



Our ref: DEV2024/1562

22 January 2025

Reece Australia Pty Ltd
C/- Zone Planning Qld
Att: Mr Kassim Mahomed
PO Box 3805
BURLEIGH TOWN QLD 4220

Email: kmahomed@zoneplanning.com.au

Dear Mr Mahomed

S89(1)(a) Approval of PDA Development Application

**PDA Development Permit for Material Change of Use for Warehouse (outdoor storage)
– interim use at 222 Macarthur Avenue, Hamilton described as Lot 848 on SL4269**

On 22 January 2025, 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 website at [Current applications and approvals](#).

If you require any further information, please contact Hayden Jensen, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3035 2083 or at hayden.jensen@edq.qld.gov.au, who will assist.

Yours sincerely

Leila Torrens
A/Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Northshore Hamilton PDA	
Site address	222 Macarthur Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 848	SL4269

PDA development application details	
DEV reference number	DEV2024/1562
'Properly made' date	18 November 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	Material Change of Use for Warehouse (outdoor storage) – 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 The approval is for: • PDA Development Permit for Material Change of Use for Warehouse (outdoor storage) – interim use
Decision date	22 January 2025
Currency period	5 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Hayden Jensen, Senior Planner
Manager	Matthew Buchanan, A/ Manager
Engineer	Matt Sturley, Engineer
Delegate	Leila Torrens, A/ Director

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, Site Office and Amenities Block, Revision A, prepared by Zone Planning Group, as amended in red on 15 January 2025	NA	n.d.
2.	Civil Engineering Plan, prepared by Burchills Engineering Solutions, version 1	BE220525-RP-CER-01	October 2024
3.	Coastal Hazard Technical Memorandum, Prepared by Burchills Engineering Solutions	BE240525_TM_CH_01.docx	1 November 2024
4.	Stormwater Technical Memorandum, Prepared by Burchills Engineering Solutions	BE240525_TM_SW_01	1 November 2024
5.	Traffic Engineering Letter, Final, Prepared by Modus Traffic Engineering	NA	31 October 2024

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

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.

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.

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@edq.qld.gov.au

b) EDQ IS: PrePostConstruction@edq.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.	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.
3.	Duration of Interim Use (5 Years) The approved use of the site is on an interim basis for five (5) years from the date of decision.	As indicated.
Construction Management		
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.	Vehicle Access Construct a vehicle crossover: a) located generally in accordance with the approved plans; and b) designed generally in accordance with Council's Standard Drawing BSD-2021.	Prior to commencement of use.
6.	Alternate vehicle access Submit to EDQ evidence that an alternative vehicle access has been constructed and is accessible by vehicles up to 19m AV (semi).	Prior to the commencement of alternate access arrangements.
7.	On-site buildings Submit to EDQ plans showing location of on-site demountable buildings should these be required to be relocated.	Prior to on-site buildings being

PDA Development Conditions		
No.	Condition	Timing
		relocated.
8.	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.
9.	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.
10.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from ENERGEX for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
11.	Stormwater Management (Quality) a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and: ii) Incorporating (at a minimum) primary treatment measures such as rainwater tanks to temporary on-site buildings and gross pollutant traps (e.g. gully baskets) at existing receiving pits within the site. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use
Infrastructure Contributions		
12.	Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to 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. <i>Note: should an extension to the duration of use be approved, a condition requiring payment of infrastructure charges may be imposed.</i>	In accordance with the DCOP

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 ****