

Our ref: DEV-2026-YAR-4774

13 August 2026

Ricardo Ramirez
Ramirez Property Holdings Pty Ltd
C/- Zone Planning Group
Att: Andre Sultan
Asultan@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
PDA Development Type:	Development Permit for Material Change of Use (Medium Impact Industry)
Property Location:	101 Wongawallan Drive, Yarrabilba QLD 4207
Property Description:	Lot 27 SP333769

On 13 August 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, Mr Ali Rizayee on (07) 3452 7531 or by email at ali.rizayee@edq.qld.gov.au.

Yours sincerely



Boris Lambert
A/Director
Development Services
Economic Development Queensland

Cc: Council@logan.qld.gov.au

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Yarrabilba PDA	
Site address	101 Wongawallan Drive, Yarrabilba	
Lot on plan description	Lot number	Plan description
	27	SP333769
PDA Development Approval details		
DEV Reference No.	DEV-2026-YAR-4774	
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	Material Change of Use for Medium Impact Industry	
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	13/08/2026	
Currency Period	Six (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
Architectural Plans				
1.	Cover Page	Job Number: 10416 Revision G Sheet 1 of 15	Stuart Osman	13 July 2026
2.	General Notes	Job Number: 10416 Revision G Sheet 3 of 15	Stuart Osman	13 July 2026
3.	Site Plan – Ground Floor	Job Number: 10416 Revision G Sheet 5 of 15	Stuart Osman	13 July 2026 as amended in red on 5 August 2026
4.	Ground Floor Plan	Job Number: 10416 Revision G Sheet 6 of 15	Stuart Osman	13 July 2026
5.	Ground Floor Plan	Job Number: 10416 Revision G Sheet 7 of 15	Stuart Osman	13 July 2026
6.	Mezzanine Plan	Job Number: 10416 Revision G Sheet 8 of 15	Stuart Osman	13 July 2026
7.	Mezzanine Plan	Job Number: 10416 Revision G Sheet 9 of 15	Stuart Osman	13 July 2026
8.	Roof Plan	Job Number: 10416 Revision G Sheet 10 of 15	Stuart Osman	13 July 2026
9.	Roof Plan	Job Number: 10416 Revision G Sheet 11 of 15	Stuart Osman	13 July 2026
10.	Elevations	Job Number: 10416 Revision G Sheet 14 of 15	Stuart Osman	13 July 2026
Statement of Landscape Intent				
11.	Cover Sheet	Job No. LP26-13 Dwg No. CS1	Deep Rainforest Co.	17 March 2026
12.	Details	Job No. LP26-13 Dwg No. DT1	Deep Rainforest Co.	17 March 2026

13.	Surface Treatment 1	Job No. LP26-13 Dwg No. ST1	Deep Rainforest Co.	17 March 2026 as amended in red on 5 August 2026
14.	Planting Plan 1	Job No. LP26-13 Dwg No. PP1	Deep Rainforest Co.	17 March 2026 as amended in red on 5 August 2026
Traffic Impact Assessment Report				
15.		Reference: 1624 rep 260428 final	Amber Traffic & Transport Direction	10 June 2026
16.	Swept Path Assessment	DWG No: 1624 S04A Sheet 00	Amber Traffic & Transport Direction	2 July 2026 as amended in red on 5 August 2026
17.	Swept Path Assessment	DWG No: 1624 S04A Sheet 01	Amber Traffic & Transport Direction	2 July 2026 as amended in red on 5 August 2026
18.	Swept Path Assessment	DWG No: 1624 S04A Sheet 02	Amber Traffic & Transport Direction	2 July 2026 as amended in red on 5 August 2026
19.	Swept Path Assessment	DWG No: 1624 S04A Sheet 03	Amber Traffic & Transport Direction	2 July 2026 as amended in red on 5 August 2026
20.	Swept Path Assessment	DWG No: 1624 S04A Sheet 04	Amber Traffic & Transport Direction	2 July 2026 as amended in red on 5 August 2026
21.	Swept Path Assessment	DWG No: 1624 S04A Sheet 05	Amber Traffic & Transport Direction	2 July 2026 as amended in red on 5 August 2026
22.	Swept Path Assessment	DWG No: 1624 S04A Sheet 06	Amber Traffic & Transport Direction	2 July 2026 as amended in red on 5 August 2026
23.	Swept Path Assessment	DWG No: 1624 S04A Sheet 07	Amber Traffic & Transport Direction	2 July 2026 as amended in red on 5 August 2026

24.	Swept Path Assessment	DWG No: 1624 S04A Sheet 08	Amber Traffic & Transport Direction	2 July 2026 as amended in red on 5 August 2026
25.	Swept Path Assessment	DWG No: 1624 S04A Sheet 09	Amber Traffic & Transport Direction	2 July 2026 as amended in red on 5 August 2026
26.	Swept Path Assessment	DWG No: 1624 S04A Sheet 10	Amber Traffic & Transport Direction	2 July 2026 as amended in red on 5 August 2026
27.	Swept Path Assessment	DWG No: 1624 S04A Sheet 11	Amber Traffic & Transport Direction	2 July 2026 as amended in red on 5 August 2026
28.	Swept Path Assessment	DWG No: 1624 S04A Sheet 12	Amber Traffic & Transport Direction	2 July 2026 as amended in red on 5 August 2026
29.	Swept Path Assessment	DWG No: 1624 S04D Sheet 13	Amber Traffic & Transport Direction	2 July 2026 as amended in red on 5 August 2026
Civil Engineering Report				
30.	Cover Sheet	Drawing Number: 6230-C01 Revision 01 Sheet 1 of 11	Projects & Design Engineers	20 March 2026
31.	General Notes	Drawing Number: 6230-C02 Revision 01 Sheet 2 of 11	Projects & Design Engineers	20 March 2026
32.	Erosion and Sediment Control Plan	Drawing Number: 6230-C03 Revision 01 Sheet 3 of 11	Projects & Design Engineers	20 March 2026
33.	Bulk Earthworks Layout Plan	Drawing Number: 6230-C04 Revision 01 Sheet 4 of 11	Projects & Design Engineers	20 March 2026
34.	Bulk Earthworks Typical Cross Sections	Drawing Number: 6230-C05 Revision 01 Sheet 5 of 11	Projects & Design Engineers	20 March 2026
35.	Civil Works Plan	Drawing Number: 6230-C06 Revision 01 Sheet 6 of 11	Projects & Design Engineers	20 March 2026
36.	Drainage Plan	Drawing Number:	Projects &	20 March 2026

		6230-C07 Revision 01 Sheet 7 of 11	Design Engineers	
37.	Stormwater Longitudinal Section	Drawing Number: 6230-C08 Revision 01 Sheet 8 of 11	Projects & Design Engineers	20 March 2026
38.	Stormwater Calculation Sheet	Drawing Number: 6230-C09 Revision 01 Sheet 9 of 11	Projects & Design Engineers	20 March 2026
39.	Stormwater Catchment Plan	Drawing Number: 6230-C10 Revision 01 Sheet 10 of 11	Projects & Design Engineers	20 March 2026
40.	Vehicle Swept Path Plan	Drawing Number: 6230-C11 Revision 01 Sheet 11 of 11	Projects & Design Engineers	20 March 2026 as amended in red on 5 August 2026
Waste Management Report				
41.	Waste Management Plan	Job Ref: Q25135	Zone Planning	11 May 2026 as amended in red on 5 August 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 a duly completed Compliance Assessment form².
 - iii) submit to EDQ 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.

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.

- d) The process and timeframes that apply to Compliance Assessment are as follows:
- i) the Applicant submits items required under a) above to EDQ 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, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

PDA Development Conditions

No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents.	At all times following commencement of

PDA Development Conditions		
No.	Condition	Timing
		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, 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 for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6.	Construction Management Plan a) Submit to EDQ 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;	a) Prior to commencing work

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

PDA Development Conditions		
No.	Condition	Timing
	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 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 IS 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;	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	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) Submit to EDQ detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) the approved plans The certified earthworks plans are to: i) include a geotechnical soils assessment of the site;	a) Prior to commencing earthworks

PDA Development Conditions		
No.	Condition	Timing
	ii) accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and i) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
Infrastructure		
11.	Vehicle Access Construct vehicle crossovers: a) located generally in accordance with the approved plans; and b) designed generally in accordance with Council's adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
12.	Car Parking Construct, sign and delineate car parking spaces generally in	Prior to

PDA Development Conditions		
No.	Condition	Timing
	accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	commencement of use or BFP endorsement, whichever occurs first
13.	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
14.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Logan City Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
15.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Logan City Council's current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first
16.	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
17.	Electricity a) Submit to EDQ a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development.	a) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
18.	Telecommunications	
	a) Submit to EDQ 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.	a) Prior to commencement of use or BFP endorsement, whichever occurs first
	b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
19.	Broadband	
	a) Submit to EDQ 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> .	a) Prior to commencement of use or BFP endorsement, whichever occurs first
	b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	b) Prior to commencement of use or BFP endorsement, whichever occurs first
20.	Refuse Collection	
	a) Submit to EDQ evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.	a) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	b) Implement the refuse collection arrangements submitted under part a) of this condition.	b) At all times following commencement of use
Infrastructure Charges		
21.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment. Where the application is a MCU, certified and submitted plans detailing the GFA must also be provided at the time of payment.	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 ****