

Our ref: DEV2012/372

18 April 2017

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

Dear Anna

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL AND SECTION 102 APPROVAL TO EXTEND CURRENCY PERIOD FOR A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – WAREHOUSE, CAR PARK, OUTDOOR SALES OR HIRE YARD, BULK LANDSCAPE SUPPLIES, SHOWROOM, GARDEN CENTRE, HARDWARE AND TRADE SUPPLIES (TEMPORARY) AT 60 MACARTHUR AVENUE, HAMILTON DESCRIBED AS LOT 1161 ON SP108457 AND PART LOT 968 ON SL5770

On 12 April 2017 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice and to approve the application to extend the currency period. The currency period is now due to expire on 5 December 2022.

The PDA decision notice and approved plans/documents can 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 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	60 MacArthur Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	Part Lot 968	SL5770
	Lot 1161	SP108457
PDA development application details		
DEV reference number	DEV2012/372	
'Properly made' date	14 March 2017	
Type of application	☒ Changing a PDA development approval ☒ Extending the currency period of a PDA approval	
Description of proposal applied for	Development Permit for Material Change of Use for Warehouse, Car park, Outdoor sales or hire yard, Bulk landscape supplies, Showroom, Garden centre, Hardware and trade supplies (Temporary)	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice The approved changes are summarised as follows: ▪ Extension of the temporary use to a total period of 10 years ▪ Extension of the currency period to 10 years
Original Decision date	5 December 2012
Change to approval date	12 April 2017
Currency period	10 years from Original Decision Date

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

Plans and documents previously approved on 5 December 2012		Number (if applicable)	Date (if applicable)
1.	Proposed Temporary Activities Site	6544 P 01 PP A Rev. A	24.09.2012

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/or documents.	Prior to commencement of use
2.	Complete all operational works Complete all operational work associated with this development approval, including work required by any conditions included in the Conditions Package. Such operational work is to be carried out generally in accordance with the approved drawing(s), and/or documents or, if requiring a further approval from the ULDA, in accordance with the relevant approval(s).	Prior to the commencement of use
3.	General Development Works Repair any damage to existing kerb and channel, footpath, roadway or other infrastructure that may occur during any works carried out in associated with the approved activities.	Prior to commencement of use and at end of a use
4.	Maintain the approved development Maintain the approved development (including parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant engineering or other approval/s required	As indicated

	by the conditions.	
5.	Duration of Interim Use (10 years) a) This UDA development approval is for a period of 10 years after the Original Decision Date. b) Submit to the UDLA, a decommissioning strategy outlining how all buildings and constructed infrastructure as a result of the UDA development approval, will be removed and the site rehabilitated to its original state, at the conclusion of the use / 10 year duration of the UDA development approval. c) Carry out all necessary works as a result of part b) of this condition.	a) As indicated b) Prior to the commencement of use c) Prior to the UDA development approval lapsing
6.	License Agreement or Lease with the landowner Comply with the terms of the Licence Agreement or Lease executed with the landowner.	Prior to the commencement of each use
7.	Construction Management Plan a) Submit to the ULDA, a site based construction management plan that will include but not be limited to the following: • provision for the management of traffic around and through the site during and outside of construction work hours • provision for parking and materials delivery during and outside of construction hours of work • management of dust generated from the site during and outside construction work house • erosion and sediment control The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	a) Prior to the commencement of site works b) As indicated

8.	Temporary buildings and Site improvements a) Where the installation of temporary ancillary buildings or site improvement is required on site, submit to the ULDA Principal Engineer – Development Assessment for endorsement, a plan identifying the proposed layout including location of the temporary buildings, any site improvements and car parking. b) The endorsed plan must form part of the Licence Agreement or Lease with the landowner.	Prior to a lease being entered into with the landowner
9.	Storage on-site Storage on-site in the existing building is to be limited to a maximum height of 4.0m in accordance with current fire fighting restrictions.	To be maintained
10.	Vehicular Access Submit to the ULDA for endorsement, a traffic management plan which identifies all vehicular movement generated by the tenant's use and demonstrates traffic is directed away from emerging residential areas.	Prior to a lease being entered into with the landowner
11.	Public Access within and around the site Provide and maintain unimpeded and safe public access including lighting within and around the site and ensure that access ways are designed to cater for disabled persons in accordance with “<i>Australian Standard AS1428.1</i>”.	Prior to commencement of use and then to be maintained
12.	Car Parking On-site carparking associated with any approved development activity shall be designed and constructed in accordance with <i>AS2890.1: 2004 Parking Facilities – Off Street Parking</i>.	Prior to the commencement of use
13.	Water Connection Provide water connection(s) capable of supporting the temporary use in accordance with Queensland Urban Utilities adopted standards.	Prior to the commencement of use
14.	Stormwater Management a) Submit to the UDLA for compliance endorsement a site-based stormwater management plan for quantity and quality certified by a Registered Professional Engineer Queensland.	a) Prior to commencement of works

	b) Construct the works in accordance with the endorsed plans	b) Prior to commencement of use
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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 ****