

Our ref: DEV-2026-NSH-4844

24 July 2026

Urquhart Murphy Investments  
c/- Place Design Group  
[bailey.g@placedesigngroup.com](mailto:bailey.g@placedesigngroup.com)

Dear Applicant

**PDA Decision Notice**

***Notice given under section 89(1) of the Economic Development Act 2012***

|                                         |                                                                                         |
|-----------------------------------------|-----------------------------------------------------------------------------------------|
| <b>Priority Development Area (PDA):</b> | <b>Northshore Hamilton PDA</b>                                                          |
| <b>PDA Development Type:</b>            | <b>Development Permit for MCU for Food and drink outlet and Shop (Interim Land Use)</b> |
| <b>Property Location:</b>               | <b>5 Hercules Street Hamilton</b>                                                       |
| <b>Property Description:</b>            | <b>Lot 1 on SP231749 and Lot 645 on SL2184</b>                                          |

On 24 July 2026, Economic Development Queensland (EDQ) decided to approve **all** of the above PDA Development Application subject to PDA Development Conditions in accordance with the attached PDA Decision Notice.

The Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Jocelyn Bowyer on (07) 3452 9579 or by email at [Jocelyn.bowyer@edq.qld.gov.au](mailto:Jocelyn.bowyer@edq.qld.gov.au).

Yours sincerely



Beatriz Gomez  
**Director**  
**Development Services**  
**Economic Development Queensland**

Cc: Brisbane City Council

## PDA Decision Notice

| Site information                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Name of Priority Development Area (PDA) | Northshore Hamilton PDA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                  |
| Site address                            | 5 Hercules Street Hamilton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Plan description |
|                                         | Lot 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | SP231749         |
|                                         | Lot 645                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | SL2184           |
| PDA Development Approval details        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |
| DEV Reference No.                       | DEV-2026-NSH-4844                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |
| PDA Development Approval Type           | <input checked="" type="checkbox"/> Material change of use <div style="margin-left: 20px;"> <input type="checkbox"/> PDA Preliminary Approval           </div> <input checked="" type="checkbox"/> PDA Development Permit <div style="margin-left: 20px;"> <input type="checkbox"/> Reconfiguring a lot           </div> <div style="margin-left: 20px;"> <input type="checkbox"/> PDA Preliminary Approval<br/> <input type="checkbox"/> PDA Development Permit           </div> <input type="checkbox"/> Operational work <div style="margin-left: 20px;"> <input type="checkbox"/> PDA Preliminary Approval<br/> <input type="checkbox"/> PDA Development Permit           </div> |                  |
| Approval details                        | Food and Drink Outlet and Shop (Interim Land Use)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |
| Decision                                | EDQ 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                           | 24/07/2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |
| Currency Period                         | 6 years from the Decision date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |

| Approved plans and documents                                                                                                            |                     |                       |              |            |
|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------|--------------|------------|
| The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below. |                     |                       |              |            |
| Plan/Document Name                                                                                                                      |                     | Reference No.         | Prepared By  | Date       |
|                                                                                                                                         | Site Plans          | 2609 SD 1001 – Rev P4 | Bones Studio | 29/05/2026 |
|                                                                                                                                         | Existing Floor Plan | 2609 SD 1101 – Rev P3 | Bones Studio | 27/05/2026 |
|                                                                                                                                         | Existing Roof Plan  | 2609 SD 1102 – Rev P3 | Bones Studio | 27/05/2026 |

|  |                                                        |                       |              |             |
|--|--------------------------------------------------------|-----------------------|--------------|-------------|
|  | Demolition Floor Plan                                  | 2609 SD 1201 – Rev P3 | Bones Studio | 27/05/2026  |
|  | Demolition Roof Plan                                   | 2609 SD 1202 – Rev P3 | Bones Studio | 27/05/2026  |
|  | Proposed Floor Plan – Ground Floor (as amended in red) | 2609 SD 2101 – Rev P3 | Bones Studio | 27/05/2026  |
|  | Proposed Roof Plan                                     | 2609 SD 2102 – Rev P3 | Bones Studio | 27/05/2026  |
|  | Elevations - Sheet 1                                   | 2609 SD 3001 – Rev P3 | Bones Studio | 27/05/2026  |
|  | Elevations - Sheet 2                                   | 2609 SD 3002 – Rev P3 | Bones Studio | 27/05/2026  |
|  | Elevations - Sheet 3                                   | 2609 SD 3003 – Rev P3 | Bones Studio | 27/05/2026  |
|  | Elevations - Sheet 4                                   | 2609 SD 3004 – Rev P3 | Bones Studio | 27/05/2026  |
|  | Transport Impact Statement                             | 24454T-LET01-F01-P1   | Ratio        | 26/05/ 2026 |

### Compliance assessment

Where a condition of this approval requires Compliance Assessment, the following is required;

- a) The Applicant must:
  - i) pay to EDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule<sup>1</sup> (as amended from time to time).
  - ii) submit to EDQ a duly completed Compliance Assessment form<sup>2</sup>.
  - iii) submit to EDQ the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
  - i) the Applicant submits items required under a) above to EDQ for Compliance Assessment.
  - ii) **within 20 business days** – MEDQ assesses the documentation and:
    1. if satisfied, endorses the documentation; or

<sup>1</sup> The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

<sup>2</sup> The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

2. if not satisfied, notifies the Applicant accordingly.
- iii) if the Applicant is notified under ii)2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
- iv) **within 20 business days** – EDQ assesses the revised documentation and:
  1. if satisfied, endorses the revised documentation; or
  2. if not satisfied, notifies the applicant accordingly.
- v) where EDQ notifies the Applicant as stated under iv)2. above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v) above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

#### Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ, use the following submission pathways:

- a) For conditions requiring Compliance Assessment via the [EDQ Customer Portal](#) or via [developmentservices@edq.qld.gov.au](mailto:developmentservices@edq.qld.gov.au).
- b) For conditions requiring the submission of material related to the [Certification Procedures Manual \(CPM\)](#) process via the CPM [Digital Submission system](#).

#### PDA Development Conditions

| No. | Condition                                                                                                                                                                                                                                         | Timing                                     |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|
| 1.  | <b>Carry out the Approved Development</b><br><br>Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions. | Prior to commencement of use               |
| 2.  | <b>Maintain the Approved Development</b><br><br>Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.   | At all times following commencement of use |
| 3.  | <b>Duration of Interim Use</b><br><br>This PDA development approval is in effect for 6 years from the decision date.                                                                                                                              | As indicated                               |



| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                             |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Timing                                                      |
|                            | <ol style="list-style-type: none"> <li>2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site;</li> <li>3. for safe and functional temporary vehicular access points and frequency of use;</li> <li>4. for the safe and functional loading and unloading of materials including the location of any remote loading sites;</li> <li>5. for the location of materials, structures, plant and equipment;</li> <li>6. of waste generated by construction activities;</li> <li>7. detailing how materials are to be loaded/unloaded;</li> <li>8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets);</li> <li>9. of employee and visitor parking areas;</li> <li>10. of anticipated staging and programming;</li> <li>11. for the provision of safe and functional emergency exit routes; and</li> <li>12. any out of hours work as endorsed via Compliance Assessment.</li> </ol> <p>b) A copy of the CMP submitted under part a) of this condition must be current and available on site.</p> <p>c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.</p> | <p>b) During construction</p> <p>c) During construction</p> |
| 8.                         | <p><b>Traffic Management Plan</b></p> <p>a) Submit to EDQ a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following:</p> <ol style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours;</li> <li>ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site;</li> <li>iii) provision of parking for workers and materials delivery;</li> <li>iv) risk identification, assessment and identification of mitigation measures;</li> <li>v) ongoing monitoring, management review and certified updates (as required); and</li> <li>vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.</li> </ol>                                                                                                                                                                                               | <p>a) Prior to commencing work</p>                          |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                             |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Timing                                                                                      |
|                            | <p>b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.</p> <p><i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>                                                                                                                                                                                                                                                                                                   | b) During construction                                                                      |
| 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) Where 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 the External Authority's 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 commencement of use</p> <p>b) Prior to commencement of use</p>               |
| 10.                        | <p><b>Refuse Collection</b></p> <p>a) Submit to EDQ evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.</p> <p>b) Implement the refuse collection arrangements submitted under part a) of this condition.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>a) Prior to commencement of use</p> <p>b) At all times following commencement of use</p> |
| 11.                        | <p><b>Flood Emergency Management Plan</b></p> <p>Prepare and implement a Flood Emergency Management Plan (FEMP) prepared by a suitably qualified RPEQ in accordance with the Northshore Hamilton Priority Development Area Development Scheme, Brisbane City Council City Plan 2014 Flood overlay code (8.2.11), Flood planning scheme policy (SC6.11) and EDQ's relevant guidelines and standards.</p>                                                                                                                                                                                                                                                                                                                                                                                             | Prior to commencement of use                                                                |
| 12.                        | <p><b>Landscape Works</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                             |

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                    |
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| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Timing                                                                                                                             |
|                            | <p>a) Submit to EDQ, detailed landscape plans certified by an AILA for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the approved plans as amended in red and show details of the following:</p> <ul style="list-style-type: none"> <li>i) Trees and plants including species, size and location</li> <li>ii) Fencing, gates and pergola details</li> <li>iii) Planters and other furniture.</li> </ul> <p>b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>a) Prior to commencement of works</p> <p>b) Prior to commencement of use</p>                                                    |
| <b>13.</b>                 | <p><b>Streetscape Works – Compliance Assessment</b></p> <p>a) Submit to EDQ for Compliance Assessment, detailed streetscape works of Hercules Street fronting Lot SP231749, certified by an AILA, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council.</p> <p>The certified drawings are to include, where relevant:</p> <ul 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, if any;</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> </ul> <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 '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</p> <p>c) Prior to commencement of use</p> |
| <b>14.</b>                 | <p><b>Outdoor Lighting</b></p> <p>Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Prior to commencement of use</p>                                                                                                |
| <b>15.</b>                 | <p><b>Contaminated Land</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                    |



| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                   |                              |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                         | Timing                       |
|                            | <p>Submit to EDQ a copy of a site suitability statement, confirming that the site is suitable for the proposed use. The site suitability statement must be prepared by a suitably qualified person and in accordance with the EP Act.</p> <p><i>NOTE: For the purpose of this condition a suitably qualified person is defined in the EP Act.</i></p>                                             | Prior to commencement of use |
| <b>16.</b>                 | <p><b>Easements over Infrastructure</b></p> <p>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p> | Prior to commencement of use |
| Infrastructure Charges     |                                                                                                                                                                                                                                                                                                                                                                                                   |                              |
| <b>17.</b>                 | <p>Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.</p> <p>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.</p>                                                                                                 | 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 \*\***

