



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2018/903

15 February 2018

Northshore Hamilton Centre Pty Ltd
c/- Ms Keri Grainger
Jensen Bowers Group Consultants Pty Ltd
PO Box 799
SPRING HILL QLD 4004

Dear Keri

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – OUTDOOR SALES AND HIRE YARD AT 66 AND 66A CULLEN AVENUE WEST, EAGLE FARM DESCRIBED AS LOT 100 ON SP275551 AND PART OF LOT 1093 ON SL8401

On 15 February 2018 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*. The 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 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 Vicki Andre on 3452 7196 or email at: vicki.andre@dilgp.qld.gov.au.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton PDA	
Site address	66 and 66A Cullen Avenue, Eagle Farm	
Lot on plan description	Lot number	Plan description
	Lot 100	SP275551
	Part of Lot 1093	SL8401
PDA development application details		
DEV reference number	DEV2018/903	
'Properly made' date	22 December 2017	
Type of application	☒ New development involving: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Outdoor sales and hire yard	

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		15 February 2018	
Currency period		7 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 (if applicable)	Date (if applicable)
1.	Site Risk Assessment prepared by Icubed Consulting	17-301 20171110 Version 1.01	10 November 2017
2.	Site Based Stormwater Management Plan Addendum prepared by Sedgman Consulting	17C052BSDC Rev A	12/12/2017
3.	Cover page and drawing schedule	SD.0001	Nov 2017
4.	Site plan	SD.1001	Nov 2017
5.	Roof plan	SD.1002	Nov 2017
6.	Site cover calculations	SD.1003	Nov 2017
7.	Ground floor plan	SD.2001	Nov 2017
8.	Elevations – office	SD.3001	Nov 2017
9.	Elevations – display, sale and hire	SD.3002	Nov 2017

ABBREVIATIONS

For the purposes of interpreting this Approval, the following is a list of abbreviations utilised in the conditions:

1. **Council** means Brisbane City Council.
2. **CPESC** means Certified Professional in Erosion and Sediment Control
3. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
4. **EDQ** means Economic Development Queensland
5. **ESCP** means Erosion and Sediment Control Plan
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland.
9. **QUU** means Queensland Urban Utilities.

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/or documents.	Prior to commencement of use and to be maintained
2.	Maintain the approved development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved drawings(s) and/or documents, and any relevant engineering or other approval/s required by the conditions.	As indicated
3.	Compliance Assessment – Duration of Temporary Uses (7 years) a) The uses approved by way of this PDA Development Permit are on a temporary basis and must cease operation by 16 February 2025. b) Submit to EDQ Development Assessment, DSDMIP, for compliance assessment, a decommissioning strategy outlining how all buildings and constructed infrastructure as a result of the PDA Development Approval will be removed and the site rehabilitated to its original state, at the conclusion of the use / duration of the PDA Development Approval. c) Carry out all necessary works generally in accordance with the endorsed decommissioning strategy required under part b) of this condition.	a) As indicated b) prior to 16 November 2024 c) Prior to 16 February 2025
4.	Site Risk Management Implement the recommendations and strategies outlined in the approved <i>Site Risk Assessment</i> prepared by Icubed Consulting.	As indicated and to be maintained
Engineering		
5.	Car Parking a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans certified by a RPEQ generally in accordance with the approved plans and AS2890.1:2004 <i>Parking Facilities – Off Street Parking</i> .	a) Prior to commencement of works

	b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	b) Prior to commencement of use
6.	Stormwater Management a) Implement stormwater management measures generally in accordance with recommendations and strategies in the approved Site Based Stormwater Management Plan Addendum. b) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ that the works/strategies required under part a) of this condition have been implemented generally in accordance with the approved Site Based Stormwater Management Plan Addendum.	a) Prior to commencement of use and where appropriate to be maintained b) Prior to commencement of use
7.	Water connection Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
8.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
9.	Electricity connection Connect the development to the existing electricity reticulation network in accordance with Energex current adopted standards.	Prior to commencement of use
10.	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
Environment		
11.	Outdoor Lighting The design and installation of any outdoor lighting shall be generally in accordance with the requirements of <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> .	As indicated and to be maintained

12.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP an ESCP certified by a RPEQ or CPESC generally in accordance with Council's <i>Erosion and Sediment Control Standard (Version 9 or later)</i> . b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
13.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP, an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: i. prepared generally in accordance with the current <i>State Planning Policy</i> and relevant guidelines; and ii. certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of or during site works b) Prior to commencement of use

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 ****