



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/788

20 September 2016

Economic Development Queensland
C/- Mr Eddie Venturini
Saunders Havill Group
9 Thompson Street
BOWEN HILLS QLD 4006

Dear Eddie

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – SHOP (TEMPORARY) AT 33 WHARF STREET, HAMILTON DESCRIBED AS PART LOT 900 ON SP257483 AND PART LOT 301 ON SP257483

On 19 September 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://www.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 Laura Shobbrook on 3452 7196.

Yours sincerely

Beatriz Gomez
Director – EDQ Development Assessment

PDA Decision Notice – Approval

Site information			
Name of priority development area (PDA)		Northshore Hamilton	
Site address		33 Wharf Street, Hamilton	
Lot on plan description	Lot number	Plan description	
	Part Lot 900	SP257483	
	Part Lot 301	SP257483	
PDA development application details			
DEV reference number		DEV2016/788	
'Properly made' date		7 July 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		Shop (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.	
Decision date		19 September 2016	
Currency period		1 year 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 Plan-Temporary Activity'	8298 P 01 PP A	16/08/2016
2.	Floor Plan	TDCA047	March 2016

ABBREVIATIONS

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

1. **Council** means Brisbane City Council.
2. **DILGP** means The Department of Infrastructure, Local Government and Planning.
3. **EDQ** means Economic Development Queensland.
4. **MEDQ** means The Minister of Economic Development Queensland.
5. **PDA** means Priority Development Area.

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plan of development.	For the duration of the temporary use
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	For the duration of the temporary use
3.	Duration of Temporary Use (4 months) The use is valid for 4 months from the commencement of use date.	As indicated
4.	Temporary building Any temporary building proposed on site is to be located generally in accordance with Proposed Plan 'Temporary Activity' 8298 P 01 PP A, dated 16/08/2016 and outside of the proposed easement on Lot 900 on SP257483.	For the duration of the temporary use

Engineering		
5.	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 commencement of use
6.	Outdoor lighting Outdoor lighting for the proposed development shall be designed and installed in accordance with AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.	Prior to commencement of use and to be maintained

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 ****