



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1535

08 April 2025

Captivant Pty Ltd
C/- Santoshi Development Consultants
Attn: Himaansu Kumar
PO Box 986
NORTH LAKES QLD 4509

Email: himaansu@santoshi.com.au

Dear Himaansu

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

PDA Development Permit for Material Change of Use for Extension to Warehouse (Office) at Unit 1, 24 Eagleview Place, Eagle Farm described as Lot 11 on RP898827

On 08 April 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 Chessa Lao, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7425 or at Chessa.Lao@edq.qld.gov.au, who will assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Northshore Hamilton PDA	
Site address	Unit 1, 24 Eagleview Place, Eagle Farm	
Lot on plan description	Lot number	Plan description
	Lot 11	RP898827

PDA development application details	
DEV reference number	DEV2024/1535
'Properly made' date	12 February 2025
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	Extension to Warehouse (Office)

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: • Extension to Warehouse (Office)
Decision date	08 April 2025
Currency period	Six (6) years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Chessa Lao, Planner
Manager	Peita McCulloch, Manager
Engineer	Manjurul Alam, Principal Engineer
Delegate	Beatriz Gomez, 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.	Proposed Site Plan, Ground Floor Plan, prepared by Nonad	N1079-A-1001, Rev. 00	02 October 2024 (Amended in Red 19 March 2025)

Supporting plans and documents

To remove any doubt, the following documents are not approved for the purposes of this PDA development approval, but rather are supporting documents.

Supporting plans, reports and specifications		Number	Date
2.	CONDITIONS OF USE – Lot 12 RP850577	–	11 July 2011

Preamble, abbreviations, and definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

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

BFP means Building Format Plan.

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

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 and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first
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
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.	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.	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	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 records 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
6.	Industrial Hazard and Risk Submit to EDQ IS noise and air quality reports prepared by a suitably qualified professional to address <i>Section 2.5.9.3 Industrial hazard and risk</i> of the Northshore Hamilton PDA Development Scheme.	Prior to commencement of building works

PDA Development Conditions		
No.	Condition	Timing
7.	Contaminated Land a) Undertake the development in accordance with the supporting document CONDITIONS OF USE – Lot 12 RP850577, dated 11 July 2011. b) Where excavation work is undertaken, submit to EDQ IS, confirmation from a suitably qualified person that the proposed works are suitable for the site and in accordance with the supporting document CONDITIONS OF USE – Lot 12 RP850577, dated 11 July 2011. c) No notifiable activities are permitted on the premises as part of this development approval.	a) Prior to commencement of use and to be maintained b) Prior to commencement of works c) At all times
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.	Stormwater Connection Connect the approved development to a lawful point of discharge: a) With 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability.	Prior to commencement of use
11.	Flood Emergency Management Plan Prepare and implement a Flood Emergency Management Plan (FEMP) generally in accordance with the following: i) Northshore Hamilton PDA Development Scheme, ii) Brisbane City Plan 2014, and iii) EDQ's relevant guidelines and standards.	At all times
Infrastructure Charges		
12.	Infrastructure Charges 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.	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 ****