

Our ref: DEV-2026-YAR-4558

24 April 2026

The Trustee for EB Investment Unit Trust
c/o- Viva Property Group Pty Ltd
info@vivapropertygroup.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:	Operational Works – advertising devices
Property Location:	Lots 15-17 Dixon Circuit, Yarrabilba
Property Description:	Lots 15-17 on SP331111

On 23 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 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	Lots 15-17 Dixon Circuit, Yarrabilba	
Lot on plan description	Lot number	Plan description
	Lots 15-17	SP331111
PDA Development Approval details		
DEV Reference No.	DEV-2026-YAR-4558	
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	Operational Works – advertising devices	
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	23 April 2026	
Currency Period	2 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 Guzman Y Gomez - Prop signage plan	22202-T2 A900 Rev 1	Verve Design Group	18/02/2026
2.	Proposed Guzman Y Gomez - Prop signage details	22202-T2 A901 Rev 1	Verve Design Group	18/02/2026
3.	Proposed Guzman Y Gomez - Prop signage details	22202-T2 A902 Rev 1	Verve Design Group	18/02/2026
4.	Proposed Guzman Y Gomez - Prop signage details	22202-T2 A903 Rev 1	Verve Design Group	18/02/2026
5.	Proposed Guzman Y Gomez - Prop Building elevations	22202-T2 A200 Rev 2	Verve Design Group	26/03/2026
6.	Proposed Guzman Y Gomez - Prop Building elevations	22202-T2 A201 Rev 2	Verve Design Group	26/03/2026

7.	Hungry Jack's Yarrabilba – Signage location and linemarking plan	A011 Rev F	KAS Architects	11/02/2026
8.	Hungry Jack's Yarrabilba – Elevation 1	A201 Rev E	KAS Architects	11/02/2026
9.	Hungry Jack's Yarrabilba – Elevation 2	A202 Rev F	KAS Architects	11/02/2026
10.	Hungry Jack's Yarrabilba – Elevation 3	A203 Rev E	KAS Architects	11/02/2026
11.	Hungry Jack's Yarrabilba – Elevation 4	A204 Rev F	KAS Architects	11/02/2026
12.	Hungry Jack's Yarrabilba – Site signage details 1	A012 Rev F	KAS Architects	11/02/2026
13.	Hungry Jack's Yarrabilba – Site signage details 2	A013 Rev F	KAS Architects	11/02/2026
14.	Hungry Jack's Yarrabilba – Site signage details 3	A014 Rev B	KAS Architects	11/02/2026
15.	Hungry Jack's Yarrabilba – Internal signage schedule	A015 Rev C	KAS Architects	18/11/2025
16.	Jax Tyres and Auto, Yarrabilba – Cover page	3933 T 000 Issue A	Figgis and Jefferson Tapa Architects	24/02/2026
17.	Jax Tyres and Auto, Yarrabilba – Elevations North and West	3933 T 200 Issue A	Figgis and Jefferson Tapa Architects	24/02/2026
18.	Jax Tyres and Auto, Yarrabilba – Elevations South and East	3933 T 201 Issue A	Figgis and Jefferson Tapa Architects	24/02/2026

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.

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.

- 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

PDA Development Conditions

No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans.	Prior to expiration of the currency period
2.	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
3.	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 ⁱ .	Minimum of 10 business days prior to proposed out of hours work commencement date
4.	Structural Design a) Submit to EDQ DS detailed structural plans certified by a suitably qualified RPEQ for the proposed free standing advertising device. b) Construct the works generally in accordance with the certified plans required under part b) of this condition.	a) Prior to commencement of construction b) As indicated

PDA Development Conditions

No.	Condition	Timing
5.	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) Should 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 adopted 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 practical completion b) Prior to practical completion
6	Sign Requirements Luminance levels of the advertising devices must not exceed 500 cd/m².	At all times

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 ****

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