

Our ref: DEV2011/186

12 June 2014

Mr Jim Ong
6/696 Sandgate Road
Clayfield QLD 4011

Dear Jim

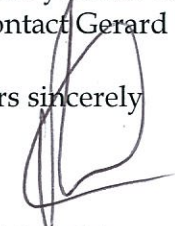
AMENDED SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (MEDICAL CENTRE) AT 8 HARBOUR ROAD, HAMILTON DESCRIBED AS LOTS 10007 & 10008 ON SP224043

On 14 May 2012 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.ds dip.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 Gerard McCafferty on 3452 7424.

Yours sincerely



Patrick Atkinson
Director - PDA Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Northshore Hamilton	
Site address	8 Harbour Road, Hamilton	
Lot on plan description	Lot number	Lot description
	10007	SP224043
	10008	SP224043
PDA development application details		
MEDQ reference number	DEV2011/186	
Lodgement date	17 April 2012	
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	Medical Centre	

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		14 May 2012	
Currency period		4 Years 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.	Tenancy Plan – Dentist Clinic, prepared by Cox Rayner	SK-003-REV A	18.11.2011
2.	Ground Floor Plan, prepared by Biscoe Wilson architects	SK02 Revision P9	17.09.2010
PDA Development Conditions			
1	Carry out the approved development Carry out and complete the development generally in accordance with the approved plan/s, drawing/s and documents/s and the conditions contained in this approval.	Prior to the commencement of use	

Standard Advice

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals that 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* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Act 1999*. Carrying out the 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.

