



Our ref: DEV2025/1639

23 July 2025

Northshore Group of Companies
C/- Plan A Town Planning Pty Ltd
Att: Mr Matt Geyle
4/134 Constance Street
FORTITUDE VALLEY QLD 4006

Email: planning@planatp.com.au

Dear Mr Geyle

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

PDA Development Permit DEV2025/1639 for Material Change of Use for Outdoor Sales and Hire Yard at 66 and 66A Cullen Avenue West, Eagle Farm described as Lot 100 on SP275551 and Part of Lot 1093 on SL8401

On 23 July 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	66 and 66A Cullen Avenue West, Eagle Farm	
Lot on plan description	Lot number	Plan description
	Lot 100	SP275551
	Part of Lot 1093	SL8401

PDA development application details

DEV reference number	DEV2025/1639
'Properly made' date	25 June 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	Material Change of Use for Outdoor Sales and Hire Yard

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 of duration of use for existing temporary uses for Outdoor Sales and Hire Yard.
Decision date	23 July 2025
Currency period	Six (6) years from the date of the decision

Assessment Team

Assessment Manager (Lead)	Chessa Lao, Planner
Manager	Peita McCulloch, Manager
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.	Attachment B PHA Review by Icubed Consulting, prepared by Icubed Consulting	17-301 Northshore Development PHA review	21 September 2018
2.	Cover page and drawing schedule, prepared by Sparc architects	SD.0001, Issue P5	11 December 2017 (Amended in Red 15 October 2018)
3.	Site plan, prepared by Sparc architects	SD.1001, Issue P8	17 September 2018 (Amended in Red 15 October 2018)
4.	Roof plan, prepared by Sparc architects	SD.1002, Issue P5	11 December 2017 (Amended in Red 15 October 2018)
5.	Site cover calculations, prepared by Sparc architects	SD.1003, Issue P5	11 December 2017 (Amended in Red 15 October 2018)
6.	Ground floor plan, prepared by Sparc architects	SD.2001, Issue P5	11 December 2017 (Amended in Red 15 October 2018)
7.	Elevations – office, prepared by Sparc architects	SD.3001, Issue P5	11 December 2017
8.	Site Risk Assessment, prepared by Icubed Consulting	17-301 – 20171110 – DA Site Risk Assessment, Version 1.01	10 November 2017
9.	Site Based Stormwater Management Plan Addendum, prepared by Sedgman Consulting	17C052BSDC_66 Cullen Avenue - SBSMP - DV/dv, Revision A	12 December 2017

Preamble, abbreviations, and definitions

PREAMBLE

Nil

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.

CPESC means Certified Professional in Erosion and Sediment Control.

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.

Preamble, abbreviations, and definitions

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

ESCP means Erosion and Sediment Control Plan.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

UU means Urban Utilities.

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 1. if satisfied, endorses the documentation; or
 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 1. if satisfied, endorses the revised documentation; or

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

Compliance assessment

2. if not satisfied, notifies the applicant accordingly.

- v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

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/or documents.	Prior to commencement of use and to be maintained
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved drawings(s) and/or documents, and any relevant engineering or other approval/s required by the conditions.	As indicated
3.	Compliance Assessment – Duration of Temporary Uses (6 Years) a) The uses approved by way of this PDA Development Permit are on a temporary basis and must cease operation by 23 July 2031. b) Submit to EDQ DA, for Compliance Assessment, a decommissioning strategy outlining how all buildings and constructed infrastructure as a result of the PDA Development Approval will be removed and the site rehabilitated to its original state, at the conclusion of the use / duration of the PDA Development Approval. c) Carry out all necessary works generally in accordance with the endorsed decommissioning strategy required under part b) of this condition.	a) As indicated b) Prior to 23 April 2031 c) Prior to 23 July 2031

PDA Development Conditions		
No.	Condition	Timing
4.	Site Risk Management Implement the recommendations and strategies outlined in the approved <i>Site Risk Assessment</i> prepared by Icubed Consulting.	As indicated and to be maintained
Engineering		
5.	Car Parking a) Submit to EDQ IS detailed engineering plans certified by a RPEQ generally in accordance with the approved plans and <i>AS2890.1:2004 Parking Facilities – Off Street Parking</i> . b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use
6.	Stormwater Management a) Implement stormwater management measures generally in accordance with recommendations and strategies in the approved Site Based Stormwater Management Plan Addendum. b) Submit to EDQ DA certification by a RPEQ that the works/strategies required under part a) of this condition have been implemented generally in accordance with the approved Site Based Stormwater Management Plan Addendum.	a) Prior to commencement of use and where appropriate to be maintained b) Prior to commencement of use
7.	Water connection Connect the development to the existing water reticulation network in accordance with UU current adopted standards.	Prior to commencement of use and to be maintained
8.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with UU current adopted standards.	Prior to commencement of use and to be maintained
9.	Electricity connection Connect the development to the existing electricity reticulation network in accordance with Energex current adopted standards.	Prior to commencement of use and to be maintained
10.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with	Prior to commencement of use and to be maintained

PDA Development Conditions		
No.	Condition	Timing
	compliance with relevant standards and statutory requirements.	
Environment		
11.	Outdoor Lighting The design and installation of any outdoor lighting shall be generally in accordance with the requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	As indicated and to be maintained
12.	Erosion and Sediment Management a) Submit to EDQ IS an ESCP certified by a RPEQ or CPESC generally in accordance with Council's Erosion and Sediment Control Standard (Version 9 or later). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
13.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ IS, an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: i) prepared generally in accordance with the current State Planning Policy and relevant guidelines; and ii) certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of or during site works b) Prior to commencement of use
Infrastructure Contributions		
14.	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 ****