



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2022/1307

25 May 2023

Sime Darby
C/- Urbis Pty Ltd
Att: Matt Ceccato
Level 32, 300 George Street
BRISBANE QLD 4000

Email: mceccato@urbis.com.au

Dear Matt

S89(1)(a) Approval of PDA development application

PDA Development Permit for Material Change of Use for Low Impact Industry – Interim Use at 39 Mayne Road, Bowen Hills described as Lot 6 on SL12311

On 25 May 2023, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Marissa Bais, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7344 or at Marissa.Bais@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Leila Torrens
**A/Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	39 Mayne Road, Bowen Hills	
Lot on plan description	Lot number	Plan description
	6	SL12311

PDA development application details	
DEV reference number	DEV2022/1307
'Properly made' date	14 July 2022
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period
Proposed development	Low Impact Industry use – Interim use

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	25 May 2023
Currency period	6 years from the date of the decision

Approved plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved plans and documents		Number	Date
1.	PROPOSED SITE PLAN	TP-04 Rev TP2	15.06.22
2.	PROPOSED FLOOR PLAN	TP-06 Rev	15.06.22
3.	EXIST. & PROP WEST ELEVATIONS	TP-07 Rev	15.06.22
4.	EXIST. & PROP NORTH ELEVATIONS	TP-08 Rev	15.06.22
5.	EXIST. & PROP EAST ELEVATIONS	TP-09 Rev	15.06.22
6.	EXIST. & PROP SOUTH ELEVATIONS	TP-10 Rev	15.06.22
7.	Civil Engineering Report	- Rev 00	03.02.2023

8.	Swept Path Analysis (8.8m Medium Rigid Vehicle (MRV))	22BRT0168-01 Rev A	14.02.2023
9.	Swept Path Analysis (10.23m Rear Loading Refuse Collection (RCV))	22BRT0168-02 Rev A	14.02.2023
10.	Swept Path Analysis (B99 Passenger Vehicle (B99))	22BRT0168-03 Rev A	14.02.2023
11.	Sight Distance Assessment (50km/h Sight Distance Assessment)	22BRT0168-04 Rev A	14.02.2023
12.	Acoustic Report BMW Temp Facility fit out - 39 Mayne Rd, Bowen Hills	20220367 Rev 1	08.06.2022
13.	Operational Waste Management Plan	Rev 2	18.02.2023

Preamble, abbreviations, and definitions

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

COUNCIL means the relevant local government for the land the subject of this approval.

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

a) EDQ DA: pdadevelopmentassessment@dsdilgp.qld.gov.au

b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au

PDA development conditions		
No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
2.	Maintain the approved development Maintain the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
3.	Duration of use The approved use of the premises is on an interim basis for 2 years from the date of decision.	As indicated
4.	Hours of operation The approved use is to operate between 6:30am – 6:30pm Monday to Friday and 7am – 1pm on Saturdays.	As indicated
Construction management		
5.	Hours of work – construction Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
6.	Construction management plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;	a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
7.	Traffic management plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing work b) During construction

PDA development conditions		
No.	Condition	Timing
8.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
9.	Refuse collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following commencement of use
10.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use
11.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use
12.	Stormwater connection Connect the approved development to a lawful point of discharge: with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability and generally in accordance with Council's current adopted standards.	Prior to commencement of use
13.	Electricity a) Submit to EDQ Development Assessment, written evidence from Energex confirming that an existing low-voltage electricity supply is available to proposed development; b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	Prior to commencement of use

PDA development conditions		
No.	Condition	Timing
14.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	Prior to commencement of use

Advice

Authorisation to connect the approved development to the water/wastewater networks and for property service connections requires a Water Approval under the South-East Queensland Water (Distribution and Retail Restructuring) Act 2009. Any necessary Water Approval must be obtained from the relevant distributor- retailer (currently operating as Urban Utilities for the Brisbane City Council area).

STANDARD ADVICE

Please note that 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 ****