



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2012/391

23 June 2017

Mr Michael Mazza
Australand Northshore Pty Ltd
T/A Fraser Property Australia
Level 3, 154 Melbourne Street
SOUTH BRISBANE QLD 4101

Dear Michael

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT – 1 INTO 8 DWELLING LOTS AT 94 PARKSIDE CIRCUIT, HAMILTON DESCRIBED AS LOT 205 ON SP251858

On 23 June 2017 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://www.edq.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

Jeanine Stone
Director – EDQ Development Assessment

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	94 Parkside Circuit, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 205	SP251858
PDA development application details		
DEV reference number	DEV2012/391	
'Properly made' date	19 May 2017	
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	Reconfiguring a Lot – 1 into 8 dwelling Lots for a staged subdivision: - Stage 1: 1 into 4 residential lots with balance parcel - Stage 2: 1 into 4 residential lots and reciprocal boundary easements A to N for support, shelter projection, maintenance and the purposes.	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice The approved changes are summarised as follows: ▪ Removing the wording “in Parkside Circuit” from conditions 3 and 13. ▪ Rate revision to conditions 10 and 20.
Original Decision date	11 December 2012
Change to approval date	23 June 2016
Currency period	11 December 2020

Plans and documents

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

Plans and documents previously approved 11 December 2012.		Number (if applicable)	Date (if applicable)
1.	Stage 1 - Proposed Subdivision	31	22 / 11 / 12
2.	Stage 2 - Proposed Subdivision	32	22 / 11 / 12
3.	Stage 1 - Proposed Subdivision Overlay	33	22 / 11 / 12
4.	Stage 2 - Proposed Subdivision Overlay	34	22 / 11 / 12
5.	Typical Boundary & Easement Section	35	22 / 11 / 12

PDA Development Conditions**Stage 1 - one into four residential lots with balance parcel**

No.	Condition	Timing
1.	Carry out the approved development Carry out the development generally in accordance with the approved plan/s, drawing/s and document/s.	Prior to survey plan endorsement
2.	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	Prior to the survey plan endorsement
3.	Stormwater Management All stormwater, with the exception of water captured on-site in rainwater tanks, is to be drained from each lot and carried without causing annoyance or nuisance to any person to a lawful point of discharge in accordance with Brisbane City Council's current standards.	Prior to survey plan endorsement
4.	Water Connection Provide a separate metered water connection to each lot in accordance with Queensland Urban Utilities' current standards.	Prior to survey plan endorsement
5.	Sewer Connection Provide a separate sewer connection to each lot in accordance with Queensland Urban Utilities' current standards.	Prior to survey plan endorsement
6.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development.	Prior to survey plan endorsement
7.	Damage and Repairs Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement

8.	Electricity Submit to the ULDA either: ▪ written evidence demonstrating that existing underground low-voltage electricity supply is available to each lot; or ▪ written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services.	Prior to survey plan endorsement
9.	Telecommunications Submit to the ULDA documentation from an authorised telecommunications service provider confirming that satisfactory agreements have been put in place for the provision of underground telecommunications capable of complying with NBN Co Ltd <i>'New Developments: Deployment of the NBN Co Conduit and Pipe Network – Guidelines for Developers'</i> (April 2011 or later) to each new lot within the proposed development.	Prior to survey plan endorsement
10.	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure based on the Brisbane City Council's Adopted Infrastructure Charges Resolution applicable at the time of payment. The current rate per new lot is \$28,000 which equates to \$112,000 for the 4 proposed lots.	Prior to survey plan endorsement
Stage 2 - One into four residential lots		
11.	Carry out the approved development Carry out the development generally in accordance with the approved plan/s, drawing/s and document/s.	Prior to survey plan endorsement
12.	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.	Prior to the survey plan endorsement
13.	Stormwater Management All stormwater, with the exception of water captured on-site in rainwater tanks, is to be drained from each lot and carried without causing annoyance or nuisance to any person to a lawful point of discharge in accordance with Brisbane City Council's current standards.	Prior to survey plan endorsement

14.	Water Connection Provide a separate metered water connection to each lot in accordance with Queensland Urban Utilities' current standards.	Prior to survey plan endorsement
15.	Sewer Connection Provide a separate sewer connection to each lot in accordance with Queensland Urban Utilities' current standards.	Prior to survey plan endorsement
16.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development.	Prior to survey plan endorsement
17.	Damage and Repairs Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.	Prior to survey plan endorsement
18.	Electricity Submit to the ULDA either: ▪ written evidence demonstrating that existing underground low-voltage electricity supply is available to each lot; or ▪ written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services.	Prior to survey plan endorsement
19.	Telecommunications Submit to the ULDA documentation from an authorised telecommunications service provider confirming that satisfactory agreements have been put in place for the provision of underground telecommunications capable of complying with NBN Co Ltd <i>'New Developments: Deployment of the NBN Co Conduit and Pipe Network – Guidelines for Developers'</i> (April 2011 or later) to each new lot within the proposed development.	Prior to survey plan endorsement

20.	Infrastructure Contributions Pay to the Urban Land Development Authority a monetary contribution towards the cost of the provision of essential infrastructure based on the Brisbane City Council's Adopted Infrastructure Charges Resolution applicable at the time of payment. The current rate per new lot is \$28,000 which equates to \$112,000 for the 4 proposed lots.	Prior to survey plan endorsement
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STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this EDQ development approval, some specific advices are outlined below. Other advices may include other approvals under the Economic Development Act 2012 2007 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 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.

Plan Sealing and Uncompleted Works Bonds

EDQ procedures and required forms regarding plan sealing and uncompleted works bonds are contained within the *EDQ Certification Procedures Manual* downloadable on the EDQ website or contact EDQ on 3452 7437

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

**** End of Package ****