



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2025/1698

Your ref: 12841

3 November 2025

The Minister for Economic Development Queensland

C/- Saunders Havill

Att: Ms Amy Russell and Ms Anna Havill

9 Thompson Street

BOWEN HILLS QLD 4006

Email: amy russell@saundershavill.com; annahavill@saundershavill.com

Dear Ms Russell and Ms Havill

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

PDA Development Permit for Material Change of Use for Parking Station (interim use up to 5 years) at 200 Macarthur Avenue, Hamilton described as Lot 7 on SP326594

On 3 November 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 Mr Ali Rizayee, Planner, Development Services, in Economic Development Queensland, by telephone on (07) 3452 7531 or at ali.rizayee@edq.qld.gov.au, who will assist.

Yours sincerely

Beatriz Gomez

Director

Development Services

Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Northshore Hamilton PDA	
Site address	200 Macarthur Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 7	SP326594

PDA development application details	
DEV reference number	DEV2025/1698
'Properly made' date	13 October 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	Parking Station (Interim Use for up to 5 years)

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 for Parking Station (Interim Use for up to 5 years)
Decision date	3 November 2025
Currency period	Five (5) years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Ali Rizayee, 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
Proposed Plans, prepared by Bourne Engineers – Project Number: BE25012-00A			
1.	Location Plan and Site Plan	DRW. 1000 REV. A	18.09.2025
2.	General Notes	DRW. 1002 REV. A	18.09.2025
3.	Existing Features Layout Plan Sheet 1 of 2	DRW. 1010 REV. A	18.09.2025
4.	Existing Features Layout Plan Sheet 2 of 2	DRW. 1011 REV. A	18.09.2025
5.	Bulk Earthworks Layout Plan Sheet 1 of 2	DRW. 1100 REV. A	18.09.2025
6.	Bulk Earthworks Layout Plan Sheet 2 of 2	DRW. 1101 REV. A	18.09.2025
7.	Roadworks and Drainage Layout Plan Sheet 1 of 2	DRW. 1200 REV. B	10.10.2025
8.	Roadworks and Drainage Layout Plan Sheet 2 of 2	DRW. 1201 REV. B	10.10.2025
9.	Pavement Control Line Setout Layout Plan Sheet 1 of 2	DRW. 1220 REV. A	18.09.2025
10.	Pavement Control Line Setout Layout Plan Sheet 2 of 2	DRW. 1221 REV. A	18.09.2025
11.	Signage and Linemarking Layout Plan Sheet 1 of 2	DRW. 1260 REV. A	18.09.2025
12.	Signage and Linemarking Layout Plan Sheet 2 of 2	DRW. 1261 REV. A	18.09.2025
13.	Stormwater Drainage Catchment Layout Plan	DRW. 1300 Rev B	10.10.2025
14.	Stormwater Drainage Southern Detention Bund Layout Plan and Details	DRW. 1340 Rev A	10.10.2025
15.	Stormwater Drainage Northern Detention Bund Layout Plan and Details	DRW. 1341 Rev A	10.10.2025
Stormwater Management Plan, prepared by Water Engineering Partners Pty LTD – File Reference: R.30374.001			
16.	The Yard Carpark Stormwater Management Plan	Issue 2	8 October 2025
Technical Memorandum Schedule 2: Baseline Parking Capacity, prepared by Urbis – Project Number: P0044313			
17.	Technical Memorandum Schedule 2: Baseline Parking Capacity	REV. 1	03/09/2025

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.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- c) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- d) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and

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.

EP Act means the *Environmental Protection Act 1994*.

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
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

PDA Development Conditions		
No.	Condition	Timing
3.	Duration of Use The approved use of the site for a parking station is on an interim basis for a maximum period of five (5) years from the date of the 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.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
7.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) complaints procedures; iii) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded;	a) Prior to commencing work

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

PDA Development Conditions		
No.	Condition	Timing
	8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
8.	Erosion and Sediment Management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
9.	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 or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
10.	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: - the approved Bulk Earthworks Layout Plan prepared by Bourn Engineers, dated 18 September 2025. The certified earthworks plans are to: - accord with the Erosion and Sediment Control Plans, as required by condition 8 – Erosion and sediment management; - include the location and finished surface levels of any cut and/or fill; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: - all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and - any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencing earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
11.	Acid Sulfate Soils Management Plan a) Where on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ IS an ASS Management Plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS Management Plan submitted under part a) of this condition.	a) Prior to commencement of or during earthworks b) If ASS is encountered, prior to commencement of use or BFP endorsement,

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS a Validation Report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS Management Plan submitted under part b) of this condition.	whichever occurs first c) If ASS is encountered, prior to commencement of use or BFP endorsement, whichever occurs first
12.	Roadworks a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, for all roadworks. The RPEQ certified engineering plans must be designed generally in accordance with the approved Roadworks and Drainage Layout Plans (Drawing numbers: 1200 B and 1201 B) prepared by Bourn Engineers, dated 10 October 2025. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS: i) certification from a suitably qualified and experienced RPEQ that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; and ii) all documentation as required by the <i>Certification Procedures Manual</i>. iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all roadworks constructed under this condition.	a) Prior to commencing roadworks b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
13.	Street Lighting Comply with either parts a) and c) or parts b) and c) of this condition. a) Design and install a <u>Rate 2</u> street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) meet the relevant standards of Energex; ii) be endorsed by Energex as 'Rate 2 Public Lighting'; iii) be endorsed by Council as the Energex 'billable customer';	a) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
	iv) be generally in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces’</i>. b) Design and install a <u>Rate 3</u> street lighting system, certified by a suitably qualified and experienced RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must: i) be in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces’</i> ii) meet the requirements of AS3000 – ‘<i>SAA Wiring Rules</i>’. iii) meet the requirements of Energex for unmetered supply iv) be endorsed by the relevant ownership authority. c) Submit to EDQ IS ‘as-constructed’ plans and test documentation, certified by a RPEQ, in a format acceptable to Council.	b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
14.	Vehicle Access a) Construct vehicle crossovers: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council’s standard drawing BSD-2021. b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
15.	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 or BFP endorsement, whichever occurs first
16.	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.	a) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	b) The proposed stormwater outlet pipe(s) from the north-west detention C2 must connect into a suitable stormwater pit and pipe system and not into the kerb adaptor, to avoid flooding onto the road; and c) Generally in accordance with EDQ's current adopted standards.	b) Prior to commencement of use c) Prior to commencement of use
17.	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) Section 4 of the Stormwater Management Plan – prepared by Water Engineering Partners, dated 8 October 2025. b) Construct stormwater works 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 or BFP endorsement, whichever occurs first
18.	Stormwater Management (Quantity) a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and: ii) Section 3 of the Stormwater Management Plan – prepared by Water Engineering Partners, dated 8 October 2025. b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencement of stormwater works b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
19.	Flood Emergency Management Plan (FEMP) a) Submit to EDQ IS for record only a Flood Emergency Management Plan (FEMP), prepared by a Registered Professional Engineer of Queensland (RPEQ) specialised in hydraulic engineering. The FEMP must be prepared in accordance with the Northshore Hamilton PDA Scheme, Brisbane City Council City Plan 2014 Flood overlay code (8.2.11) and Flood planning scheme policy (SC6.11) and EDQ's relevant guidelines and standards. b) Implement the certified FEMP submitted under part a) of this condition.	a) Prior to commencement of use. b) At all times following commencement of use.
20.	Street lighting Design and construct car parking street lighting generally in accordance with <i>Australian Standard AS1158.3 – Lighting for Roads and Public Space</i> .	Prior to commencement of the use

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 ****