

Our ref: DEV2023/1465

11 March 2024

Novatec Design
Att: Mr Brad McKinley
17 Hancock Street
SOUTHBANK VIC 3006

Email: brad@novatec.com.au

Dear Mr McKinley

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

PDA Development Permit for Material Change of Use for Warehouse (mezzanine and of trip facilities) at 67 Wellington Road, East Brisbane described as Lot 1 on RP180011.

On 11 March 2024, 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 Hayden Jensen, Senior Planner, Cross River Rail Priority Development Areas, in Economic Development Queensland, by telephone on (07) 3035 2083 or at hayden.jensen@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely



Owen Haslam
Project Director
Cross River Rail Priority Development Areas
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Woolloongabba PDA	
Site address	67 Wellington Road, East Brisbane	
Lot on plan description	Lot number	Plan description
	Lot 1	RP180011
PDA development application details		
DEV reference number	DEV2023/1465	
'Properly made' date	16 January 2024	
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	Warehouse (mezzanine and end of trip facilities)	
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. The approval is for: • Warehouse (mezzanine and end of trip facilities)	
Decision date	11 March 2024	
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.	Existing Site Plan Proposed Site Plan, Rev 03, prepared by Novatec	23029 A1 03	04 December 2023
2.	Existing Ground Floor Plan Showing Demolition, Rev 02, prepared by Novatec	23029 A2 02	04 December 2023
3.	Proposed Ground Floor Plan, Rev 02, prepared by Novatec	23029 A3 02	04 December 2023
4.	Proposed Mezzanine Plan, Rev 01, prepared by Novatec	23029 A4 01	04 December 2023
5.	Proposed Internal Elevations & Door Schedule, Rev 01, prepared by Novatec	23029 A5 01	18 May 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.

DSDI means the Department of State Development and Infrastructure.

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.

IFF means the Economic Development Queensland Infrastructure Funding Framework as amended or replaced from time to time.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

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@dsdmip.qld.gov.au.

b) EDQ IS: EDQ_PrePostConstruction@dsdilqp.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 the approved plans and documents.	Prior to commencement of use
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents	At all times following commencement of use
Construction Management		
3.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, 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
4.	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 b) Prior to commencement of use
5.	Bicycle Parking Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans.	Prior to commencement of use
Infrastructure Contributions		
6.	Pay to the MEDQ infrastructure charges in accordance with the IFF in place at the date of payment.	In accordance with the IFF

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 ****