

Our ref: DEV2016/762

20 April 2016

Economic Development Queensland
C/- Mr Eddie Venturini
Saunders Havill Group
9 Thompson Street
BOWEN HILLS QLD 4006

Dear Eddie

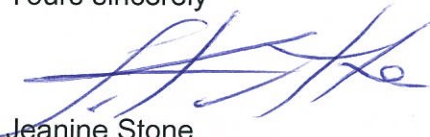
SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – WAREHOUSE (TEMPORARY) AT 240 MACARTHUR AVENUE, HAMILTON DESCRIBED AS LOT 13 ON SP214221

On 20 April 2016 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://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 Jennifer Davison on 3452 7127.

Yours sincerely



Jeanine Stone

Director – EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton Urban Development Area	
Site address	240 Macarthur Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 13	SP214221
PDA development application details		
DEV reference number	DEV2016/762	
'Properly made' date	21 March 2016	
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 a Warehouse (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		20 April 2016	
Currency period		5 years from the 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.	Licence Areas B & C in Lot 13 on SP214221, prepared by LandPartners	BRSS4250.000-054 Rev G	16/11/2015

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:
 - i. 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).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DILGP 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, DILGP 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, DILGP 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, DILGP **within 20 business days** from the date of the notice.
- v. **within 20 business days** – EDQ Development Assessment, DILGP 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, DILGP 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, DILGP endorses relevant plans/supporting information.

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.

PDA Development Conditions - Material Change of Use		
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.	Extent of Approval This approval relates only to the area shown as 'Licence Area C' on Plan No. BRSS4250.000-054 Rev G prepared by LandPartners and dated 16/11/2015.	As indicated
4.	Duration of Temporary Uses (5 years) a) This PDA Development Approval is valid for 5 years from the decision date of this approval. b) Submit to EDQ Development Assessment, DILGP 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. 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
5.	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 to EDQ Development Assessment, DILGP for compliance assessment, a plan or plan(s) identifying the proposed layout including location of the temporary structures, buildings, fencing/screening, site improvements, internal access and car parking. b) Erect the temporary structures generally in accordance with the endorsed plans required by part (a) of this condition. c) Any temporary buildings erected on the site are to be for the purpose of housing on-site administration functions related to the warehouse use.	a) Prior to commencement of site works for the use b) As indicated c) As indicated.

6.	Storage of Goods and Materials – Limitations Any dangerous goods, as classified as dangerous goods in the <i>Code for the Transport of Dangerous Goods by Road and Rail</i> , hazardous substances, as identified in the <i>Hazardous Substances Information System</i> , or any goods or materials that constitute an Environmentally Relevant Activity are not to be stored on site.	As indicated.
Engineering		
7.	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
8.	Outdoor Lighting Outdoor lighting proposed within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
9.	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 ****

