

Our ref: DEV-2026-YAR-4373

22 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:	31 Jobs Circuit, Yarrabilba
Property Description:	Lot 47 on SP345729

On 22 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 - council@logan.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Yarrabilba	
Site address	31 Jobs Circuit, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lot 47	SP345729
PDA Development Approval details		
DEV Reference No.	DEV-2026-YAR-4373	
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	Warehouse – six 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	22 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-O	Bruac Design	30 March 2026
2.	Proposed Warehouse Development – site plan existing conditions	BD067-DA02-M	Bruac Design	30 March 2026
3.	Proposed Warehouse Development – Proposed L1 Floor Plans	BD067-DA03-K	Bruac Design	30 March 2026
4.	Proposed Warehouse Development – Roof plan	BD067-DA04-G	Bruac Design	30 March 2026
5.	Proposed Warehouse Development – elevations	BD067-DA05-M	Bruac Design	30 March 2026

Plan/Document Name		Reference No.	Prepared By	Date
6.	Proposed Warehouse Development – elevations, sections and schedules	BD067-DA06-M	Bruac Design	30 March 2026
7.	Engineering Services Report	2025106 - LOT 47 – ESR	Owen	29 January 2026 as amended in red 20 April 2026
8.	Response to Information Request (engineering) letter	2025106 L001	Owen	30 March 2026
9.	Warehouse Development – Civil Works – Drawing Schedule and Locality plan	2025106-OPW-001 Amdt B	Owen	31 March 2026
10.	Warehouse Development – Civil Works – Drawing Set Notes Sheet 1 of 2	2025106-OPW-002 Amdt B	Owen	31 March 2026
11.	Warehouse Development – Civil Works – Drawing Set Notes Sheet 2 of 2	2025106-OPW-003 Amdt B	Owen	31 March 2026
12.	Warehouse Development – Civil Works – Existing features plan	2025106-OPW-004 Amdt B	Owen	31 March 2026
13.	Warehouse Development – Civil Works – Bulk earthworks plan	2025106-OPW-010 Amdt B	Owen	31 March 2026
14.	Warehouse Development – Civil Works – Bulk earthworks sections	2025106-OPW-011 Amdt B	Owen	31 March 2026
15.	Warehouse Development – Civil Works – Driveway and drainage plan	2025106-OPW-020 Amdt B	Owen	31 March 2026
16.	Warehouse Development – Civil Works – Driveway grading plan sheet	2025106-OPW-021 Amdt B	Owen	31 March 2026
17.	Warehouse Development – Civil Works – Sections and details sheet, Sheet1 of 2	2025106-OPW-022 Amdt B	Owen	31 March 2026
18.	Warehouse Development – Civil Works – Sections and details sheet, Sheet 2 of 2	2025106-OPW-022A Amdt B	Owen	31 March 2026
19.	Warehouse Development – Civil Works – Linemarking and signage plan	2025106-OPW-023 Amdt B	Owen	31 March 2026
20.	Warehouse Development – Civil Works – Stormwater drainage catchment plan	2025106-OPW-024 Amdt B	Owen	31 March 2026
21.	Warehouse Development – Civil Works – Stormwater drainage longitudinal sections	2025106-OPW-025 Amdt B	Owen	31 March 2026
22.	Warehouse Development – Civil Works – Stormwater drainage calculation table plan, Sheet 1 of 2	2025106-OPW-026 Amdt B	Owen	31 March 2026
23.	Warehouse Development – Civil Works – Stormwater drainage calculation table plan, Sheet 2 of 2	2025106-OPW-027 Amdt B	Owen	31 March 2026
24.	Warehouse Development – Civil Works – Sewer and water drawing schedule	2025106-OPW-030 Amdt B	Owen	31 March 2026

Plan/Document Name		Reference No.	Prepared By	Date
	and locality plan			
25.	Warehouse Development – Civil Works – Sewer and water overall reticulation plan	2025106-OPW-031 Amdt B	Owen	31 March 2026
26.	Warehouse Development – Civil Works – Vehicle crossover (VXO) drawing schedule and locality plan	2025106-VXO-001 Amdt B	Owen	31 March 2026
27.	Warehouse Development – Civil Works – Vehicle crossover (VXO) plan and details – VXO 1	2025106-VXO-002 Amdt B	Owen	31 March 2026
28.	Warehouse Development – Civil Works – Vehicle crossover (VXO) plan and details – VXO 2	2025106-VXO-003 Amdt B	Owen	31 March 2026
29.	Warehouse Development – Civil Works - Drawing schedule and locality plan	2025106-ESC-001 Amdt B	Owen	31 March 2026
30.	Warehouse Development – Civil Works - Drawing set notes sheet	2025106-ESC-002 Amdt B	Owen	31 March 2026
31.	Warehouse Development – Civil Works - erosion and sediment control plan – phase 0 initial site establishment	2025106-ESC-003 Amdt B	Owen	31 March 2026
32.	Warehouse Development – Civil Works - erosion and sediment control plan – phase 1 land clearing	2025106-ESC-004 Amdt B	Owen	31 March 2026
33.	Warehouse Development – Civil Works - erosion and sediment control plan – phase 2 earthworks	2025106-ESC-005 Amdt B	Owen	31 March 2026
34.	Warehouse Development – Civil Works - erosion and sediment control plan – phase 3 roadworks and services	2025106-ESC-006 Amdt B	Owen	31 March 2026
35.	Warehouse Development – Civil Works - erosion and sediment control details	2025106-ESC-007 Amdt B	Owen	31 March 2026
36.	Landscape concept plan – updated site plan	26.003 Sheet 1 Issue E	Andrew Gold Landscape Architecture	23 March 2026
37.	Proposed planting schedule – updated site plan	26.003 Sheet 2 Issue E	Andrew Gold Landscape Architecture	23 March 2026
38.	Transport Assessment	25302 V2	Rytenskild Traffic Engineering	17 March 2026
39.	Waste Management Plan	Q25452 V2	Zone Planning Group	30 March 2026

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.
- 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 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

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.

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 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 ³ .	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:	a) Prior to commencing work

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

PDA Development Conditions – Material Change of Use

No	Condition	Timing
	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 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:	a) Prior to commencing work

PDA Development Conditions – Material Change of Use

No	Condition	Timing
	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 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.	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: i) all earthworks have been carried out generally in accordance with the approved plans; and ii) 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

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
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: 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 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.	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.	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

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

PDA Development Conditions – Material Change of Use		
No	Condition	Timing
21.	Landscape Works Construct landscape works generally in accordance with the approved landscape plans.	Prior to commencement of use or BFP endorsement, whichever occurs first
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 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 ****