



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1520

Your ref: 24-243

06 November 2024

Fitstop Australia
C/- Plan A Town Planning Pty Ltd
Att: Ms Holly Ilka
PO Box 1661
MILTON QLD 4064

Email: planning@planatp.com.au

Dear Ms Ilka

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Material Change of Use for Indoor Sport and Recreation (Interim Use) at 9 Hercules Street, Hamilton described as Lot 645 on SL2184

On 06 November 2024, 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 website at [Current applications and approvals](#).

If you require any further information, please contact Chessa Lao, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7425 or at Chessa.Lao@edq.qld.gov.au, who will assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Northshore Hamilton PDA	
Site address	9 Hercules Street, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 645	SL2184
PDA development application details		
DEV reference number	DEV2024/1520	
'Properly made' date	19 July 2024	
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 ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Material Change of Use for Indoor Sport and Recreation (Interim Use)	
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: • Indoor Sport and Recreation (Interim Use)	
Decision date	06 November 2024	
Currency period	Six years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Chessa Lao, Planner, EDQ DA	
Manager	Jennifer Sneesby, Manager, EDQ DA	
Engineer	Ava Jalali, Engineer, EDQ IS	
Delegate	Beatriz Gomez, Director, EDQ DA	

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.	Site Plan	Document no. 01	28 June 2024 (Amended In Red 30 August 2024)

Preamble, abbreviations, and definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

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

COUNCIL means the relevant local government for the land the subject of this approval.

DCOP means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.

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@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

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.	At all times following commencement of use.
3.	Duration of Interim Use (6 Years) The approved use of the premises is on an interim basis for six (6) years from the date of decision, unless otherwise approved in writing by EDQ DA.	As indicated.
Construction Management		
4.	Refuse Collection a) Submit to EDQ IS a Waste Management Plan, certified by a suitably qualified person, to demonstrate the following: i) compliance against the local planning scheme, ii) design vehicle and turn templates, iii) waste type and equipment, iv) proposed refuse storage area is sufficient, and v) operational and design requirements. b) Submit to EDQ IS evidence of the approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. c) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use. b) Prior to commencement of use. c) At all times following commencement of use.
5.	Flood Emergency Management Plan (FEMP) a) Submit to EDQ IS a Flood Emergency Management Plan (FEMP), prepared by a suitably qualified RPEQ, generally in accordance with the following: i) Northshore Hamilton PDA Development Scheme, ii) Brisbane City Plan 2014, and iii) EDQ's relevant guidelines and standards. The FEMP is to include the following information: 1) Management of emergency access or evacuation for the site. 2) Outline procedures for both ingress and egress during a flood event, particularly where adjoining roads are flooded. b) Implement the certified FEMP submitted under part a) of this condition.	a) Prior to commencement of use. b) At all times following commencement of use.

PDA Development Conditions		
No.	Condition	Timing
6.	Car Parking Provide a minimum of three (3) car parking spaces for the use of Indoor Sport and Recreation on the subject site.	At all times.
Infrastructure Contributions		
7.	Infrastructure Charges Pay to MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP.

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 ****