

Our ref: DEV-2026-NSH-4756

30 June 2026

Economic Development Queensland
C/- Saunders Havill
9 Thompson Street
Bowen Hills QLD 4006
Email: annahavill@saundershavill.com

Dear Applicant

PDA Decision Notice

Notice given under section 89(1) of the Economic Development Act 2012

Priority Development Area (PDA):	Northshore Hamilton PDA
PDA Development Type:	Development Permit for Material Change of Use for Bulk Landscape Supplies, Outdoor Sales, Warehouse and Other (Interim Uses)
Property Location:	Part 95 Cullen Avenue West, Hamilton
Property Description:	Part Lot 1 on SP104140

On 30 June 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Jocelyn Bowyer on (07) 3214 9579 or by email at jocelyn.bowyer@edq.qld.gov.au.

Yours sincerely



Beatriz Gomez
Director
Development Services
Economic Development Queensland

Cc: Brisbane City Council

PDA Decision Notice

Site information		
Name of Priority Development Area (PDA)	Northshore Hamilton PDA	
Site address	Part 95 Cullen Avenue West, Hamilton	
Lot on plan description	Lot number	Plan description
	Part Lot 1	SP104140
PDA Development Approval details		
DEV Reference No.	DEV-2026-NSH-4756	
PDA Development Approval Type	☒ Material change of use ☐ PDA Preliminary Approval ☒ PDA Development Permit ☐ Reconfiguring a lot ☐ PDA Preliminary Approval ☐ PDA Development Permit ☐ Operational work ☐ PDA Preliminary Approval ☐ PDA Development Permit	
Approval details	Development Permit for Material Change of Use for Bulk Landscape Supplies, Outdoor Sales, Parking Station, Warehouse and Other (Temporary Uses)	
Decision	EDQ has decided to grant all of the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Decision Notice.	
Decision date	30 June 2026	
Currency Period	6 years from the Decision date	

Approved plans and documents				
The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.				
	Plan/Document Name	Reference No.	Prepared By	Date
1.	Proposed Interim Land Use Plan Area – Site 4	10591 P 06 Rev A – CON 01	Saunders Havill	24/03/2026

Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

- a) The Applicant must:
 - i) pay to EDQ 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 a duly completed Compliance Assessment form².
 - iii) submit to EDQ 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) the Applicant submits items required under a) above to EDQ for Compliance Assessment.
 - ii) **within 20 business days** – MEDQ 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
 - 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.

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.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via developmentservices@edq.qld.gov.au.
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

PDA Development Conditions

No.	Condition	Timing
1.	Carry out the Approved Development a) Carry out the approved development generally in accordance with the approved plans and/or documents. b) The approved development is limited to the area designated as 'site 4' of the approved plan.	a) Prior to commencement of each interim use and to be maintained b) At all times
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 each interim use
3.	Duration of Interim Use (6 years) This PDA development approval is in effect for 6 years from the decision date.	As indicated
4.	Enter into a License Agreement or Lease with the Landowner Each prospective activity (interim use), that is not the landowner, must enter into a License Agreement or Lease with the landowner prior to the commencement of each respective activity.	Prior to the commencement of each interim use
5.	Interim Uses – Compliance Assessment a) For the purposes of this approval, Interim Uses include the following land uses as defined within the Northshore Hamilton PDA Development Scheme: i) Warehouse ii) Bulk landscape supplies	a) At all times.

PDA Development Conditions		
No.	Condition	Timing
	iii) Outdoor sales. b) For any other use not listed in part a) of this condition, submit to EDQ for compliance assessment a report detailing the proposed interim use and how it is generally in accordance with the Vision of the Development Scheme.	b) Prior to commencement of site works of each interim use
6.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out-of-hour work, construction hours for any approved activity are limited to Monday to Saturday between 6.30am to 6.30pm, excluding public holidays.	At all times during construction
7.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ, for Compliance Assessment, an out-of-hour work request. The out-of-hours work request must include a duly completed out-of-hour work request form³.	Minimum of 10 business days prior to proposed out-of-hour work commencement date
8.	Construction Management Plan a) For each interim use approved under Conditions 5 where construction works are required, submit to EDQ, 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 <i>Environmental Protection Act 1994</i>; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) 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;	a) Prior to commencing work for each interim use

³ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No.	Condition	Timing
	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; 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
9.	Erosion and Sediment Management a) For Bulk landscape supply use, or any other construction activity for each interim use approved under Condition 5, submit to EDQ 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. c) Maintain Erosion and Sediment Control measures for any loose sediment bulk landscape supplies.	a) Prior to commencing work for each interim use b) During construction for the relevant interim use c) At all times
10.	Acid Sulfate Soils Management Plan	

PDA Development Conditions		
No.	Condition	Timing
	a) For each interim use where earthworks are undertaken and on-site Acid Sulfate Soils (ASS) are encountered, submit to EDQ 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. c) Submit to EDQ 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.	a) Prior to commencement of or during earthworks b) Prior to commencement of the relevant interim use c) Prior to commencement of the relevant interim use
11.	Traffic Management Plan a) For each interim use approved under Condition 5 where construction work is required, submit to EDQ a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage</i>	a) Prior to commencing work for each interim use b) During construction for each interim use

PDA Development Conditions		
No.	Condition	Timing
	<i>directly with the applicable road manager.</i>	
12.	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 each interim use b) Prior to commencement of each interim use
13.	Temporary buildings and structures - Compliance Assessment a) Where the construction of temporary buildings and/or structures is proposed, submit to EDQ for compliance assessment, plans/supporting information demonstrating the proposed building and/or structure is temporary in nature, and a full set of plans with dimensions (site plan, floor plans, elevations, sections, roof plans, building materials, a materials schedule etc.). Where relevant, temporary buildings and structures must have regard to the built form provisions of the Northshore Hamilton Development Scheme. Documentation must be prepared by a suitably qualified professional, and detail the following: i) site location ii) site size and configuration (with dimensions) iii) building height, gross floor area and site cover iv) interface with existing and proposed adjoining development (both internal and external to the site where relevant); v) parking and servicing arrangements; vi) site servicing – including sewerage, water supply, stormwater management, electricity, telecommunications; vii) Earthworks plans detailing proposed works and how they tie in with adjoining land; viii) an RPEQ certified, car parking demand analysis demonstrating any changes to peak demand; and ix) any other information deemed necessary by the MEDQ at the time of assessment.	a) Prior to commencement of works on site for temporary buildings and structures

PDA Development Conditions		
No.	Condition	Timing
	b) Carry out works in accordance with the compliance assessment endorsement provided under part a) of this condition.	b) Prior to the commencement of the relevant interim use
14.	Car parking - Compliance assessment a) Where an interim use requires an on-site car parking area, submit to EDQ for compliance assessment a car parking layout plan certified by a suitably qualified RPEQ prepared in accordance with: i) any plans approved as part of this approval ii) AS2890 - Parking Facilities. b) Construct the works generally in accordance with the certified plans required under part a) of this condition	a) Prior to commencement of site works for the relevant interim use. b) Prior to commencement of the relevant interim use.
15.	Vehicle Access Vehicle crossover to be designed generally in accordance with Council's adopted standards for a Non-Residential Vehicle Crossing.	At all times following commencement of relevant interim use
16.	Stormwater Management Ensure 'no-worsening' of stormwater to upstream and downstream properties for storm events up to 1% Annual Exceedance Probability.	At all times
17.	Refuse Collection a) Submit to EDQ evidence of approved refuse collection arrangements for each interim use, from Council or a private waste contractor. Where a use only involves storage of items and does not generate waste, Condition 17 is not applicable. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of each interim use b) At all times following commencement of each interim use
18.	Outdoor Lighting Outdoor lighting within the site shall be designed and installed in accordance with <i>AS4282:1997 Control of the Obtrusive Effects of</i>	At all times

PDA Development Conditions		
No.	Condition	Timing
	<i>Outdoor Lighting.</i>	
19.	Site Suitability - Compliance Assessment a) Where earthworks or other activities are proposed that disturb the surface of the land or where a built enclosed structure is to be constructed, submit to EDQ for compliance assessment, a site-specific Contamination Assessment prepared by a suitably qualified person, having proper regard to the proposed works and end use and the site management plan prepared in accordance with the <i>Environmental Protection Act 1994</i> . b) Carry out works in accordance with the compliance endorsement required under part a) of this condition. <i>NOTE: For the purpose of this condition a suitably qualified person is defined in the EP Act.</i>	a) Prior to any land disturbance b) Prior to commencement of any surface disturbing activities
20.	Storage of Dangerous Goods The storage of any dangerous and/or flammable goods must not be stored at the site.	At all times
21.	Vegetation Management a) Vegetation cannot be removed as part of this approval. b) Where vegetation is on or overhanging onto site 4 (from lot 2 on SP104140) and requires trimming and/or root interference, submit to EDQ a permit to interfere with controlled vegetation in accordance with the <i>Economic Development (Vegetation Management) By-Law 2023</i> c) Install tree protection fencing to protect trees on the property. All tree protection fencing is to be generally in accordance with <i>AS 4970-2009 Protection of trees on development sites</i> .	a) At all times b) Prior to any works that interfere with vegetation. c) Prior to commencing any construction work and to be maintained until construction work is complete.
22.	Decommissioning Strategy a) Submit to the EDQ 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 (unless otherwise approved in writing by EDQ DA that buildings and constructed infrastructure can remain).	a) Six (6) months prior to the expiry of the duration of each interim use indicated in part a) of this condition

PDA Development Conditions		
No.	Condition	Timing
	b) Carry out all necessary works as a result of part a) of this condition.	b) Within three (3) months of the expiry of the duration of each interim use indicated in part a) of this condition
Infrastructure Charges		
23.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. Where the application is an 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.

Environmental Management Register - Site Management Plan

All activities to be undertaken and managed in accordance with the Site Management Plan prepared for Lot 1 on SP104140 under the *Environmental Protection Act 1994*.

Vegetation Management

Any interference with vegetation considered significant vegetation under the Northshore Hamilton Development Scheme requires a permit in accordance with the *Economic Development (Vegetation Management) By-Law 2023*.

**** End of Package ****