



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/785

6 October 2016

Economic Development Queensland
C/- Mr Kris Rensch
Bornhorst & Ward Consulting Engineers
Level 4, 67 Astor Terrace,
SPRING HILL QLD 4000

Dear Kris

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS – SEWER AND WATER RETICULATION AT 18 HERCULES STREET, 40 REMORA ROAD, REMORA ROAD, MACARTHUR AVENUE, HERCULES STREET, HARBOUR ROAD, HAMILTON DESCRIBED AS LOT 674 ON SL9942, LOT 401 ON SP157545 AND ROAD RESERVE (REMORA ROAD, MACARTHUR AVENUE, HERCULES STREET, HARBOUR ROAD)

On 6 October 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*. The 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 Tom Barker on 3452 7440.

Yours sincerely

Beatriz Gomez
Director – EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	18 Hercules Street, 40 Remora Road, Remora Road, Macarthur Avenue, Hercules Street and Harbour Road, Hamilton.	
Lot on plan description	Lot number	Plan description
	Lot 674	SL9942
	Lot 401	SP157545
	Road Reserve	Remora Road, Hamilton
	Road Reserve	Macarthur Avenue, Hamilton
	Road Reserve	Hercules Street, Hamilton
	Road Reserve	Harbour Road, Hamilton
PDA development application details		
DEV reference number	DEV2016/785	
'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	Operational Works - Sewer and Water Reticulation	

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		6 October 2016	
Currency period		2 years 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 <i>(if applicable)</i>	Date <i>(if applicable)</i>
1.	Sewer Reticulation Notes & Details Sheet 1, prepared by Bornhorst & Ward	P3-S1-C600 Rev D	31/03/16
2.	Sewer Reticulation Notes & Details Sheet 2, prepared by Bornhorst & Ward	P3-S1-C601 Rev D	31/03/16
3.	Sewer Reticulation Layout Sheet 1, prepared by Bornhorst & Ward	P3-S1-C610 Rev D	31/03/16
4.	Sewer Reticulation Layout Sheet 2, prepared by Bornhorst & Ward	P3-S1-C611 Rev D	31/03/16
5.	Sewer Reticulation Layout Sheet 3, prepared by Bornhorst & Ward	P3-S1-C612 Rev D	31/03/16
6.	Sewer Reticulation Layout Sheet 4, prepared by Bornhorst & Ward	P3-S1-C613 Rev D	31/03/16
7.	Sewer Reticulation Layout Sheet 5, prepared by Bornhorst & Ward	P3-S1-C614 Rev D	31/03/16
8.	Sewer Reticulation Longitudinal Sections, prepared by Bornhorst & Ward	P3-S1-C620 Rev E	31/03/16
9.	Water Reticulation Notes & Details Sheet 1, prepared by Bornhorst & Ward	P3-S1-C700 Rev D	31/03/16
10.	Water Reticulation Notes & Details Sheet 2, prepared by Bornhorst & Ward	P3-S1-C701 Rev D	31/03/16
11.	Water Reticulation Layout Sheet 1, prepared by Bornhorst & Ward	P3-S1-C710 Rev D	31/03/16
12.	Water Reticulation Layout Sheet 2, prepared by Bornhorst & Ward	P3-S1-C711 Rev D	31/03/16
13.	Water Reticulation Layout Sheet 3, prepared by Bornhorst & Ward	P3-S1-C712 Rev D	31/03/16
14.	Water Reticulation Layout Sheet 4, prepared by Bornhorst & Ward	P3-S1-C713 Rev D	31/03/16

15.	Water Reticulation Layout Sheet 5, prepared by Bornhorst & Ward	P3-S1-C714 Rev D	31/03/16
16.	Water Reticulation Live Works Connection Details Sheet 1, prepared by Bornhorst & Ward	P3-S1-C720 Rev D	31/03/16
17.	Water Reticulation Live Works Connection Details Sheet 2, prepared by Bornhorst & Ward	P3-S1-C721 Rev D	31/03/16
18.	Water Reticulation Live Works Connection Details Sheet 3, prepared by Bornhorst & Ward	P3-S1-C722 Rev D	31/03/16
19.	Water Reticulation Crossing Details Sheet 1, prepared by Bornhorst & Ward	P3-S1-C730 Rev C	31/03/16
20.	Water Reticulation Crossing Details Sheet 2, prepared by Bornhorst & Ward	P3-S1-C731 Rev C	31/03/16
21.	Water Reticulation Crossing Details Sheet 3, prepared by Bornhorst & Ward	P3-S1-C732 Rev C	31/03/16

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.

	v. traffic control plans and/or traffic control diagrams prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD) for any temporary part or full road closures of any Council or State road(s). b) Undertake all works generally in accordance with the TMP which must be current and available on site at all times.	b) At all times during construction
5.	Sewer Reticulation a) Submit to EDQ Development Assessment, DILGP, detailed sewer reticulation design plans certified by a RPEQ and endorsed by QUU generally in accordance with the <i>SEQ Water Supply and Sewerage Design and Construction Code</i> and the approved preliminary plans. b) Construct the works generally in accordance with the certified plans required under part b) of this condition. c) Submit to EDQ Development Assessment, DILGP, 'as-constructed' plans, asset register, pressure and CCTV results in accordance with QUU current adopted standards.	a) Prior to commencement of works b) Prior to 'on-maintenance' c) Prior to 'on-maintenance'
6.	Water Reticulation a) Submit to EDQ Development Assessment, DILGP, detailed water reticulation design plans certified by a RPEQ generally in accordance with the <i>SEQ Water Supply and Sewerage Design and Construction Code</i>, Northshore Hamilton Water Supply Infrastructure Plan dated 5/04/16 prepared by QUU and the approved preliminary plans: b) Construct the works generally in accordance with the certified plans required under part b) of this condition. c) Submit to EDQ Development Assessment, DILGP, 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with QUU's current adopted standards.	a) Prior to commencement of works b) Prior to 'on-maintenance' c) Prior to 'on-maintenance'
7.	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 'on-maintenance'

