draft	16 July 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		
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
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
3.	Conduct of Operation – Transport Depot Ensure the operation of the transport depot maintains existing storage of a maximum of 10 trucks on the property within a 24 hour period and 10 parking bays in accordance with the existing approval for Transport Depot.	At all times.
4.	Bushfire Ensure the shed is designed and constructed in accordance with the Australian Standard AS 3959:2018 - Construction of buildings in bushfire-prone areas. <i>Note: ensure storage of chemicals and fuel onsite does not contribute to bushfire risk, and is maintained in a covered, bunded area within the maximum holding capacity permitted.</i>	At all times.
State-Controlled Road		
5.	Turning Lane Construction	

PDA Development Conditions		
No.	Condition	Timing
	a) Submit to EDQ the section 33 approval from Department of Transport and Main Roads under the <i>Transport Infrastructure Act 1994</i> for road works comprising of a Basic Left Turn and Right Turn Treatment. b) Design and construct the approved road works in accordance with Part 4A of the Road Planning and Design Manual (2nd edition), Department of Transport and Main Road, and in accordance with the approval under part (a) of this condition. c) Submit to EDQ certification from a suitably qualified and experienced RPEQ that the roadworks have been constructed generally in accordance with approval issued from Department of Transport and Main Roads.	Prior to the commencement of use and to be maintained at all times.
Engineering		
6.	Stormwater Discharge	
	a) Stormwater Management of the development must ensure no worsening or actionable nuisance to State Controlled Roads and upstream/downstream properties. b) Construct stormwater management infrastructure (detention tank or similar) to achieve 'no-worsening' to for storm events up to 1% Annual Exceedance Probability. c) Submit to EDQ RPEQ certification confirming stormwater devices have been constructed generally in accordance with part 1 and 2) of this condition. This includes no worsening or actionable nuisance to the State-controlled road network (Mount Cotton Road).	a) At all times b) Prior to commencement of use. c) Prior to commencement of use
7.	Erosion and Sediment Management	
	a) Submit to EDQ an Erosion and Sediment Control Plan (ESCP), certified by an 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
Infrastructure Charges		

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