



Department of
State Development,
Tourism and Innovation

Our ref: DEV2020/1100

3 August 2020

Gateway Airport Parking Pty Ltd
C/- Saunders Havill Group
Att: Ms Anna Havill
9 Thompson Street
BOWEN HILLS QLD 4006

Email: annahavill@saundershavill.com

Dear Anna

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – TEMPORARY LAND USE (CAR PARK – AIRPORT AND CRUISE PARKING) AT 32, PART 60, PART 70 AND 57-90 MACARTHUR AVENUE, HAMILTON DESCRIBED AS LOT 916 ON SL5057, PART LOT 1161 ON SP108457, PART LOT 968 ON SL5770 AND PART LOT 886 ON SL6135

On 3 August 2020 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.DSDTI.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Chris Hinton on 07 3452 7494 or at chris.hinton@DSDTI.qld.gov.au.

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	32, Part 60, Part 70 And 57-90 Macarthur Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 916	SL5057
	Part Lot 1161	SP108457
	Part Lot 968	SL5770
	Part Lot 886	SL6135
PDA development application details		
DEV reference number	DEV2020/1100	
'Properly made' date	27 February 2020	
Type of application	☒ New development involving: ☒ Material change of use ☒ Development permit	
Description of proposal applied for	Material Change of Use – Temporary Use (Car Park – Airport and Cruise Parking)	

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		3 August 2020	
Currency period		Five (5) years from the 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.	Gateway Airport Parking Proposed Plan by ida	N/A	11 April 2020 (Amended in Red 30 June 2020)
2.	Landscape Concept Plan by Saunders Havill Group	Ref 9924 Issue D	January 2020
3.	Engineering Services Report by Calibre (Pages 1-6 & Appendix B)	Ref 20-000029-ESR01C	28 April 2020

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. **CMP** means Construction Management Plan
3. **Council** means Brisbane City Council.
4. **DSDTI** means The Department of State Development, Tourism and Innovation.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland

	iii. risk identification, assessment and identification of mitigation measures; iv. ongoing monitoring, management review and certified updates (as required); and v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site at all times.	b) At all times during construction
5.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDTI detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments”</i>. The certified earthworks plans are to: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans as required by condition xx – Erosion and Sediment Management; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and iv. provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDTI certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans submitted under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of any relevant site works b) Prior to commencement of use c) Prior to commencement of use
6.	Car Parking a) Provide car parking spaces, delineated and signed generally in accordance with AS2890 – <i>Parking Facilities</i> and the following approved plans: b) Gateway Airport Parking Proposed Plan (Prepared 11 April 2020 by ida, Amended in Red 1 July 2020) i. All PWD spaces not associated with a residential use are required to be available at all times to bona fide visitors to the approved development. c) Submit to EDQ Development Assessment, DSDTI certification by a RPEQ demonstrating that the parking facilities have been provided in accordance with part a) of this condition.	a) Prior to commencement of use and to be maintained b) Prior to commencement of use

7.	Water Connection Connect the development to the existing water reticulation network in accordance with Urban Utilities current adopted standards.	Prior to commencement of use
8.	Sewer Connection Connect the development to the existing sewer reticulation network in accordance with Urban Utilities current adopted standards.	Prior to commencement of use
9.	Stormwater Connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use
10.	Outdoor Lighting Outdoor lighting within the development is to be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
Landscape and Environment		
11.	Landscape Works a) Submit to EDQ Development Assessment, DSDTI detailed landscape plans, certified by an AILA, for landscape works within the proposed development generally in accordance with the following approved plans: i. Landscape Concept Plan (Ref 9924 Issue D, dated January 2020 by Saunders Havill Group) b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of building works above ground level b) Prior to commencement of use and to be maintained
12.	Acid Sulfate Soils (ASSMP) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDTI an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be prepared 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 submitted under part a) of this condition.	a) Prior to commencement of or during site works b) Prior to commencement of use
13.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDTI an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and	a) Prior to commencement of any relevant site works

	ii. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). b) Implement the certified ESCP as submitted under part a) of this condition.	b) At all times during construction of any relevant site works
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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.

Please consult with EDQ to determine the relevancy of any site works.

**** End of Package ***