

Our ref: DEV2020/1110

11 June 2020

Longbow Investment Family Trust ATF TPL QLD Pty Ltd
C/- RPS
Att: Ms Emma Moller
PO Box 1559
FORTITUDE VALLEY QLD 4006

Email: Emma.Moller@rpsgroup.com.au

Dear Emma

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT – 1 LOT INTO 2 LOTS AT 33B HARBOUR ROAD, HAMILTON DESCRIBED AS LOT 14 ON SP163620

On 11 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 Sarah Hampstead on 07 3452 7097 or by email at sarah.hampstead@dsdmip.qld.gov.au.

Yours sincerely



Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	33B Harbour Road, Hamilton QLD 4007	
Lot on plan description	Lot number	Plan description
	14	SP163620
PDA development application details		
DEV reference number	DEV2020/1110	
'Properly made' date	22 April 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 of a lot – 1 into 2 residential 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	11 June 2020
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.	Proposal Plan prepared by RPS	146687-01	13 March 2020 (amended in red 28 May 2020)
2.	Balaam Stage 1 Ground Floor Plan prepared by SLA	N/A	(amended in red 28 May 2020)
3.	Balaam Stage 1 First Floor Plan prepared by SLA	N/A	(amended in red 28 May 2020)
4.	Balaam Stage 1 Second Floor Plan prepared by SLA	N/A	(amended in red 28 May 2020)

ABBREVIATIONS AND DEFINITIONS

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

1. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
2. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - c. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - d. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
 - e. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
3. **Council** means Brisbane City Council.
4. **QUU** means Queensland Urban Utilities.
5. **DSDTI** means the Department of State Development, Tourism and Innovation.
6. **EDQ** means Economic Development Queensland.
7. **IFF** means the Economic Development Queensland Infrastructure Funding Framework as amended or replaced from time to time.
8. **MEDQ** means the Minister for Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **RPEQ** means Registered Professional Engineer of 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
2.	Demolition Works Demolish the structures identified on the following approved plans: i. Balaam Stage 1 Ground Floor Plan, prepared by SLA; ii. Balaam Stage 1 First Floor Plan, prepared by SLA; iii. Balaam Stage 1 Second Floor Plan, prepared by SLA.	Prior to survey plan endorsement
Engineering		
3.	Vehicle access a) Design and Construct vehicle crossovers generally in accordance with the relevant Council standards for a crossover to Lot 1. b) Submit to EDQ Development Assessment, DSDTI [civil] certification by a RPEQ written evidence Demonstrating that the crossover{s} have been provided in accordance with part a) of this condition	Prior to survey plan endorsement
4.	Water - Internal a) Demonstrate the lots created by this development are able to be connected to the existing water reticulation networks in accordance with Council's current adopted standards. b) Connect Lots 1-2 to the existing reticulated network identified in part (a) of this condition in accordance with Council's current adopted standards. c) Submit to EDQ Development Assessment, DSDTI 'as constructed' plans, asset register in accordance with QUU current adopted standards, of all water reticulation works constructed in accordance with this condition.	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
5.	Sewer - Internal a) Demonstrate that the lots are able to be connected to the existing sewer reticulation networks in accordance with Council's current adopted standards. b) Connect Lots 1-2 to the existing reticulated network identified in part (a) of this condition in accordance with Council's current adopted standards.	a) Prior to commencement of site works b) Prior to survey plan endorsement

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
	c) Submit to EDQ Development Assessment, DSDTI 'as constructed' plans, asset register in accordance with QUU current adopted standards, of all sewer connections works constructed in accordance with this condition.	c) Prior to survey plan endorsement
6.	Stormwater Management (Quantity) a) Demonstrate that the lots are able to be connected to a lawful point of discharge and that the proposed stormwater drainage system is generally in accordance with PDA Guideline No. 13 Engineering standards – Stormwater quantity. b) Connect Lots 1-2 and the common property to the existing reticulated network identified in part (a) of this condition in accordance with Council's current adopted standards.	a) Prior to commencement of site works b) Prior to survey plan endorsement
7.	Electricity Submit to EDQ Development Assessment, DSDTI either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement
8.	Telecommunications Submit to EDQ Development Assessment, DSDTI documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to survey plan endorsement
9.	Broadband Submit to EDQ Development Assessment, DSDTI a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Legislation Amendment (Fibre Deployment) Act 2011</i> can be provided in accordance with the Communications Alliance G645:2017 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to survey plan endorsement
10.	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 survey plan endorsement

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
Surveying, land transfers and easements		
11.	Easements over infrastructure – contributed assets Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets. The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement for the relevant stage
Infrastructure		
12.	Infrastructure Charges Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: - where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before 6 years from the original decision date – in accordance with the IFF in force at the time of the original decision date; or - where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than 6 years from the original decision date – in accordance with the IFF in force at the time of the payment. - Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the IFF

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 ****