



Our ref: DEV2019/1057

24 September 2019

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

Economic Development Queensland
C/- Saunders Havill Group
Att: Ms Anna Havill
9 Thompson Street
BOWEN HILLS QLD 4006

Dear Anna

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – RESEARCH AND TECHNOLOGY FACILITY (INTERIM) AT 103 CULLEN AVENUE WEST, HAMILTON DESCRIBED AS LOT 100 ON SP294919

On 23 September 2019 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 www.dsdmip.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Gabrielle Shepherd on 3452 7914.

Yours sincerely

Beatriz Gomez
**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	
Site address	103 Cullen Avenue West, Hamilton	
Lot on plan description	Lot number	Plan description
	Lots 100	SP294919
PDA development application details		
DEV reference number	DEV2019/1057	
'Properly made' date	7 August 2019	
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	Establishment of a research and technology facility for an interim period of five years.	

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	23 September 2019	
Currency period	5 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. UFR Hamilton Site, prepared by Intech Engineers	1120 Rev A Sheet A1	14/05/2019

PDA Development Conditions – Material Change of Use		
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 (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times
3.	Duration of Interim Use (5 years) The approved material change of use of premises can be undertaken for a maximum period of up to 5 years from decision date.	As indicated.
Engineering		
4.	Vehicle Access Design and construct a vehicle crossover generally in accordance with Brisbane City Council standards and the approved plans.	Prior to commencement of use and to be maintained
5.	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

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.

INFRASTRUCTURE CHARGING ADVICE

Please note that infrastructure charges have not been imposed for this interim use. Should an extension to the duration of the approved interim use be sought by way of an application to change this PDA development approval, a condition requiring payment of infrastructure charges may be imposed.

**** End of Package ****