



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2022/1299

3 August 2022

PPlan
Att: Ms Tracy Ryan
PO Box 340
HAMILTON CENTRAL QLD 4007

Email: town.planning@pplan.net.au

Dear Tracy

S89(1)(a) Approval of PDA development application

PDA development application DEV2022/1299 for Development Permit for Building Works for Permanent External Shade Structure at Shop 7, 39 Hercules Street, Hamilton described as Lot 601 on SP313543

On 3 August 2022, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Mr Jake Pitt, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7587 or at jake.pitt@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Beatriz Gomez
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Northshore-Hamilton	
Site address	Shop 7, 39 Hercules Street, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 601	SP313543
PDA development application details		
DEV reference number	DEV2022//1299	
'Properly made' date	24 June 2022	
Type of application	☒ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Building work ☐ Preliminary approval ☒ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Building Works for Permanent External Shade Structure	
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. The approval is for: • PDA Development Permit for Building Work	
Decision date	3 August 2022	
Currency period	2 years from the date of the decision	

Approved plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved plans and documents		Number	Date
1.	Detail Section & Elevations	A105	02/08/21
2.	Plan - Option 1 – Existing Balustrade	A104	02/08/21
3.	Option 1 - Existing Balustrade	Perspective 1	Amended in red 26/07/2022
4.	Option 1 - Existing Balustrade	Perspective 2	Amended in red 26/07/2022

Preamble, abbreviations, and definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@dsdilgp.qld.gov.au
- b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au

PDA development conditions

No.	Condition	Timing
1	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents	Prior to issue of Certificate of Classification / Final Inspection Certificate or prior to commencement of use, whichever comes first
2	Maintain the approved development Maintain the approved development generally in accordance with: a) the approved plans and documents	At all times following commencement of use

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For example, this approval (PDA Development Permit - Building Work) does not include assessment under the Building Act and does not permit building work to occur. Prior to the commencement of any building work, Development Permit (s) for Carrying Out Building Work under the Building Act will be required.

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 ****