

Our ref: DEV-2026-YAR-4378

1 April 2026

VIZ Developments QLD Pty Ltd
C/- Zone Planning QLD
emorley@zoneplanning.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 Warehouse
Property Location:	43 & 47 Jobs Circuit, Yarrabilba
Property Description:	Lots 54 and 46 on SP345729

On 1 April 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, Principal Planner 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

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Yarrabilba	
Site address	43 & 47 Jobs Circuit, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lots 54 and 46	SP345729
PDA Development Approval details		
DEV Reference No.	DEV-2026-YAR-4378	
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 MCU - warehouse	
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	1 April 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.	Proposed warehouse development – site plan and ground floors	BD067-DA01-L	Bruac Design	27 March 2026
2.	Proposed warehouse development – existing conditions	BD067-DA02-J	Bruac Design	27 March 2026
3.	Proposed warehouse development – proposed L1 floor plans	BD067-DA03-H	Bruac Design	27 March 2026
4.	Proposed warehouse – roof plan	BD067-DA04-D	Bruac Design	27 March 2026
5.	Proposed warehouse	BD067-DA05-J	Bruac Design	27 March 2026

	development – elevations and schedules			
6.	Engineering Services Report	2025106 - LOT 46 & LOT 54 Version A	Owen	20 January 2026
7.	Transport Assessment	25302 Version 2	Rytenskild Traffic Engineering	13 March 2026
8.	Waste management plan	Q25452 Version 2	Zone Planning Group	27 March 2026
9.	Landscape concept plan	26.002 Sheet 1 Issue B	AGLA	21 January 2026
10.	Proposed planting schedule	26.002 Sheet 2 Issue B	AGLA	21 January 2026

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
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 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 ¹ .	Minimum of 10 business days prior to proposed out of hours work commencement date

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.	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; 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	a) Prior to commencing work

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
	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 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 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	a) Prior to commencing work b) During construction

PDA Development Conditions – Material Change of Use		
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	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>	
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. 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 before and after works carried out in association with the approved development.</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
10.	Earthworks a) Carry out earthworks generally in accordance with the approved plans. b) Submit to EDQ DS RPEQ certification that: - all earthworks have been carried out generally in accordance with the approved plans; and - any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
11.	Retaining Walls a) Submit to EDQ DS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: - certified to achieve a minimum 50 year design life; - designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); - located and designed generally in accordance with the approved plans	a) Prior to commencing earthworks

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	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
12.	Vehicle Access a) Construct vehicle crossovers: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a Heavy Duty vehicle crossings per IPWEA standard drawing RSD-102 b) Submit to EDQ DS RPEQ certification that the crossovers 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
13.	Car Parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ DS RPEQ certification that 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
14.	Bicycle Parking 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.	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

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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.	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
19.	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
20.	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
21.	Landscape Works Construct landscape works generally in accordance with the approved plans	Prior to commencement of use or BFP endorsement, whichever occurs first

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22.	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
23.	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
Infrastructure Contributions		
24.	Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment. Where the application is an 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 ****