

Our ref: DEV2014/615

16 February 2015

Northshore Hamilton Centre Pty Ltd
C/- Mr Stuart Somerville
Jensen Bowers
PO Box 799
SPRING HILL QLD 4004

Dear Mr Somerville

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
MATERIAL CHANGE OF USE - TEMPORARY USE (CAR PARK) AT 66 AND
PART OF 66A CULLEN AVENUE, EAGLE FARM DESCRIBED AS LOT 94 ON
RP228156 AND LOT 1093 ON SL8401**

On 16 February 2015 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 part of the PDA development approval applied for subject to PDA development conditions set out in this PDA decision notice.

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

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Gerard McCafferty on 3452 7424.

Yours sincerely



Lyndy Rapson
A/ Director - EDQ Development Assessment

PDA Decision Notice - Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	66 and part of 66A Cullen Avenue, Eagle Farm	
Lot on plan description	Lot number	Plan description
	94	RP228156
	1093	SL8401
PDA development application details		
DEV reference number	DEV2014/615	
'Properly made' date	24 November 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	Temporary Use (Car Park)	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant part of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. The extent of the approval is for: Material Change of Use – Temporary Use (Car Park)
Decision date	16 February 2015
Currency period	4 years from decision date

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Proposed Site Plan	SD.1001 Issue C	07/01/14
2.	Elevations	SD.3001 Issue B	30/10/14
3.	Elevations	SD.3002 Issue B	30/10/14
4.	Landscape Plan	1412-LP1 Issue A	December 2014 (as amended in red 16 February 2015)
5.	Ground Floor Plan	DD.2101 Issue P1	10/12/14
6.	Bus collection and amenities floor plan	DD.2102 Issue P1	11/12/14
7.	Bus collection and amenities elevations	DD.3003 Issue P1	11/12/14
8.	Engineering Services Report Letter by Sedgman Yeats	YBC0180_66 Revision B	16/12/2014
9.	Stormwater Drainage Layout Plan Sheet 1 of 2 prepared by Sedgman Yeats	YBC0180-C-400 revision C	11/02/15
10.	Stormwater Drainage Layout Plan Sheet 2 of 2 prepared by Sedgman Yeats	YBC0180-C-401 revision C	11/02/15
11.	Site Based Stormwater Management Plan by Sedgman Yeats	YBC0180_SBSMP Cullen Avenue_R01	10 Oct. 2014

PREAMBLE

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

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must 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 the MEDQ's development assessment fee schedule (as amended from time to time).
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDIP is required prior to any work commencing.
- 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 liaises with EDQ Development Assessment, DSDIP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days** – EDQ Development Assessment, DSDIP assesses the plans/supporting information and:
 1. if satisfied with the plans/supporting information as submitted – endorses the plans/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 plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSDIP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DSDIP assesses the revised plans/supporting information and:
 1. if satisfied with the revised plans/supporting information – endorses the revised plans/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 revised plans/supporting information as submitted – notifies the applicant accordingly.
- vi. if EDQ Development Assessment, DSDIP is not satisfied that compliance has been achieved within **20 business days** - repeat steps iv. and v. 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 vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DSDIP endorses relevant plans/supporting information.

ABBREVIATIONS

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

1. **AILA** means Australian Institute of Landscape Architects
2. **Council** means Brisbane City Council.
3. **CPESC** means Certified Professional in Erosion and Sediment Control
4. **DSDIP** means The Department of State Development, Infrastructure and Planning.
5. **EDQ** means Economic Development Queensland
6. **ESCP** means Erosion and Sediment Control Plan
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means Registered Professional Engineer of Queensland.
10. **QUU** means Queensland Urban Utilities.

PDA Development Conditions

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.	Compliance Assessment - Duration of Temporary Uses (10 years) a) The uses approved by way of this PDA Development Permit are on a temporary basis and must cease operation by 16 February 2025 b) Submit to EDQ Development Assessment, DSDIP, 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 16 November 2024 c) Prior to 16 February 2025
4.	General Development Works Repair any damage to existing kerb and channel, footpath, roadway and other infrastructure that may occur during any works carried out in association with the approved activities.	Prior to commencement of use
5.	Safety and Risk Assessment Report a) Submit to EDQ Development Assessment DSDIP, a safety and risk assessment report prepared by a suitably qualified professional assessing the associated risks on the development from the fuel storage facilities identified in Map 8 of the <i>Northshore Hamilton PDA Development Scheme</i> . The safety and risk report must detail all proposed buildings, plantings and other physical measures, and operational and management measures to mitigate potential impacts of the listed activities. b) Implement the recommendations and strategies outlined in the report required under part a) of this condition.	a) Prior to commencement of use b) As indicated and to be maintained

Engineering		
6.	Compliance Assessment – Traffic Engineering a) Submit for compliance assessment to EDQ Development Assessment, DSDIP the following RPEQ certified plans: i. A line and sign plan for the Cullen Ave West and Curtin Ave intersection. ii. A car park layout plan generally in accordance with <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. c) For all works on public roads, submit to EDQ Development Assessment, DSDIP ‘as-constructed’ drawings, including an asset register, certified by a RPEQ generally in accordance with Council standards.	a) Prior to the commencement of site works b) Prior to commencement of use c) Prior to commencement of use
7.	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
8.	Water connection Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
9.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
10.	Stormwater Drainage Undertake stormwater works and connect into the existing drainage system generally in accordance with the RPEQ certified approved plans: i. Stormwater Drainage Layout Plan Sheet 1 of 2 prepared by Sedgman Yeats, drawing no. YBC0180-C-400, revision C, dated 11/02/15 ii. Stormwater Drainage Layout Plan Sheet 2 of 2 prepared by Sedgman Yeats, drawing no. YBC0180-C-401, revision C, dated 11/02/15 iii. Site Based Stormwater Management Plan by Sedgman Yeats document no. YBC0180_SBSMP Cullen Avenue_R01 revision R01 – 10 October 2014	Prior to the commencement of use and to be maintained

11.	Electricity Submit to 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 use
12.	Telecommunications Submit to EDQ Development Assessment, DSDIP documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to the proposed development.	Prior to commencement of use
13.	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
Landscape and Environment		
14.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDIP an ESCP certified by a RPEQ or CPESC generally in accordance with Council's <i>Erosion and Sediment Control Standard (Version 9 or later)</i>. 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
15.	Refuse Collection Submit to EDQ Development Assessment, DSDIP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use

16.	Infrastructure Contributions The applicant must pay to the Minister for Economic Development Queensland (MEDQ) infrastructure charges in accordance with the Infrastructure Funding Framework, December 2014 and indexed to the date of payment: <table><tr><th>Use</th><th>Rate</th><th>Area</th><th>Total (14/15)</th></tr><tr><td>Office and ancillary amenity block use</td><td>\$15,505 per 100m2</td><td>255m2</td><td>\$46,515</td></tr><tr><td>Carpark</td><td>\$10 per m2 of additional impervious area</td><td>Nil additional area</td><td>Nil</td></tr></table> Advice: Each July, infrastructure charges will be indexed in accordance with the annual rate of the 3 year rolling average – expressed as a percentage to four (4) decimal places – of the movement of the Road and Bridge Construction Index (Queensland) calculated from that March which is three (3) years prior to the first March in the current financial year, to the first March in the current financial year.	Use	Rate	Area	Total (14/15)	Office and ancillary amenity block use	\$15,505 per 100m2	255m2	\$46,515	Carpark	\$10 per m2 of additional impervious area	Nil additional area	Nil	Prior to commencement of use
Use	Rate	Area	Total (14/15)											
Office and ancillary amenity block use	\$15,505 per 100m2	255m2	\$46,515											
Carpark	\$10 per m2 of additional impervious area	Nil additional area	Nil											

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 ****