



Department of
State Development and Infrastructure

Our ref: DEV2022/1343

19 March 2024

John Kalinicos
C/- Plan A Town Planning Pty Ltd
Att: Mr Matt Geyle
PlanA Town Planning
PO Box 1661
MILTON QLD 4064

Email: planning@planatp.com.au

Dear Mr Geyle

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

Development Permit for a Material Change of Use for warehouse (Interim use - self-storage) at 7-11 Curtin Avenue, Hamilton described as Lot 879 on SL9157 and Lot 883 SL4711

On 19 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 Leila Torrens, Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7466 or at Leila.torrens@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

**Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Northshore Hamiton	
Site address	7-11 Curtin Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 879	SL9157
	Lot 883	SL4711
PDA development application details		
DEV reference number	DEV2022/1343	
'Properly made' date	7 November 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	Material Change of Use for Warehouse (self-storage)	
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: • Material Change of Use (Interim use – Self-storage)	
Decision date	19 March 2024	
Currency period	5 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.	Site Plan prepared by Aedis Design	00523 .01	30/05/23
2.	Ground Floor Plan prepared by Aedis Design	00523 .02	23/06/2023
3.	Mezzanine Floor Plan prepared by Aedis Design	00523 .03	23/06/2023
4.	Elevations 1 prepared by Aedis Design	00523 .04	23/06/2023
5.	Elevations 2 prepared by Aedis Design	00523 .05	23/06/2023
6.	Section	00523 .06	23/06/2023

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

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

DCOP means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.

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.

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@dsdilgp.qld.gov.au

PDA development conditions		
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents and 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 the approved plans and documents and 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 5 years from the date of decision.	As indicated
4	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
5	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ¹ .	Minimum of 10 business days prior to proposed out of hours work commencement date
6	Car Parking Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	Prior to commencement of use
7	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
8	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP in place at the date of payment. Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	

¹ The out of hours work request form is available at EDQ's website.

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.

Flood awareness: note that the site is partially affected by the Flood and Overland Flow (1% AEP) overlay mapping of the Northshore Hamilton Development Scheme. This has the potential to impact on the development.

**** End of Package ****