



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2021/1201

8 November 2021

Graystone Pty Ltd
C/- Ethos Urban Pty Ltd
Att: Keri Grainger
Level 14, 215 Adelaide Street
BRISBANE QLD 4000

Email: KGrainger@ethosurban.com

Dear Keri

S89(1)(a) Approval of PDA development application

Development Permit for reconfiguring a lot – 2 Lots into 3 Lots at 385, 391 and 395 Macarthur Avenue, Hamilton described as Lots 5, 6 and 7 on SP 273096

On 8 November 2021, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Marissa Bais, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7344 or at Marissa.Bais@dsdilgp.qld.gov.au.

Yours sincerely

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

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	385, 391 and 395 Macarthur Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	Lots 5-7	SP273096

PDA development application details	
DEV reference number	DEV2021/1201
'Properly made' date	23/07/2021
Type of application	☒ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period
Proposed development	Subdividing 2 lots into 3 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	8/11/2021
Currency period	4 years from the date of the decision

Approved plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved plans and documents		Number	Date
1.	Proposed reconfiguration plan prepared by Jensen Bowers	S-10526-002-B	23/08/2021
2.	Servicing layout prepared by Bornhorst and Ward	SK-C0010 Rev A	28/09/2021

PDA development conditions

PREAMBLE AND ABBREVIATIONS

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS:

The following is a list of abbreviations utilised in this approval:

1. **Council** means the relevant local government for the land the subject of this approval.
2. **DS DilGP** means the Department of State Development, Infrastructure, Local Government and Planning.
3. **EDQ** means Economic Development Queensland.
4. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).
5. **MEDQ** means the Minister for Economic Development Queensland.
6. **PDA** means Priority Development Area.

SUBMITTING DOCUMENTATION TO EDQ:

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, submit the documentation to:

- a) EDQ DA at: pdadevelopmentassessment@dsdmip.qld.gov.au.
- b) EDQ TS at: EDQ_PrePostConstruction@dsdmip.qld.gov.au.

No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents; and	Prior to survey plan endorsement
2.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to survey plan endorsement b) Prior to survey plan endorsement

3.	Easements over infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	Prior to survey plan endorsement
4.	Right of Way (Access) Easement Provide reciprocal access easements over Lots 6, 7 and 10 to provide access to lots 7 and 6 in accordance with approved plans.	Prior to survey plan endorsement
Infrastructure		
5.	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 4 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 4 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 plan 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 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 ****