

Our ref: DEV2014/586

6 November 2014

Economic Development Queensland
C/- Ms Anna Havill
Saunders Havill Group
9 Thompson Street
BOWEN HILLS QLD 4006

Dear Ms Havill

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR TEMPORARY USES (OUTDOOR SALES OR HIRE YARD, WAREHOUSE AND CAR PARK) AT 221 AND 257-281, MACARTHUR AVENUE, HAMILTON DESCRIBED AS LOTS 1201 AND 1202 ON SP160055 AND LOT 1302 AND PART LOT 1303 ON SP195300

On 6 November 2014, the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of 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 MEDQ website <http://www.dsdip.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 Tom Barker on 3452 7440.

Yours sincerely



Lyndy Rapson
A/Director - EDQ Development Assessment

PDA Decision Notice - Approval

Site information		
Name of urban development area (PDA)	Northshore Hamilton	
Site address	221 & 257-281, MacArthur Avenue, Hamilton	
Lot on plan description	Lot number	Lot description
	Lot 1201	SP160055
	Lot 1202	SP160055
	Lot 1302	SP195300
	Part of Lot 1303	SP195300
PDA development application details		
MEDQ reference number	DEV2014/586	
Lodgement date	21 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	Material Change of Use for Temporary Uses (Outdoor Sales or Hire Yard, Warehouse and 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	
Decision date		6 November 2014	
Currency period		3 years from 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.	Proposed Temporary Activities	7307 P 01 PP, Revision B	18/06/14

PREAMBLE

For the purpose of interpreting this Approval, including the Conditions of Approval, the following applies:

Compliance assessment

- a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the following.
- b) The applicant must pay the relevant fee associated with any request for compliance assessment, including any third party specialists review fees which will be charged on a 100% cost recovery basis. The assessment fee is set out in the MEDQ's development assessment fee schedule in force at the date the assessment is lodged.
- c) Compliance assessment and endorsement by EDQ Development Assessment, DSDIP is required prior to any work commencing, unless the works have been separately approved as enabling works or are exempt development.
- d) Compliance assessment and endorsement may be repeated where a different operational or building works design or solution to that already endorsed, is sought. Additional compliance assessment fees may be required.
- e) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant submits plans and supporting information as required under the relevant condition for compliance assessment.
 - ii. **within 20 business days** – EDQ Development Assessment, DSDIP assesses the plans and supporting information and:
 1. if satisfied with the information as submitted - endorses the information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the information as submitted – notifies the applicant accordingly

- iii. if the applicant is notified under ii.2. above, the information and plans addressing the concerns are to be resubmitted to EDQ Development Assessment, DSDIP **within 20 business days** from the date of the notice.
- iv. **within 20 business days** – EDQ Development Assessment, DSDIP assesses the re-submitted plans and supporting information and:
 - 1. if satisfied with the re-submitted information lodged - endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the information as submitted – notifies the applicant accordingly.
- v. if EDQ Development Assessment, DSDIP is not satisfied that compliance has been achieved, within **20 business days** - 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.

When EDQ Development Assessment, DSDIP and applicant are both satisfied with the re-submitted information lodged - EDQ Development Assessment, DSDIP endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met.

- f) The following generally outlines the information required to be submitted for compliance assessment which may be more specifically identified in a particular condition of approval:
 - i. plans for each building (site plan, floor plans, elevations, sections, roof plans, private and visitor car parking, private and semi-private open space, etc);
 - ii. gross floor area schedule and apartment numbers;
 - iii. details of proposed building materials;
 - iv. public realm and landscape plans;
 - v. details of proposed roads and intersections (if required);
 - vi. end of trip facilities;
 - vii. access and car parking arrangements; and
 - viii. specialist assessment reports as required that may include traffic, heritage, civil engineering, geotechnical, flooding, acoustics and air quality.

ABBREVIATIONS

For the purposes of interpreting this Approval, the following is a list of abbreviations utilised in the conditions:

1. **Council** means Brisbane City Council.
2. **DSDIP** means The Department of State Development, Infrastructure and Planning.
3. **MEDQ** means The Minister of Economic Development Queensland.
4. **PDA** means Priority Development Area.
5. **RPEQ** means Registered Professional Engineer of Queensland.
6. **QUU** means Queensland Urban Utilities.

PDA Development Conditions

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 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.	Duration of Temporary Uses (3 years) a) This PDA Development Approval is valid until 30 November 2017. b) Submit to EDQ Development Assessment, DSDIP 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 as a result of part b) of this condition.	a) As indicated b) 3 months prior to the PDA Development Approval lapsing c) Prior to the PDA Development Approval lapsing
4.	Compliance Assessment – Temporary Buildings and Site Improvements a) Where the installation of temporary buildings (excluding marquees or tents) or site improvement is required on site, submit for compliance assessment to EDQ Development Assessment, DSDIP, a plan identifying the proposed layout including location of the temporary buildings, any site improvements and car parking. b) The endorsed plan must form part of the Licence Agreement or Lease with the landowner.	a) Prior to a lease being entered into with the landowner b) To be maintained
5.	General Development Works Repair any damage to existing kerb and channel, footpath, roadway or other infrastructure that may occur during any works carried out in association with the approved activities.	Prior to commencement of use

6.	Licence Agreement or Lease with the landowner Enter into and comply with the terms of the Licence Agreement or Lease executed with the landowner.	Prior to the commencement of each use
Engineering		
7.	Car Parking a) For any approved development activity, submit to Principal Engineer, EDQ Development Assessment, DSDIP an on-site car park layout plan designed by a suitably qualified traffic engineer and certified by a RPEQ in accordance with <i>AS2890.1:2004 Parking Facilities – Off Street Parking</i> . b) Carry out work in accordance with part b) of this condition.	Prior to the commencement of use
8.	Public Access within and around the site Provide and maintain unimpeded and safe public access, within and around the site and ensure that access ways are designed to cater for disabled persons in accordance with AS1428.1.	Prior to commencement of use and to be maintained
9.	On-site vehicles No washing down of any vehicle is permitted on-site.	At all times
10.	Water Connection Provide water connection(s) capable of supporting the temporary use in accordance with Queensland Urban Utilities (QUU) adopted standards.	Prior to commencement of use
11.	Sewer Connection Provide sewer connection(s) capable of supporting the temporary use in accordance with QUU adopted standards.	Prior to commencement of use
12.	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 <i>Subdivision and Development Guidelines</i> .	Prior to the commencement of use and to be maintained

13.	Outdoor Lighting The design and installation of any outdoor lighting complies with the requirements of <i>AS4282 – Control of the Obtrusive Effects of Outdoor Lighting</i> .	As indicated and to be maintained
14.	Electricity Submit to the Principal Engineer, EDQ Development Assessment, DSDIP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.	Prior to commencement of site works

STANDARD ADVICE

Please note that in order 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****

