



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

Our ref: DEV2022/1357

22 March 2023

Portside Wharf Commercial CTS 36242  
C/- Urbis Pty Ltd  
Att: Mr Alex Moody  
Level 32, 300 George Street  
BRISBANE QLD 4000

Email: amoody@urbis.com.au

Dear Alex

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

**PDA Development Permit for Operational Works for LSA alteration and public realm works at 35A Harbour Road, Hamilton described as Common Property on Lot 0 on SP172640 and Lot 601 on SP313543**

On 22 March 2023, 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.dsdlgp.qld.gov.au/pda-da-applications](http://www.dsdlgp.qld.gov.au/pda-da-applications).

If you require any further information, please contact Marissa Bais, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7344 or at [Marissa.bais@dsdlgp.qld.gov.au](mailto:Marissa.bais@dsdlgp.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	35A Harbour Road, Hamilton	
Lot on plan description	Lot number	Plan description
	Common Property on Lot 1	SP172640
	Common Property on Lot 601	SP313543
PDA development application details		
DEV reference number	DEV2022/1357	
'Properly made' date	06/12/2023	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Application to change PDA development approval</li> <li><input type="checkbox"/> Application to extend currency period</li> </ul>	
Proposed development	Operational work to upgrade various public realm elements and install new structure for licenced seating area	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice.	
Decision date	22 March 2023	
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.	PORTSIDE RETAIL – SCHEDULE 01	Rev E	06/03/2023
2.	NTH PLAZA - GA DEMO PLAN prepared by Cavill Architects	DWG NO. A-04-002 REV.G	23/02/2023
3.	NTH PLAZA - GA PLAN prepared by Cavill Architects	DWG NO. A-04-101 REV.H as amended in red 3/03/23	23/02/2023
4.	NTH PLAZA - GA RCP prepared by Cavill Architects	DWG NO. A-04-201 REV.F as amended in red 3/03/23	23/02/2023
5.	NTH PLAZA - GA ELEV prepared by Cavill Architects	DWG NO. A-04-301 REV.E	23/02/2023
6.	NTH PLAZA - GA SCTN prepared by Cavill Architects	DWG NO. A-04-401 REV.F	23/02/2023
7.	DETAILS - TYPICAL LSA SHELTER prepared by Cavill Architects	DWG NO.A-03-001 REV.C	21/11/2022
8.	DETAILS - TYPICAL LSA SHELTER prepared by Cavill Architects	DWG NO.A-03-002 REV.C	21/11/2022
9.	DETAILS - TYPICAL AWNING EXTENSION & PLANTERS prepared by Cavill Architects	DWG NO.A-03-021 REV.C	21/11/2022
10.	DETAILS - TYPICAL BOLLARD & HANDRAILS prepared by Cavill Architects	DWG NO.A-03-041 REV.C	21/11/2022
11.	Schematic Design Report, Portside Wharf prepared by Cavill Architects	Issue E pages 1-5	6/03/2023

## Preamble, abbreviations, and definitions

### ABBREVIATIONS AND DEFINITIONS

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

**AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.

**BFP** means Building Format Plan.

**CERTIFICATION PROCEDURES MANUAL** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

**CONTRIBUTED ASSET** means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- External Authority** means a public-sector entity other than the MEDQ;
- Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;

- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

**COUNCIL** means the relevant local government for the land the subject of 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.

**EP Act** means the *Environmental Protection Act 1994*.

**MEDQ** means the Minister for Economic Development Queensland.

**PDA** means Priority Development Area.

**RPEQ** means Registered Professional Engineer of Queensland.

#### 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](mailto:pdadevelopmentassessment@dsdilgp.qld.gov.au).
- b) EDQ IS: [EDQ\\_PrePostConstruction@dsdilgp.qld.gov.au](mailto:EDQ_PrePostConstruction@dsdilgp.qld.gov.au).

#### PDA development conditions

No.	Condition	Timing
1.	<b>Carry out the approved development</b>  Carry out the approved development generally in accordance with the approved plans.	Prior to expiration of the currency period
2.	<b>Hours of work - construction</b>  Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	As indicated
3.	<b>Certification of Operational Work</b>  Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
4.	<b>Streetscape Landscape Works</b>  a) Submit to EDQ DA, detailed streetscape works plans by a suitably qualified and experienced landscape architect for works to be undertaken within the development area in accordance with the approved plans.	a) Prior to commencement of new on-site works

PDA development conditions		
No.	Condition	Timing
	<p>b) Construct the works in accordance with the plans endorsed under part (a) of this condition.</p> <p>c) Submit to EDQ IS, 'as-constructed' plans certified by a suitably qualified and experienced landscape architect in a format consistent with Council's adopted standards.</p>	<p>b) During construction</p> <p>c) Prior to issue of Certificate of Classification/ Final Inspection Certificate</p>
5.	<p><b>Streetscape works</b></p> <p>a) Submit to EDQ IS, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with the approved plans/ documents.</p> <p>The certified drawings are to include, where relevant:</p> <ol style="list-style-type: none"> <li>1. location and type of street lighting in accordance with AS1158 – '<i>Lighting for Roads and Public Spaces</i>';</li> <li>2. footpath treatments;</li> <li>3. location and specifications of streetscape furniture;</li> <li>4. location and size of stormwater treatment devices; and</li> <li>5. street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines.</li> </ol> <p>b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.</p> <p>c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.</p>	<p>a) Prior to commencement of streetscape works</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
6.	<p><b>RPEQ Construction Plans</b></p> <p>a) Submit to EDQ IS, detailed construction plans certified by a RPEQ, demonstrating that there are no impacts to the structural stability of underground basement structures.</p> <p>b) Construct the approved structures generally in accordance with part (a) of this condition.</p> <p>c) Submit to EDQ IS, certification by a RPEQ that all construction works have been carried out generally in accordance with the certified plans under part (a) of this condition.</p>	<p>a) Prior to commencement of new on-site works</p> <p>b) During construction</p> <p>c) Prior to issue of Certificate of Classification/ Final Inspection Certificate</p>



PDA development conditions		
No.	Condition	Timing
	b) Implement and maintain all measures implemented under part (a) of this condition.	b) As indicated
9.	<p><b>Public infrastructure (damage, repairs and relocation)</b></p> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p> <p>b) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards.</p> <p><i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i></p>	<p>a) Prior to practical completion</p> <p>b) Prior to practical completion</p>

### STANDARD ADVICE

Please note that 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 \*\***