



Department of Infrastructure,  
Local Government and Planning

Our ref: DEV2015/662

11 May 2015

Steel Storage Australia Pty Ltd  
C/- Mr Joe Waugh  
Reel Planning Pty Ltd  
PO Box 2088  
MILTON QLD 4064

Dear Mr Waugh

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – WAREHOUSE (SELF STORAGE FACILITY) AT 192-200 ABBOTSFORD ROAD, BOWEN HILLS DESCRIBED AS LOTS 1 AND 2 ON RP55530; LOTS 74 AND 75 ON RP9371; AND LOTS 79 AND 80 ON RP57006**

On 11 May 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*. The MEDQ has decided to grant all 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 Infrastructure, Local Government and Planning website <http://dilgp.qld.gov.au/planning/development-assessment/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

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## PDA Decision Notice – Approval

| Site information                        |  |                  |
|---|--|------------------|
| Name of priority development area (PDA) | Bowen Hills  |                  |
| Site address                            | 192-200 Abbotsford Road Bowen Hills  |                  |
| Lot on plan description                 | Lot number   | Plan description |
|   | 1  | RP55530          |
|   | 2  | RP55530          |
|   | 74   | RP9371           |
|   | 75   | RP9371           |
|   | 79   | RP57006          |
|   | 80   | RP57006          |
| PDA development application details     |  |                  |
| DEV reference number                    | DEV2015/662  |                  |
| 'Properly made' date                    | 10 March 2015  |                  |
| Type of application                     | <input checked="" type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Changing a PDA development approval</li> <li><input type="checkbox"/> Extending the currency period of a PDA approval</li> </ul> |                  |
| Description of proposal applied for     | Warehouse (self-storage facility)  |                  |
| 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                           | 11 May 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 & Building Layout Ground Floor   | A01 Rev. P3<br>05/03/15   |
| 2.                           | Proposed Site & Building Roof Plan   | A00 Rev. P2<br>05/03/15   |
| 3.                           | Proposed Ground Floor Layout   | A02 Rev. P2<br>05/03/15   |
| 4.                           | Proposed First Floor Layout  | A03 Rev. P1<br>05/03/15   |
| 5.                           | Proposed Second Floor Layout   | A04 Rev. P1<br>05/03/15   |
| 6.                           | Proposed 3 <sup>rd</sup> - Floor Layout  | A05 Rev. P1<br>05/03/15   |
| 7.                           | Proposed Elevation   | A06 Rev. P1<br>28/11/14   |
| 8.                           | Proposed Elevation   | A07 Rev. P1<br>05/03/15   |
| 9.                           | Landscape Concept Plan - General Notes   | LD1 sheet 1 of 2 issue B<br>19.02.15                                |
| 10.                          | Landscape Concept Plan   | LP1 sheet 2 of 2 issue B<br>15.04.15 (as amended in red 29.04.2015) |
| 11.                          | 192-200 Abbotsford Road Bowen Hills Site Based Stormwater Management Plan prepared by Floth Sustainable Building Consultants | 14530 issue A<br>4 March 2015                                       |

## **ABBREVIATIONS**

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Brisbane City Council.
4. **DEHP** means The Department of Environment and Heritage Protection.
5. **DILGP** means The Department of Infrastructure, Local Government and Planning.
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **QUU** means Queensland Urban Utilities
10. **RPEQ** means Registered Professional Engineer of Queensland.

| <b>PDA Development Conditions</b> |  |  |
|-----------------------------------|--|--|
| <b>No.</b>                        | <b>Condition</b>   | <b>Timing</b>                          |
| <b>General</b>                    |  |  |
| <b>1.</b>                         | <b>Carry out the approved development</b><br>Carry out the approved development generally in accordance with the approved plans and documents.   | Prior to commencement of use           |
| <b>2.</b>                         | <b>Maintain the Approved Development</b><br>Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions. | As indicated                           |
| <b>Engineering</b>                |  |  |
| <b>3.</b>                         | <b>Construction Management Plan</b><br>a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:  | a) Prior to commencement of site works |

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|           | <ul style="list-style-type: none"> <li>i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>;</li> <li>ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties;</li> <li>iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor.</li> </ul> <p>b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.</p>   | <p>b) At all times during construction</p>   |
| <b>4.</b> | <p><b>Traffic Management Plan</b></p> <p>a) Submit to EDQ Development Assessment, DILGP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher.</p> <p>The TMP must include the following:</p> <ul style="list-style-type: none"> <li>i. provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>ii. provision for parking and materials delivery during and outside of construction hours of work;</li> <li>iii. planning including risk identification and assessment, staging, etc;</li> <li>iv. ongoing monitoring, management review and certified updates (as required);</li> <li>v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s).</li> </ul> <p>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.</p> | <p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p> |
| <b>5.</b> | <p><b>Filling and Excavation</b></p> <p>a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments.”</i></p> <p>The certified earthworks plans shall:</p> <ul style="list-style-type: none"> <li>i. include a geotechnical soils assessment of the site;</li> </ul>  | <p>a) Prior to commencement of site works</p>  |

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|     | <ul style="list-style-type: none"> <li>ii. be consistent with the Erosion and Sediment Control plans;</li> <li>iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>iv. provide full details of any areas where surplus soils are to be stockpiled.</li> </ul> <p>b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.</p> | <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p> |
| 6.  | <p><b>Vehicle Access</b></p> <p>Construct vehicle crossovers generally in accordance with the approved plans and designed and constructed in accordance with Council adopted standards. The southern access onto Abbotsford Road is to be left-in/left-out only.</p>  | Prior to commencement of use and to be maintained                             |
| 7.  | <p><b>Car Parking</b></p> <p>a) Provide car parking spaces, delineated and signed generally in accordance with the following approved plans:</p> <ul style="list-style-type: none"> <li>i. Proposed Site &amp; Building Layout Ground Floor, Drawing No. FB010466 A01 Rev P5, dated 16/04/15</li> </ul> <p>b) Car parking spaces are to be designed in accordance with <i>AS2890 – Parking Facilities</i>.</p> <p>c) Demonstrate parking facilities have been provided in accordance with parts a) and b) of this condition.</p>  | Prior to commencement of use and to be maintained                             |
| 8.  | <p><b>Bicycle Parking</b></p> <p>Provide 2 bicycle parking spaces in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i>.</p>   | Prior to commencement of use and to be maintained                             |
| 9.  | <p><b>Water connection</b></p> <p>Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.</p>  | Prior to commencement of use  |
| 10. | <p><b>Sewer connection</b></p> <p>Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.</p>  | Prior to commencement of use  |
| 11. | <p><b>Stormwater connection</b></p> <p>Connect the development to a lawful point of discharge with 'no-</p>   | Prior to commencement of  |

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|     | worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.   | use  |
| 12. | <p><b>Stormwater quality</b></p> <p>a) Submit to EDQ Development Assessment, DILGP detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents;</p> <p>i. 192-200 Abbotsford Road Bowen Hills Site Based Stormwater Management Plan prepared by Floth Sustainable Building Consultants, project no: 14530 issue A, dated 4 March 2015</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans required under part a) of this condition.</p> | <p>a) Prior to commencement of works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p> |
| 13. | <p><b>Flooding</b></p> <p>The development must not increase flood levels on adjoining private property and all commercial/industrial lots must have a minimum 300mm freeboard above the Q100 inundation level.</p>  | As indicated and to be maintained  |
| 14. | <p><b>Outdoor Lighting</b></p> <p>Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>  | Prior to commencement of use and to be maintained  |
| 15. | <p><b>Electricity</b></p> <p>Submit to EDQ Development Assessment, DILGP either:</p> <p>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</p> <p>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.</p>   | Prior to commencement of site works  |
| 16. | <p><b>Telecommunications</b></p> <p>Submit to EDQ Development Assessment, DILGP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for</p>  | Prior to commencement of site works  |

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|                                  | the provision of underground telecommunication services to the proposed development.   |   |
| 17.                              | <p><b>Broadband</b></p> <p>Submit to EDQ Development Assessment, DILGP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.</p>  | Prior to commencement of site works   |
| 18.                              | <p><b>Damage and Repairs</b></p> <p>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 drainage lines) that occurred during any works carried out in association with the approved development.</p>   | Prior to commencement of use  |
| <b>Landscape and Environment</b> |  |   |
| 19.                              | <p><b>Landscape Works</b></p> <p>a) Submit to EDQ Development Assessment, DILGP detailed landscape plans, certified by an AILA, for improvement works within the proposed development generally in accordance with the following plans:</p> <ol style="list-style-type: none"> <li>i. General Notes, DWG. No. LD1, sheet 1 of 2, Issue B, dated 15.02.15</li> <li>ii. Landscape Concept Plan, DWG. No. LP1 sheet 2 of 2 Issue B, dated 15.04.15 (as amended in red 29.04.2015)</li> </ol> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p>                           | <p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use and to be maintained</p> |
| 20.                              | <p><b>Acid Sulfate Soils (ASS)</b></p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DILGP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be:</p> <ol style="list-style-type: none"> <li>i. prepared generally in accordance with the <i>State Planning Policy</i>, July 2014 (as amended from time to time) and relevant guidelines; and</li> <li>ii. certified by a suitably qualified professional in soils and/or erosion sediment control.</li> </ol> <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p> | <p>a) Prior to commencement of or during site works</p> <p>b) Prior to commencement of use</p>            |

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| 21.  | <p><b>Erosion and Sediment Management</b></p> <p>a) Submit to EDQ Development Assessment, DILGP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines:</p> <ul style="list-style-type: none"> <li>i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP)</li> <li>ii. Best Practice Erosion and Sediment Control (International Erosion Control Association).</li> </ul> <p>b) Implement the certified ESCP as required under part a) of this condition.</p> | <p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>             |
| 22.  | <p><b>Refuse Collection</b></p> <p>Submit to EDQ Development Assessment, DILGP refuse collection approval from Council or a private waste contractor.</p>   | <p>Prior to commencement of use</p>  |
| <b>Surveying, land transfers and easements</b> |   |  |
| 23.  | <p><b>Easements over Infrastructure</b></p> <p>Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets.</p> <p>The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>   | <p>Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first</p> |
| <b>Protection of Rail Infrastructure</b>       |   |  |
| 24.  | <p><b>Stormwater and Drainage impacts on the railway</b></p> <p>Any works on the land must not:</p> <ul style="list-style-type: none"> <li>a) create any new discharge points for stormwater runoff onto the railway;</li> <li>b) interfere with and/or cause damage to the existing stormwater drainage on the railway;</li> <li>c) surcharge any existing culvert or drain on the railway;</li> <li>d) reduce the quality of stormwater discharge onto the railway.</li> </ul>  | <p>At all times.</p>   |
| 25.  | <p><b>Anti-graffiti Coating</b></p> <p>The building facade adjacent to the railway (west elevation) must be protected by an anti-graffiti coating.</p>  | <p>Prior to the commencement of use and to be maintained at all times</p>                            |

|                               |   |                            |
|-------------------------------|---|----------------------------|
| 26.                           | <p><b>Ground Disturbance</b></p> <p>The design and construction of any excavation works, filling and backfilling works, retaining walls and other works involving ground disturbance must not de-stabilise the railway, including rail transport infrastructure or the land supporting this infrastructure.</p> | At all times               |
| <b>Infrastructure Charges</b> |   |                            |
| 27.                           | <p><b>Infrastructure Contributions</b></p> <p>Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) February 2015 indexed to the date of payment.</p>  | In accordance with the IFF |

**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 \*\***

