



Department of **Infrastructure,
Local Government and Planning**

Our ref: DEV2015/687

1 December 2015

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

Dear Anna

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – WAREHOUSE (INCLUDING CAR STORAGE) (TEMPORARY) AND OUTDOOR SALES OR HIRE YARD (TEMPORARY) AT 265 MACARTHUR AVENUE, HAMILTON DESCRIBED AS PART OF LOT 14 ON SP195300

On 30 November 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 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://www.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 Tom Barker on 3452 7440.

Yours sincerely

Beatriz Gomez
Director – EDQ Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	265 Macarthur Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	Part of Lot 14	SP195300
PDA development application details		
DEV reference number	DEV2015/687	
'Properly made' date	11 June 2015	
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 – Warehouse (Including Car Storage) (Temporary) and Outdoor Sales or Hire Yard (Temporary)	

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		30 November 2015	
Currency period		5 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 Use Area plan	BRSS4250.000-083, Revision A	02/07/2015
2.	Servicing Engineering Report	12191W	20/07/2015

ABBREVIATIONS

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

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

PDA Development Conditions

No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated
3.	Duration of Temporary Uses (5 years) This PDA Development Approval is valid until 30 November 2020.	As indicated
4.	Removal of Temporary Buildings and Works a) Submit to EDQ Development Assessment, DILGP, a decommissioning strategy outlining how all temporary buildings and works constructed as a result of the PDA Development Approval will be removed and the site returned to its original state. b) Carry out all necessary works as a result of part a) of this condition.	a) 3 months prior to the PDA Development Approval lapsing b) Prior to the PDA Development Approval lapsing
5.	Compliance Assessment – Temporary Buildings a) Where the installation of temporary buildings (excluding marquees or tents) is required on site, submit to EDQ Development Assessment, DILGP, for compliance assessment, a plan identifying the proposed site layout including location of the temporary buildings and car parking (as required by Condition 6). Temporary buildings must not be located in the following areas: • Map 9: Asphalt and concrete batching plants – “Zone 1: All development”; and • Map 10: Chrome plating facility – “Impact area”. b) Install temporary buildings generally in accordance with the endorsed plans required by part a) of this	a) Prior to commencement of site works for the relevant use

PDA Development Conditions		
No.	Condition	Timing
	condition.	b) As indicated
Engineering		
6.	Compliance Assessment – Car Parking a) For any approved temporary use or activity enacted on site under this PDA Development Approval, submit to EDQ Development Assessment, DILGP, for compliance assessment, detailed plans, certified by an RPEQ, for associated on-site car parking. Car parking spaces for approved uses are to be provided entirely within the site and designed in accordance with AS2890 – Parking Facilities. b) Provide parking facilities in accordance with endorsed plans required by part a) of this condition.	a) Prior to commencement of the relevant use b) Prior to commencement of the relevant use and to be maintained for the duration of the related temporary use or activity
7.	Water connection Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
8.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
9.	Stormwater connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use
10.	Stormwater quality Install litter baskets on the stormwater field inlets generally in accordance with Servicing Engineering Report, document No.12191W prepared by Bornhorst + Ward Consulting Engineers and dated 20/07/15.	Prior to commencement of use

11.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.	Prior to commencement of use and to be maintained
12.	Electricity Connect the development to the existing electrical reticulation network in accordance with the relevant authorised electricity utility standards.	Prior to commencement of the use
13.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use

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 ****

