



Our ref: DEV2019/1046

25 July 2019

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

Brookfield Portside East Pty Ltd
C/- Bennett + Bennett
Att: Ms Katie Yang
PO Box 2020
KELVIN GROVE QLD 4059

Email: kyang@bennettandbennett.com.au

Dear Katie

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT – 2 VOLUMETRIC LOTS INTO 4 VOLUMETRIC LOTS AND A VOLUMETRIC ACCESS EASEMENT AT 1A MACARTHUR AVENUE AND 39A HERCULES STREET, HAMILTON DESCRIBED AS LOT 904 ON SP231750 AND LOT 919 ON SP236574

On 25 July 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.dsdmp.qld.gov.au/edq/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Rachael Grimes via email at rachael.grimes@dsdmp.qld.gov.au or via phone 073452 7098.

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 PDA	
Site address	1A Macarthur Avenue and 39A Hercules Street, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 904	SP231750
	Lot 919	SP236574
PDA development application details		
DEV reference number	DEV2019/1046	
'Properly made' date	26 June 2019	
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	2 volumetric lots into 4 volumetric lots and a volumetric access easement	

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		25 July 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	Date
1.	Footprint Lots 904, 919, 950 & 951 Ground Level	15344_002_PRO Sheet 1 of 10 Revision H	3/07/2019
2.	Footprint Lots 904, 919, 950 & 951 Mezzanine Level	15344_002_PRO Sheet 2 of 10 Revision H	3/07/2019
3.	Footprint Lots 904, 919, 950 & 951 Podium Level 1	15344_002_PRO Sheet 3 of 10 Revision H	3/07/2019
4.	Footprint Lots 904, 919, 950 & 951 Podium Level 2	15344_002_PRO Sheet 4 of 10 Revision H	3/07/2019
5.	Footprint Lots 904, 919, 950 & 951 Level 3	15344_002_PRO Sheet 5 of 10 Revision H	3/07/2019
6.	Footprint Lots 904, 919, 950 & 951 Level 4	15344_002_PRO Sheet 6 of 10 Revision H	3/07/2019
7.	Overall 3D View Lots 904, 919, 950 & 951	15344_002_PRO Sheet 7 of 10 Revision H	3/07/2019
8.	3D View Lot 904, 919, 950 & 951	15344_002_PRO Sheet 8 of 10 Revision H	3/07/2019
9.	Easement Actions Ground Level	15344_002_PRO Sheet 9 of 10 Revision H	3/07/2019
10.	Easement Actions Mezzanine Level	15344_002_PRO Sheet 10 of 10 Revision H	3/07/2019

PDA Development Conditions		
No.	Condition	Timing
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times
3.	Building Management Statement Ensure a Building Management Statement is registered on the title for each proposed lot, which appropriately covers common building management items (e.g. support; shared services/utilities, shared pedestrian access, shared vehicle access, manoeuvring and standing; and overlapping car parking).	At all times

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 ****