

Our ref: DEV2014/594

1 August 2014

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 - CAR PARK (TEMPORARY) AT PART 221 & 257 MACARTHUR AVENUE, HAMILTON DESCRIBED AS PART LOT 1202 ON SP160055 AND PART LOT 1303 ON SP195300

On 1 August 2014 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*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website <http://www.dsdiq.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>

Should you have any queries in relation to the decision notice, please do not hesitate to contact Brianna Fyffe on 3452 7167.

Yours sincerely



Lyndy Rapson
A/Director - PDA Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Northshore Hamilton	
Site address	Part 221 & 257 Macarthur Avenue, Hamilton	
Lot on plan description	Lot number	Lot description
	Part Lot 1202	SP160055
	Part Lot 1303	SP195300
PDA development application details		
MEDQ reference number	DEV2014/594	
Lodgement date	30 July 2014	
Type of application	☒ New development involving:- ☒ Material Change of Use ☒ Development permit	
Description of proposal applied for	Car Park (Temporary)	

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		1 August 2014	
Currency period		1 month from Decision Date	
Plans and specification			
The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.			
Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Proposed Temporary Activity (Car Park – Ekka Vehicles)	7303 P 01 PP, Revision A	29.07.14
PDA Development Conditions			
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and/or documents.	Prior to commencement of use and to be maintained	
2.	General Development Works Repair any damage to existing kerb and channel, footpath, roadway or other infrastructure that may occur during any works carried out in association with the approved activities.	At the conclusion of the use	
3.	Maintain the approved development Maintain the approved development (including parking, driveways and other external spaces) in accordance with the approved drawings(s) and/or documents, and any relevant engineering or other approval/s required by the conditions.	As indicated	
4.	Duration of Temporary Use This PDA development approval is valid from 1 August 2014 until 21 August 2014.	As indicated	
5.	Licence Agreement or Lease with the landowner Enter into and comply with the terms of the Licence Agreement or Lease executed with the landowner.	Prior to the commencement of each use	
6.	Traffic Management Plan a) Submit to Principal Engineer DSDIP PDA Development Assessment a traffic management plan which identifies all	a) Prior to a lease being entered into with the landowner	

	vehicular movements generated by the tenant's use. The plan must include but is not limited to: • Demonstrate traffic is directed away from emerging residential areas to minimise noise and other nuisance; • Identify hours of truck operation. Operation of heavy vehicles shall occur outside of the peak hour, where possible; • Demonstrate all vehicles can enter and exit the site in a forward motion; • If a security gate is proposed, the gate is to be open, when required, to prevent any queuing on Macarthur Avenue. b) The Traffic Management Plan shall be implemented in accordance with part a) of this condition.	b) At all times
7.	On-site vehicles No washing down of any vehicle is permitted on-site.	At all times

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Economic Development Act 2012* as well as the *Sustainable Planning Act 2009* (eg for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Conservation Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

**** End of package****

