



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

Our ref: DEV2017/903/2

19 October 2018

Northshore Group of Companies
C/- Jensen Bowers Group Consultants Pty Ltd
Att: Ms Gemma Greenhalgh
PO Box 799
SPRING HILL QLD 4004

Email: gemma.greenhalgh@jensenbowers.com.au

Dear Gemma

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL 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 18 October 2018 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website <http://dsdmip.qld.gov.au/edq/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 34527196 or email at vicki.andre@dsdmip.qld.gov.au.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

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 PDA	
Site address	66 and 66A Cullen Avenue West, Eagle Farm	
Lot on plan description	Lot number	Plan description
	100	SP275551
	Part of Lot 1093	SL8401
PDA development application details		
DEV reference number	DEV2017/903/2	
'Properly made' date	4 October 2018	
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 application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice The approved changes are summarised as follows: ▪ Plans amended in red to exclude the approved 2000m2 auction shed -“proposed display, sale and hire facility”: 1. Cover page and drawing schedule, No. SD. 0001, Issue P5, dated Nov 2017, as amended in red 15 October 2018 2. Roof plan, No. SD. 1002, dated nov 2017, amended in red 15 October 2018 3. Site cover calculations, No. SD. 1003, Issue P5, dated Nov 2017, amended in red 15 October 2018 4. Ground floor plan, No. SD. 2001, Issue P5, dated nov 2017, amended in red 15 October 2018 ▪ Removal of approved plan - Elevations – display, sale and hire, No. SD. 3002, dated nov 2017 ▪ Installation of shade structure ‘A’ and ‘B’ as indicated on Site Plan, No. SD.1001, Issue P8, dated nov. 2017, amended in red 15 October 2018.
Original Decision date	15 February 2018
Change to approval date	18 October 2018
Currency period	7 years from the original decision date 15 February 2018

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Attachment B PHA Review by Incubed Consulting	17-301 Northshore Development PHA review	21 September 2018
2.	Cover page and drawing schedule	SD.0001, Issue P5	nov 2017, amended in red 15 October 2018
3.	Site plan	SD.1001, Issue P8	nov 2017, amended in red 15 October 2018
4.	Roof plan	SD.1002, Issue P5	nov 2017, amended in red 15 October 2018
5.	Site cover calculations	SD.1003, Issue P5	nov 2017, amended in red 15 October 2018
6.	Ground floor plan	SD.2001, Issue P5	nov 2017, amended in red 15 October 2018
Plans and documents previously approved on 15 February 2018		Number (if applicable)	Date (if applicable)
7.	Site Risk Assessment prepared by Incubed Consulting	17-301 20171110 Version 1.01	10 November 2017
8.	Site Based Stormwater Management Plan Addendum prepared by Sedgman Consulting	17C052BSDC Rev A	12/12/2017
9.	Elevations – office	SD.3001	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 Erosion and Sediment Control Standard (Version 9 or later). 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 State Planning Policy 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 ****