



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

Our ref: DEV2022/1363
Your ref: 15344

14 February 2023

Brookfield PSE B17Pty Ltd
C/- Bennett + Bennett
Att: Mr Jack Reed
1/189 Kelvin Grove Road
KELVIN GROVE QLD 4059

Email Address: jreed@bennettandbennett.com.au

Dear Mr Reed

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

PDA Development Permit for Reconfiguring a Lot – Volumetric Subdivision 1 Lot into 2 Lots and Easement at 15 Wharf Street, Hamilton described as Lot 704 on SP287531

On 14 February 2023, 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 Ms Nicole Tobias, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 6752 or at nicole.tobias@dsdilgp.qld.gov.au, who will be pleased to assist.

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	15 Wharf Street, Hamilton	
Lot on plan description	Lot number	Plan description
	704	SP287531
PDA development application details		
DEV reference number	DEV2022/1363	
'Properly made' date	10 January 2023	
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 ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Proposed development	Reconfiguring a Lot - Volumetric Subdivision – 1 into 2 Lots and easements	
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. The approval is for: • A Volumetric Subdivision of 1 lot into 2, with related easements	
Decision date	14 February 2023	
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.	Plan of Proposed Volumetric Lots 301 & 392 and Emt ELA in Lot 301 & Emt in Lot 302 – Sheet 1 of 5	15344_072_PRO	07/12/2022
2.	Plan of Proposed Volumetric Lot 301 & 302 and Emt ELA in Lot 301 & Emt ELB in Lot 302 – Sheet 2 of 5	15344_072_PRO	07/12/2022
3.	Plan of Proposed Volumetric Lot 301 & 302 and Emt ELA in Lot 301 & Emt ELB in Lot 302 – Sheet 3 of 5	15344_072_PRO	07/12/2022
4.	Plan of Proposed Volumetric Lot 301 & 302 and Emt ELA in Lot 301 & Emt ELB in Lot 302 – Sheet 4 of 5	15344_072_PRO	07/12/2022
5.	Plan of Proposed Volumetric Lot 301 & 302 and Emt ELA in Lot 301 & Emt ELB in Lot 302 – Sheet 5 of 5	15344_072_PRO	07/12/2022
6.	Plan of BMS Areas A-F - Sheet 1 of 4	15344_074_MIS	15/12/2022
7.	Plan of BMS Areas A-F - Sheet 2 of 4	15344_074_MIS	15/12/2022
8.	Plan of BMS Areas A-F – Sheet 3 of 4	15344_074_MIS	15/12/2022
9.	Plan of BMS Areas A-F – Sheet 4 of 4	15344_074_MIS	15/12/2022

Preamble, abbreviations, and definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

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

BFP means Building Format Plan.

COUNCIL means the relevant local government for the land the subject of this approval.

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@dsdilgp.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au.

PDA development conditions

No.	Condition	Timing
1.	Carry out the Approved Development Carry out the approved reconfiguration of a lot (volumetric subdivision) generally in accordance with the approved plans, with the ultimate lot boundaries to reflect the development generally as approved and constructed.	Prior to Survey Plan endorsement
2.	Building Management Statement Ensure a Building Management Statement is registered on title for each proposed lot.	At registration of title and to be maintained

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 ****