



Our ref: DEV2018/913

Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

9 May 2018

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 – FOOD PREMISES AND COMMUNITY FACILITY (ANCILLARY SMALL SCALE USES FOR ARTISTIC, SOCIAL, CULTURAL, RECREATIONAL, OR COMMUNITY SERVICES) AT 18A HERCULES STREET AND 40 REMORA ROAD, HAMILTON DESCRIBED AS LOT 901 ON SP297200 AND LOT 401 ON SP157545

On 8 May 2018 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*. The 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 website www.dsdmip.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Vicki Andre on 3452 7196 or at vicki.andre@dsdmip.qld.gov.au.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton PDA	
Site address	18A Hercules Street and 40 Remora Road, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 901	SP297200
	Lot 401	SP157545
PDA development application details		
DEV reference number	DEV2018/913	
'Properly made' date	12 February 2018	
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	Food Premises and Community Facility	
Description of proposal approved by MEDQ	Food Premises and Community Facility (ancillary small scale uses for artistic, social, cultural, recreational, or community services)	

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. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure, 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 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		8 May 2018	
Currency period		6 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.	Site Plan_Shade Structures – amended in red 2 May 2018	Hercules Park Amenities 0.17040 CD002 B	NA
2.	Amenities Pavilion_Context Plan – amended in red 2 May 2018	Hercules Park Amenities 0.17040 CD 101 C	NA
3.	Amenities Pavilion_Roof Plan – amended in red 2 May 2018	Hercules Park Amenities 0.17040 CD 102 D	NA
4.	Amenities_Room Details – Kiosk Floor Plan – amended in red 2 May 2018	Hercules Park Amenities 0.17040 CD 105 C	NA
5.	Amenities_Room Details – Kiosk Concrete Upstand Plan – amended in red 2 May 2018	Hercules Park Amenities 0.17040 CD 107 A	NA
6.	Amenities Pavilion – Elevation – South Hercules Street – amended in red 2 May 2018	Hercules Park Amenities 0.17040 CD 111 C	NA
7.	Amenities Pavilion – Elevation – East Through Green – amended in red 2 May 2018	Hercules Park Amenities 0.17040 CD 112 C	NA

8.	Amenities Pavilion – Elevation - North Elevation – amended in red 2 May 2018	Hercules Park Amenities 0.17040 CD 113 C	NA
9.	Amenities Pavilion – Elevation – West Through Thoroughfare – amended in red 2 May 2018	Hercules Park Amenities 0.17040 CD 114 C	NA
10.	Amenities Pavilion – Section 5 – amended in red 2 May 2018	Hercules Park Amenities 0.17040 CP 125 D	NA
11.	Amenities Pavilion – Section 6 – amended in red 2 May 2018	Hercules Park Amenities 0.17040 CP 126 D	NA
12.	Amenities Pavilion – Section 7 – amended in red 2 May 2018	Hercules Park Amenities 0.17040 CD 127 D	NA
13.	Amenities Pavilion – Section 8 – amended in red 2 May 2018	Hercules Park Amenities 0.17040 CD 128 D	NA
14.	Amenities_Windows + Doors	Hercules Park Amenities 0.17040 CD131 D	NA
15.	Water Reticulation Site Services General Arrangement – amended in red 8 May 2018	H100 Revision D	JAN 2018
16.	Sanitary Drainage Site Services General Arrangement – amended in red 8 May 2018	H200 Revision D	JAN 2018
17.	Electrical Services Site Layout Sheet 3 of 3 – amended in red 8 May 2018	E12 Revision P1	21.12.17

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 generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated

Engineering		
3.	Water connection Connect the development to the existing water reticulation network in accordance Council's current adopted standards.	Prior to commencement of use
4.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
5.	Electricity Submit to EDQ Development Assessment, DSDMIP either: a) written evidence from Council confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or b) written evidence from Council 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.	Prior to commencement of site works
Landscape and Environment		
6.	Refuse Collection Submit to EDQ Development Assessment, DSDMIP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
Infrastructure Charges		
7.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) dated 1 July 2017 indexed to the date of payment.	In accordance with the IFF

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 ****