

Our ref: DEV2015/740

26 May 2016

Economic Development Queensland
C/- Mr Eddie Venturi
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 – TEMPORARY ACTIVITY (WAREHOUSE) AT 140A CURTIN AVENUE WEST, HAMILTON DESCRIBED AS LOT 3 ON SP104140

On 25 May 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 Karina McGill on 3452 7518.

Yours sincerely



Jeanine Stone
Director – EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	140A Curtin Avenue West, Hamilton	
Lot on plan description	Lot number	Plan description
	3 (part of)	SP104140
PDA development application details		
DEV reference number	DEV2015/740	
'Properly made' date	21 December 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	Temporary Activity (Warehouse)	

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		25 May 2016	
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.	PROPOSAL PLAN Temporary Activity – Warehouse (including car storage)	8087 P 01 SK A	08.12.15

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. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Council** means Brisbane City Council.
3. **DEHP** means The Department of Environment and Heritage Protection.
4. **DILGP** means The Department of Infrastructure, Local Government and Planning.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland.
9. **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 Use (5 years) This PDA Development Approval is valid for 5 years from the Original decision date of this approval.	As indicated

4.	Compliance Assessment - Safety and Risk Report Submit to EDQ Development Assessment, DILGP for compliance assessment a safety and risk assessment report for the approved development. 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 activities listed in the <i>Northshore Hamilton UDA Development Scheme</i> (page 17). The safety and risk assessment report shall be current and available on site at all times.	Prior to the commencement of works
5.	Compliance Assessment – Temporary Buildings a) Where the installation of temporary buildings (excluding marquees or tents) is required on the site, submit to EDQ Development Assessment, DILGP, for compliance assessment a plan identifying the proposed site layout including location of temporary buildings. Temporary buildings must have floor levels above 3.18m AHD. b) Install temporary buildings generally in accordance with the endorsed plans as required by part a) of this condition.	a) Prior to commencement of site works for the relevant use b) As indicated
6.	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 or 3 months prior to planned cessation of the use b) Prior to the PDA Development Approval lapsing

Engineering

7.	Construction Management Plan a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan (CMP) prepared by the principal site contractor that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; 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 actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor; iv. provision for the management of traffic around and through the site during and outside of construction work hours; v. provision of parking for workers and materials delivery during and outside construction hours of work. 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.	a) Prior to commencement of site works b) At all times during construction
8.	Flood Evacuation Management Plan Submit to EDQ Development Assessment, DILGP, a Flood Evacuation Management Plan (FEMP) for the evacuation of vehicles and people from the site to a flood immune area in the event of a potential flood, certified by a suitably qualified professional. The FEMP shall be current and displayed on site at all times.	Prior to the commencement of use and to be maintained

9.	Water Connection Where Temporary Buildings are proposed, connect the development to the existing water reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
10.	Sewer Connection Where Temporary Buildings are proposed connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
11.	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
12.	Compliance Assessment – Stormwater quality a) Submit to EDQ Development Assessment, DILGP for compliance assessment a stormwater quality management plan (SWQMP), certified by and RPEQ for the site generally in accordance with PDA Guideline No. 13 Engineering standards – Stormwater quality. b) Construct the works generally in accordance with the endorsed documents required under part a) of this condition. c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the endorsed documents required under part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use c) Prior to commencement of use
13.	Outdoor Lighting Outdoor lighting with the development shall be designed and installed in accordance with AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.	Prior to commencement of use and to be maintained
14.	Electricity Submit to EDQ Development Assessment, DILGP either: a) written evidence from Energex confirming that existing underground low-voltage electricity	Prior to commencement of site works

	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.	
15.	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
Landscape and Environment		
16.	Acid Sulfate Soils 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: - prepared generally in accordance with the <i>State Planning Policy</i>, April 2016 (as amended from time to time) and relevant guidelines; and - certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site acid sulfate soils generally in accordance with the ASSMP.	a) Prior to commencement of or during site works b) Prior to commencement of use
17.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DILGP an Erosion and Sediment Control Plan (ESCP) certified by a REPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: - Urban Stormwater Quality Planning Guidelines 2010 (DEHP) - Best Practice Erosion and Sediment Control (International Erosion and	a) Prior to commencement of site works

	Control Association).	
	b) Implement the certified ESCP as required under part a) of this condition.	b) At all times during construction

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 ****

