

Our ref: DEV2016/772

23 June 2016

Economic Development Queensland
C/- Ms Laura Garside
Cardno
Locked Bag 4006
FORTITUDE VALLEY QLD 4006

Dear Laura

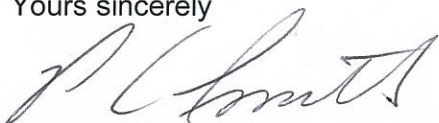
SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS – FILLING AND EXCAVATION AT 18 HERCULES STREET, HAMILTON DESCRIBED AS LOT 674 ON SL9942

On 23 June 2016 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 Jennifer Davison on 3452 7127.

Yours sincerely



Peter Smith
Executive Director, Planning Services
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	18 Hercules Street, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 674	SL9942
PDA development application details		
DEV reference number	DEV2016/772	
'Properly made' date	23 May 2016	
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	Operational Works - Filling and Excavation	

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		23 June 2016	
Currency period		2 years from the 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.	Locality Plan	790437-CI-000 Revision 1	5/05/2016
2.	General Notes	790437-CI-001 Revision 1	5/05/2016
3.	General Existing Features and Demolition Plan	790437-CI-002 Revision 2	9/05/2016
4.	Earthworks Tank Removal and Setout Plans	790437-CI-100 Revision 2	9/05/2016
5.	Earthworks Cross Sections and Setout Tables	790437-CI-101 Revision 1	5/05/2016
6.	Earthworks Erosion and Sediment Control Layout Plan	790437-CI-110 Revision 2	9/05/2016
7.	Earthworks Erosion and Sediment Control Details	790437-CI-111 Revision 1	5/05/2016

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
2. **Council** means Brisbane City Council.
3. **DILGP** means The Department of Infrastructure, Local Government and Planning.
4. **EDQ** means Economic Development Queensland.
5. **MEDQ** means The Minister of Economic Development Queensland.
6. **PDA** means Priority Development Area.
7. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions – Reconfiguring a Lot

[illegible]

	Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP. b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	b) At all times during construction
4.	Decontamination Works a) Carry out the decontamination works generally in accordance with the approved plans and the relevant DEHP guidelines for the assessment and management of contaminated land. b) Provide evidence in writing to EDQ Development Assessment DILGP that the site has been removed from the Queensland Environmental Management Register.	a) Prior to practical completion b) Prior to practical completion
5.	Filling and Excavation a) Carry out the earthworks generally in accordance with the approved RPEQ certified plans. b) Submit to EDQ Development Assessment, DILGP certification from a RPEQ that all earthworks have been carried out generally in accordance with the approved RPEQ certified plans and that any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to practical completion b) Prior to practical completion
6.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to practical completion
Environment		
7.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DILGP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: i. prepared generally in accordance with the <i>State Planning Policy</i>, July 2014 (as amended from time to time) and relevant guidelines; and ii. certified by a suitably qualified professional in soils and/or erosion sediment control.	a) Prior to commencement of or during site works

	b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	b) Prior to practical completion
8.	Erosion and Sediment Management Implement erosion and sediment management in accordance with the approved RPEQ certified plans.	At all times during construction

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 ****

