



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2015/690

17 July 2015

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 USE) AT 221, 257-281 MACARTHUR AVENUE, HAMILTON DESCRIBED AS PART LOT 1202 ON SP160055 AND PART LOT 302 ON SP257483

On 16 July 2015 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 this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://dilgp.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Gerard McCafferty on 3452 7424.

Yours sincerely

Lyndy Rapson
A/ Director – EDQ Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	Part 221 & 257- 281 Macarthur Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	Part Lot 1202	SP160055
	Part Lot 302	SP257483
PDA development application details		
DEV reference number	DEV2015/690	
'Properly made' date	26 June 2015	
Type of application	☒ New development involving:- ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Car Park (Temporary 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.
Decision date	16 July 2015
Currency period	1 month from decision date

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Proposed Temporary Activity (Car Park – Ekka Vehicles)	7373 P 01 PP, Revision A	29.07.14 (as amended in red 16 July 2015)

PDA Development Conditions

No.	Condition	Timing
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 31 July 2015 until 31 August 2015.	As indicated

5.	Traffic Management Plan a) Submit to EDQ Development Assessment, DILGP a traffic management plan which identifies all 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.	a) Prior to a lease being entered into with the landowner b) At all times
6.	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. 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 ****

