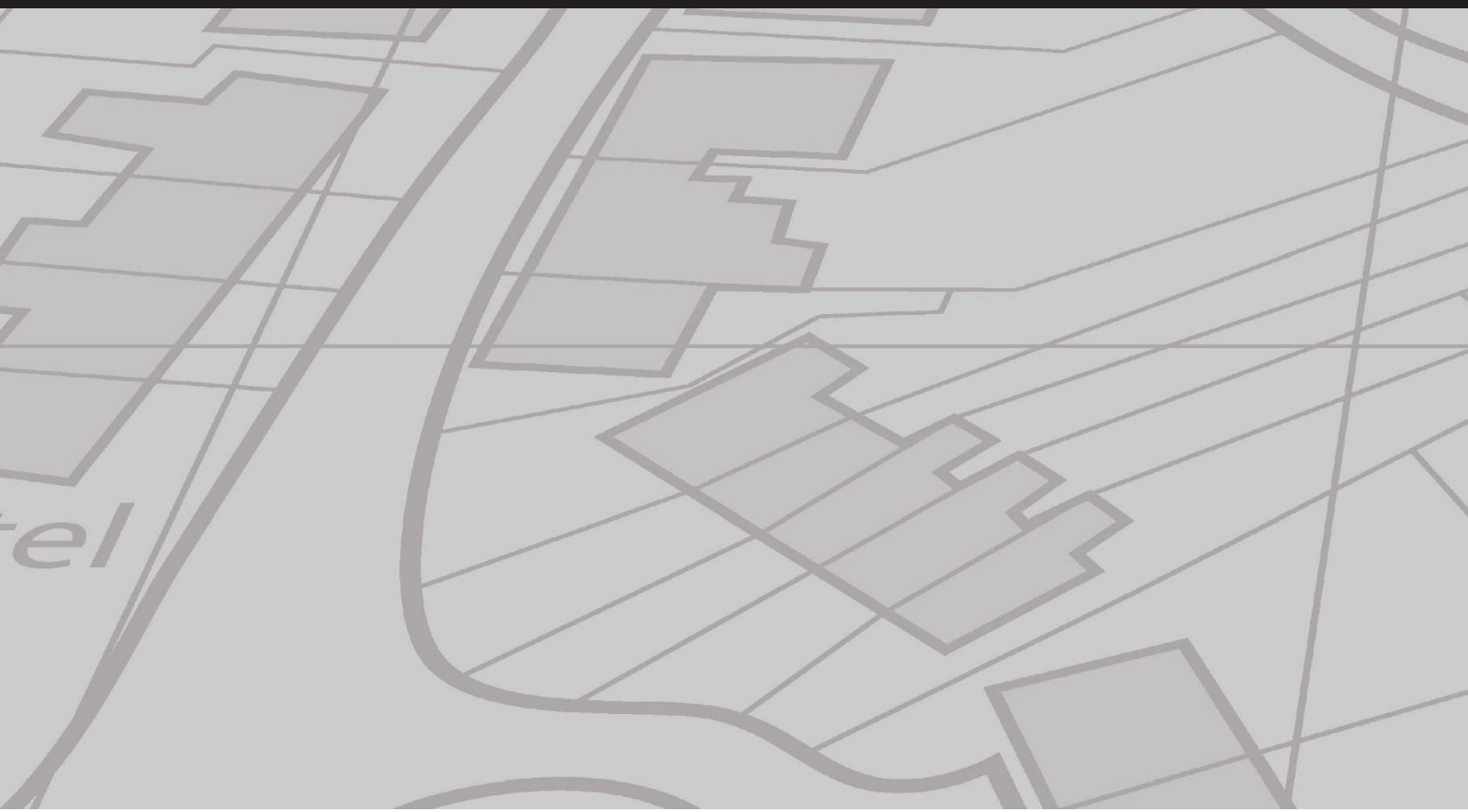




Section 1 FORMS



13 May 2026

GOLD COAST | 07 5562 2303
GLADSTONE | 07 4972 3831

info@zoneplanning.com.au

zoneplanning.com.au

Zone Planning QLD Pty Ltd
ABN 13 660 561 704

The Chief Executive Officer
Economic Development Queensland (QDC)
GPO Box 2202
BRISBANE QLD 4001

Via Email: pdadevelopmentassessment@edq.qld.gov.au

Dear Sir/Madam,

**LODGEMENT OF A DEVELOPMENT APPLICATION
DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR A MEDIUM IMPACT INDUSTRY
YARRABILBA PDA DEVELOPMENT SCHEME
101 WONGAWALLAN DRIVE, YARRABILBA
(LOT 27 SP333769)**

We write on behalf of our client, Ramirez Property Holdings Pty Ltd, in lodging this Development Application for the abovementioned purposes, over the abovementioned land.

In accordance with Section 51 of the *Planning Act 2016* and in support of the application, please find enclosed:

Required documents to be lodged for the subject application:

- i. Section 1 – Cover Letter, Completed Application Form, and Searches; and
- ii. Section 2 – Supporting Documents – Planning Report and Appendices including:
 1. State Mapping
 2. Proposal Plans
 3. Traffic Assessment
 4. Civil Engineering Report
 5. Statement of Landscape Intent
 6. Waste Management report

Please note that the Development Application fee will be paid by the Applicant upon receipt of a Notice to Pay/ invoice.

Should you have any queries concerning the above please contact Andre Sultan or the undersigned on 07 5562 2303.

Yours sincerely,



David Geyer | Director
ZONE PLANNING QLD

PDA Development Application Form

Approved form made under section 175 of the Economic Development Act 2012 for the purposes of applications made under Section 82, 99 and 101, of the Economic Development Act 2012

Mandatory fields identified with Asterisk*

1. Applicant Details*

First Name

Last Name

Company Name *(if applicable)*

ABN *(for companies only)*

Postal address *(PO Box or street address)*

Suburb

State

Postcode

Contact number

Email address

Payer details* for tax invoice and receipt purposes *(These details are only necessary where the payer details are different to the applicant details)*

First Name

Last Name

Company Name *(if applicable)*

ABN *(for companies only)*

Postal address *(PO Box or street address)*

Suburb

State

Postcode

Contact number

Email address

2. Location Details*

All lots must be listed OR an adjoining property for development in water, eg. Jetty or Pontoon

Priority Development Area

Property street address

(i.e. unit / street number and street name)

Suburb

State

Postcode

Lot on plan description (e.g. Lot 3 on RP123456)

Attach the following information:

Current title search for each lot	Confirmed
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Easement document for each easement registered on the title search(s)	Confirmed
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Environmental management and contaminated land register search for each lot. *Not required for Request to Extend Currency Period	Confirmed
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3. Application Details*

Type of PDA Development Application (Tick applicable)

PDA Development Application (s.82 of the Economic Development Act 2012) –

Complete section 3.1 below

Change to PDA Development Approval (s.99 of the Economic Development Act 2012) –

Complete section 3.2 below

Request to Extend Currency Period (s.101 of the Economic Development Act 2012) –

Complete section 3.3 below

3.1 PDA Development Application (s.82, Economic Development Act 2012)

Development type	Approval type
Material Change of Use	Preliminary Approval
	Development Permit
Reconfiguring a Lot	Preliminary Approval
	Development Permit

3.1 PDA Development Application (s.82, Economic Development Act 2012)

Development type	Approval type
Operational Work	Preliminary Approval
	Development Permit
Building Work	Preliminary Approval
	Development Permit

Description of proposal: Use Defined uses under the relevant Development Scheme, eg. Multiple Dwellings, Shop, Office, 250 lot subdivision, extension to existing Childcare Centre

Proposed Gross Floor Area	Proposed No. new lots
Proposed No. dwellings	Proposed No. car parking spaces
Proposed building height – storeys	Proposed net residential density

3.2 Change to PDA development approval (s.99, Economic Development Act 2012)

Previous PDA approval reference: Ref No. /

Description of the proposed changes: (Include annotated plans that clearly outline proposed changes)

3.3 Request to Extend Currency Period (s.101, Economic Development Act 2012)

PDA Development Approval reference number Ref No. /

Decision date

Currency Period stated on the approval years from the Decision date

Currency Period lapse date (include any applicable event extensions declared by the minister)

Proposed Currency Period extension years from the Decision date

Proposed Currency Period extension lapse date

3.3 Request to Extend Currency Period (s.101, Economic Development Act 2012)

Provide a statement outlining the reason for the extension:

Note: Landowner's consent is not required for a Request to Extend Currency Period

4. Attachments*

List of plans, drawings and reports lodged with the application *(If necessary, provide this list as an attachment)*

Description/Title

Prepared by

5. Project Cost*

Estimated total design and construction cost of the proposal / \$
project *(excluding land value/cost)*

6. Owner's Consent*

In providing consent, each land owner is consenting to the lodgement of the application under the Economic Development Act 2012.

Is written consent of the owner required for this Application?

(refer sections 82 and 99 Economic Development Act 2012)

No *(provide reason, ie. Not required for Request to Extend Currency Period or Operational work, unless work is to be carried out below the high-water mark and outside the boundaries of a canal)*

Yes - consent letter(s) attached

It is the responsibility of the Applicant to ensure the accuracy and authenticity of the application, including ownership or consent details. However, the assessment manager will review the information supplied in greater detail, where considered necessary. Refer to the owner's consent templates and EDQ Practice note 21: Owner's consent for further guidance on the provision of valid owner's consent [Forms and Guidelines](#)

7. Approval History*

Is there a Development Approval, granted under the *Integrated Planning Act 1997*, the *Urban Land Development Authority Act 2007*, the *Sustainable Planning Act 2009*, the *Planning Act 2016* or the *Economic Development Act 2012* still in effect for the land?

OR

Has any prelodgement advice been provided by EDQ?

8. Privacy Statement

Personal information in this form is collected by the Minister for Economic Development Queensland (**MEDQ**) for the purposes of administering the *Economic Development Act 2012* (**ED Act**).

The information in this form including personal information will be used by the delegates of MEDQ, third parties engaged by MEDQ, local governments or distributor-retailers for a purpose under the ED Act and *Economic Development Regulation 2023*. MEDQ may provide to third parties or publish the information if required or authorised by the ED Act, *Information Privacy Act 2009*, the *Right to Information Act 2009*, other legislation or by law.

MEDQ's privacy policy containing the following information is available on its website:

- how an individual may access the personal information about the individual that is held by MEDQ and seek the correction of the information;
- how the individual may complain about a breach of the Queensland Privacy Principles or any QPP code and how MEDQ will deal with the complaint.

MEDQ is not likely to disclose the personal information to entities outside of Australia.

9. Applicant's Declaration and Acknowledgement*

By making this application, I declare that all information in this application is true and correct to the best of my knowledge.

I acknowledge that if any information provided in this application is knowingly false or misleading, I may be exposed to penalties under section 165 of the Economic Development Act 2012.

I consent to any information relating to this application being given to me by an electronic communication in accordance with the Electronic Transactions (Queensland) Act 2001.

I acknowledge that the owner's consent and application fee must be provided to EDQ within twenty (20) business days of the application being lodged. After this time, the application will not be accepted as a properly made application unless an agreement is in place between the parties.

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51361572	Search Date:	29/04/2026 13:03
Date Title Created:	30/09/2024	Request No:	55952643
Previous Title:	51350729		

ESTATE AND LAND

Estate in Fee Simple

LOT 27 SURVEY PLAN 333769

Local Government: LOGAN

REGISTERED OWNER

Dealing No: 723726145 05/12/2024

RAMIREZ PROPERTY HOLDINGS PTY LTD A.C.N. 675 453 933 TRUSTEE
UNDER INSTRUMENT 723726145

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10653234 (POR 361)

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
713105655	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	09/03/2010 15:33	CURRENT
719859396	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	22/01/2020 10:41	CURRENT
719859415	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	22/01/2020 10:43	CURRENT

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **