



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2019/1007

24 April 2019

Alceon Pty Ltd
C/- Jensen Bowers Group Consultants Pty Ltd
Att: Mr Damian Reardon
PO Box 799
SPRING HILL QLD 4004

Dear Damian

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (1 INTO 2 LOTS) AT 211 CURTIN AVENUE WEST, EAGLE FARM DESCRIBED AS LOT 9 ON SP288055

On 23 April 2019 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 website <https://www.dsdmip.qld.gov.au/edq/development-decisions.html>

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Gabrielle Shepherd on 3452 7914.

Yours sincerely

Beatriz Gomez
**Director
Development Assessment
Economic Development Queensland**

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	211 Curtin Avenue West, Eagle farm	
Lot on plan description	Lot number	Plan description
	9	SP288055
PDA development application details		
DEV reference number	DEV2019/1007	
'Properly made' date	25 February 2019	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	PDA development permit for Reconfiguring a Lot (1 into 2 Lots)	

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 April 2019	
Currency period		4 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 (if applicable)	Date (if applicable)
1.	Proposed Reconfiguration Plan, Stage 2, Curtin Avenue West, Hamilton, prepared by Jensen Bowers	S-9899-001-C	04/04/2019 (amended in red 05/04/19)

ABBREVIATIONS AND DEFINITIONS

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

1. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
2. **EDQ** means Economic Development Queensland.

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plan.	Prior to survey plan endorsement
Surveying, land transfers and easements		
2.	Easement Documentation Submit to EDQ Development Assessment, DSDMIP duly completed easement documentation for the public utility easement, for drainage and access purposes, shown on the approved plan. The public utility easement must be in favour of a public sector entity.	Prior to survey plan endorsement
3.	Easement Registration The public utility easement shown on the approved plan must be registered in favour of a public sector entity.	At registration of survey plan

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 ****