



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2017/829

21 April 2017

Spaceframe Buildings Pty Ltd
C/- Mr Julian Wooderson
HPC Urban
PO Box 15038
CITY EAST QLD 4000

Dear Julian

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – EXTENSION TO A WAREHOUSE AT 112 HARVEY STREET; 12 AND 18 INDUSTRY COURT, EAGLE FARM DESCRIBED AS LOTS 1, 2 AND 3 ON SL12050

On 20 April 2017 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://www.edq.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Karina McGill on 3452 7518.

Yours sincerely

Jeanine Stone
Director – EDQ Development Assessment

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	112 Harvey Street, 12 and 18 Industry Court Eagle Farm	
Lot on plan description	Lot number	Plan description
	Lots 1, 2 and 3	SL12050
PDA development application details		
DEV reference number	DEV2017/829	
'Properly made' date	13 February 2017	
Type of application	☒ New development involving:- ☒ Material change of use ☒ Development permit	
Description of proposal applied for	Material Change of Use – Extension to a Warehouse	

PDA development approval details			
Decision of the MEDQ		The MEDQ 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		20 April 2017	
Currency period		4 years from Decision Date	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number	Date
1.	Proposed Site Plan	1142-21-2	18/01/2017
2.	Overall Floor Plan	1142-22-2	18/01/2017
3.	Office Floor Plans	1143-23-2	18/01/2017
4.	Elevations	1142-24-1	11/01/2017
5.	Elevations	1142-25-1	11/01/2017
6.	Existing Site Plan	1142-20-2	18/01/2017
7.	Landscape Plan	1142-70-1	18/01/2017

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Brisbane City Council.
4. **DILGP** means The Department of Infrastructure, Local Government and Planning.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.

PDA Development Conditions

[illegible]

4.	Car parking a) Provide car parking spaces, delineated and signed generally in accordance with the following approved plan: i. <i>Proposed Site Plan, Dwg N° 1142-21-2, dated 18/01/2017.</i> b) Car parking spaces are to be designed in accordance with AS2890 – <i>Parking Facilities</i> .	Prior to commencement of use and to be maintained
5.	Bicycle parking a) Provide bicycle parking facilities delineated and signed generally in accordance with the following approved plan: i. <i>Proposed Site Plan, Dwg N° 1142-21-2, dated 18/01/201.</i> b) Bicycle parking spaces are to be designed in accordance with AS2890.3 – <i>1993 Bicycle parking facilities</i> .	Prior to commencement of use and to be maintained
6.	Outdoor lighting Outdoor lighting within the development shall be designed and installed in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
7.	Public infrastructure - Damage, repairs and relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use
Landscape and Environment		
8.	Landscape works Construct the improvement works within the proposed development generally in accordance with the following plan. i. <i>Landscape Plan, Dwg N° 1142-70-1, dated 18/01/2017.</i>	Prior to commencement of use and to be maintained
9.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the <i>Infrastructure Funding Framework (IFF) – Version 1 July 2016</i> , indexed to the date of payment.	In accordance with the IFF

STANDARD ADVICE

Please note that in order 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 ****