



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

Our ref: DEV2019/1046/4
Your ref: 15344

19 April 2023

Brisbane Cruise Wharf Pty Ltd
C/- Bennett + Bennett
Att: Mr Jack Reed
PO Box 2020
KELVIN GROVE QLD 4059

Email Address: jreed@bennettandbennett.com.au

Dear Mr Reed

Section 99 Approval - application to change PDA development approval

PDA Development Permit for Reconfiguring a Lot – Volumetric Subdivision of 4 Lots into 6 Lots and Access Easement (being 2 Volumetric Lots into 4 Volumetric Lots) at 1A and 1B Macarthur Avenue, Hamilton (formerly 1A Macarthur Avenue and 29A Hercules Street, Hamilton) described as Lots 904, 919, 950 and 951 on SP287536 (formerly Lot 904 on SP231750 and Lot 919 on SP235574)

On 19 April 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 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	1A and 1B Macarthur Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	904	SP287536
	951	SP287536
	950	SP287536
	919	SP287536
PDA development application details		
DEV reference number	DEV2019/1046/4	
'Properly made' date	21 February 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: 2 lots into 6 lots and access easement (2 Volumetric Lots into 4 Volumetric 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. The approval is for: • A Volumetric Subdivision of 4 lots into 6 Lots, with related easements (2 Volumetric Lots into 4 Volumetric Lots)	
Original Decision Date	25 July 2019	
1 st Change to approval date	19 April 2023	
Currency period	4 years from the original decision date	

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 Volumetric Lots 919 & 950 on SP287536 & Proposed Volumetric Subdivision of Lots 904,9904, 951 & 9951 (SP339942) – Overall Footprint - Lots 919 & 950 on SP287536 & Proposed Lots 904, 9904, 951 and 9951 Sheet 1 of 14	15344_094_PRO Rev C	30/03/2023
2.	Plan of Volumetric Lots 919 & 950 on SP287536 & Proposed Volumetric Subdivision of Lots 904,9904, 951 & 9951 (SP339942) – Overall Footprint – Proposed Lot 904 Sheet 2 of 14	15344_094_PRO Rev C	30/03/2023
3.	Plan of Volumetric Lots 919 & 950 on SP287536 & Proposed Volumetric Subdivision of Lots 904,9904, 951 & 9951 (SP339942) – Overall Footprint - Lot 9904 Sheet 3 of 14	15344_094_PRO Rev C	30/03/2023
4.	Plan of Volumetric Lots 919 & 950 on SP287536 & Proposed Volumetric Subdivision of Lots 904,9904, 951 & 9951 (SP339942) – Overall Footprint - Lot 951 Sheet 4 of 14	15344_094_PRO Rev C	30/03/2023
5.	Plan of Volumetric Lots 919 & 950 on SP287536 & Proposed Volumetric Subdivision of Lots 904,9904, 951 & 9951 (SP339942) – Overall Footprint - Lot 9951 Sheet 5 of 14	15344_094_PRO Rev C	30/03/2023
6.	Plan of Volumetric Lots 919 & 950 on SP287536 & Proposed Volumetric Subdivision of Lots 904,9904, 951 & 9951 (SP339942) – Overall Footprint – Lot 919 on SP287536 Sheet 6 of 14	15344_094_PRO Rev C	30/03/2023
7.	Plan of Volumetric Lots 919 & 950 on SP287536 & Proposed Volumetric Subdivision of Lots 904,9904, 951 & 9951 (SP339942) – Lot 950 on SP287536 Sheet 7 of 14	15344_094_PRO Rev C	30/03/2023
8.	Plan of Volumetric Lots 919 & 950 on SP287536 & Proposed Volumetric Subdivision of Lots 904,9904, 951 & 9951 (SP339942) – Podium Level - Diagram A and B Sheet 8 of 14	15344_094_PRO Rev C	30/03/2023
9.	Plan of Volumetric Lots 919 & 950 on SP287536 & Proposed Volumetric Subdivision of Lots 904,9904, 951 & 9951 (SP339942) – Level 1 - Diagram A and B Sheet 9 of 14	15344_094_PRO Rev C	30/03/2023
10.	Plan of Volumetric Lots 919 & 950 on SP287536 & Proposed Volumetric Subdivision of Lots 904,9904, 951 & 9951 (SP339942) – Level 2 - Diagram A and B Sheet 10 of 14	15344_094_PRO Rev C	30/03/2023
11.	Plan of Volumetric Lots 919 & 950 on SP287536 & Proposed Volumetric Subdivision of Lots 904,9904, 951 & 9951 (SP339942) – Level 3 - Diagram A and B Sheet 11 of 14	15344_094_PRO Rev C	30/03/2023

12.	Plan of Volumetric Lots 919 & 950 on SP287536 & Proposed Volumetric Subdivision of Lots 904,9904, 951 & 9951 (SP339942) – 3D View Proposed Lots 904, 951, 9904 & 9951 Sheet 12 of 14	15344_094_PRO Rev C	30/03/2023
13.	Plan of Volumetric Lots 919 & 950 on SP287536 & Proposed Volumetric Subdivision of Lots 904,9904, 951 & 9951 (SP339942) – 3D View Lot 919 on SP287536 Sheet 13 of 14	15344_094_PRO Rev C	30/03/2023
14.	Plan of Volumetric Lots 919 & 950 on SP287536 & Proposed Volumetric Subdivision of Lots 904,9904, 951 & 9951 (SP339942) – 3D View Lot 950 on SP287536 Sheet 14 of 14	15344_094_PRO Rev C	30/03/2023

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.

DSILGP 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 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 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 ****