



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2017/833

10 April 2017

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 OPERATIONAL WORKS - CLEARING OF SIGNIFICANT VEGETATION AT 127A-211 CURTIN AVENUE WEST AND 4 BARCHAM STREET, HAMILTON DESCRIBED AS LOT 800 ON SP210924, LOT 1 ON SP238221, LOT 9 ON SP288055, LOT 5 ON SP273062 AND LOT 0 ON SP273096

On 10 April 2017, 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.edq.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

Minister for Economic Development
Queensland
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Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information			
Priority Development Area (PDA)		Northshore Hamilton	
Site address		127a-211 Curtin Avenue West and 4 Barcham Street, Hamilton	
Lot on plan description	Lot number	Plan description	
	Lot 800	SP210924	
	Lot 1	SP238221	
	Lot 9	SP288055	
	Lot 5	SP273062	
	Lot 0	SP273096	
PDA development application details			
DEV reference number		DEV2017/833	
'Properly made' date		21 February 2017	
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		Operational Works – Clearing of Significant Vegetation	
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		10 April 2017	
Currency period		2 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	Date
1.	Vegetation Clearing Management Plan, prepared by Saunders Havill Group	8146 E 01 VCMP A	March 2017

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. **DEHP** means The Department of Environment and Heritage Protection.
3. **DILGP** means The Department of Infrastructure, Local Government and Planning.
4. **EDQ** means Economic Development Queensland.
5. **MEDQ** means The Minister of Economic Development Queensland.
6. **PDA** means Priority Development Area.

PDA Development Conditions		
No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	At all times
2.	Removal of Significant Vegetation Removal of significant vegetation is to be conducted by a qualified arborist in accordance with the approved Vegetation Clearing Management Plan, 8146 E01 VCMP Revision A, dated March 2017.	For the duration of the approved works
3.	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 that minimises any increase in 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; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Undertake all works generally in accordance with the	a) Prior to commencement of site works b) For the duration of site

PDA Development Conditions		
No.	Condition	Timing
	CMP which must be current and available on site at all times during the construction period.	works
4.	Waterway Bed and Bank Stabilisation a) Submit to EDQ Development Assessment, DILGP, documentation certified by a RPEQ or a suitably qualified professional confirming that the bed and bank stability of the waterway has not been compromised or substantially altered as a result of the removal of significant vegetation. OR b) Submit to EDQ Development Assessment, DILGP, a waterway stabilisation plan, certified by a RPEQ or a suitably qualified professional, demonstrating how the bed and banks of the waterway have been stabilised following the removal of significant vegetation.	Within 6 weeks of completion of works

INTERFERENCE WITH SIGNIFICANT VEGETATION ADVICE

The approved clearing of significant vegetation is not to interfere with significant vegetation outside of the scope of the approved Vegetation Clearing Management Plan. Any additional clearing of significant vegetation may require further Operational Works approval or approval under the *Economic Development (Vegetation Management) By-law 2013*.

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 ****