

Our ref: DEV2020/1107

4 June 2020

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 DEVELOPMENT PERMIT FOR RECONFIGURING A LOT – STAGED VOLUMETRIC SUBDIVISION AT 11 AND 23 MACARTHUR AVENUE, HAMILTON DESCRIBED AS LOT 705 ON SP287529 AND LOT 703 ON SP287531

On 4 June 2020 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 www.dsdmip.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Chris Hinton on 3452 7494 or email chris.hinton@dsdmip.qld.gov.au.

Yours sincerely



Beatriz Gomez
Director
Development Assessment Branch
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	11 and 23 Macarthur Avenue, Hamilton QLD 4007	
Lot on plan description	Lot number	Plan description
	Lot 705	SP287529
	Lot 703	SP287531
PDA development application details		
DEV reference number	DEV2020/1107	
'Properly made' date	24 March 2020	
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 – Staged volumetric subdivision	

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		4 June 2020	
Currency period		4 years from the 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.	Disclosure Plan of Lots 18 & 703 (Prepared by Bennett + Bennett)	15344_058_VOL.DWG DJL	3 March 2020
2.	Disclosure Plan of Lots 501-503 (Prepared by Bennett + Bennett)	15344_059_VOL.DWG DJL	2 March 2020

ABBREVIATIONS AND DEFINITIONS

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

1. **DSDTI** means the Department of State Development, Tourism and Innovation.
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 plans and documents.	Prior to survey plan endorsement
Surveying, land transfers and easements		
2.	Land transfers – Contaminated Land Submit to EDQ Development Assessment, DSDTI evidence to their satisfaction, that all land to be transferred in fee simple to a trustee is not registered on either the Environmental Management or the Contaminated Land Registers.	Prior to survey plan endorsement

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.

ADVISORY NOTE

Building Management Statement

A Building Management Statement should be registered on the title for each proposed lot, which appropriately covers common building management items (e.g. shared services/utilities, shared vehicular and pedestrian access, visitor car parking, loading dock).

**** End of Package ****