



Queensland
Government

Department of
**State Development,
Infrastructure and Planning**

Our ref: DEV2010/077

14 August 2014

Andrew's Airport Parking
C/- Ms Anna Havill
Saunders Havill Group
9 Thompson Street
BOWEN HILLS QLD 4006

Dear Anna

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - CAR PARK
AT 240 MACARTHUR AVENUE, HAMILTON DESCRIBED AS LOT 13 ON
SP214221**

On 12 August 2014 the Minister for Economic Development (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the Department of State Development, Infrastructure and Planning website <http://www.dsip.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Brandon Bouda on 3452 7422.

Yours sincerely

Lyndy Rapson
A/Director, PDA Development Assessment

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PDA Decision Notice - Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	240 MacArthur Avenue, Hamilton	
Lot on plan description	Lot number	Lot description
	13	SP214221
PDA development application details		
MEDQ reference number	DEV2010/077	
Lodgement date	1 July 2014	
Type of application	☐ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Changing a PDA development approval ☒ Extending the currency period of a PDA approval	
Description of proposal applied for	Car Park	

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.
Original Decision date	29 October 2010
Change to approval date	12 August 2014
Currency period	4 years from Original Decision Date

Plans and specification

The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Plan of Leases A – D in Lot 13 on SP214221	SP233978	24/8/2010 (as amended in red dated 30 Jul 2014)
2.	Plan Lease Area A + AA Gateway Parking	Plan No. 1B	As amended in red dated 11 Aug 2014

PDA Development Conditions

1	Duration of Use This use will lapse and cease to be lawful on 31 July 2022.	As indicated
2	Carry Out The Approved Development Carry out the approved development generally in accordance with the approved plans.	While development is occurring on the site and then to be maintained
3	Maintain The Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant approval required by the conditions.	As indicated
4	Outdoor Lighting The design and installation of any outdoor lighting complies with the requirements of AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.	As indicated and to be maintained
5	Car Washing Washing of vehicles is strictly: - to occur within the existing roofed car washing bays indicated on approved Plan Lease Area A + AA Gateway Parking Plan no. 1B as Amended in Red dated 11 Aug 2014; and - not to exceed 10 vehicles per day.	As indicated and to be maintained

6	Onsite Drainage Stormwater run-off from roof and developed surfaces areas of the site, and any run-off onto the site from adjacent areas, are to be collected internally and directed to a lawful point of discharge in accordance with Brisbane City Council's Subdivision and Development Guidelines.	Prior to the commencement of the use and then to be maintained
7	On Site Erosion- Minor Work Prepare an Erosion and Sediment Control (ESC) Management Plan and implement and maintain ESC measures for the site in accordance with Council's "Erosion and Sediment Control Standard" (Version 9 or later).	Prior to commencement of work
8	Repair Damage To Kerb, Footpath Or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use
9	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development in accordance with the "Subdivision and Development Guidelines".	Prior to commencement of use

Development Approval

This Development Approval does not include assessment against the Building Code of Australia and does not permit building work to occur. Prior to the commencement of any building work, a Development Permit under the *Sustainable Planning Act 2009* for Carrying out Building Work will be required.

Signs & Line Markings - Internal to Development

You are advised to prepare engineering plans checked and certified by a Registered Professional Engineer of Queensland-Civil (RPEQ-Civil) in accordance with *Manual of Uniform Traffic Control Devices - Queensland* showing the traffic signs, pavement markings and traffic control devices.

You should construct and maintain the works in accordance with the engineering plans by a Registered Professional Engineer of Queensland-Civil (RPEQ-Civil).

