



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

Our ref: DEV2023/1421

26 July 2023

Economic Development Queensland
Att: Kate Cornwell, Assistant Development Manager
GPO Box 2202
BRISBANE QLD 4001

Email: kate.cornwell@dsdilgp.qld.gov.au

Dear Kate

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

PDA Preliminary Approval for Reconfiguring a Lot – 1 lot into 2 lots with Plan of Development at 340 Macarthur Avenue, Hamilton described as Lot 5 on SP326594

On 26 July 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 Marissa Bais, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7344 or at Marissa.Bais@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Brandon Bouda
**A/Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	340 Macarthur Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	5	SP326594

PDA development application details	
DEV reference number	DEV2023/1421
'Properly made' date	18/07/2023
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 ☐ Application to change PDA development approval ☐ Application to extend currency period
Proposed development	Preliminary Approval for Reconfiguring a Lot 1 into 2 lots with a Plan of Development

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	26/07/2023
Currency period	10 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 prepared by LandPartners Ltd	BRMM7695-000-335-2 Sheet 1 of 1 Rev 3	25/07/2023
2.	INDICATIVE BUILDING ENVELOPES, SETBACKS AND GFA prepared by Economic Development Queensland		July 2023

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in 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.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

SUBMITTING DOCUMENTATION TO EDQ:

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

a) EDQ DA at: pdadevelopmentassessment@dsdilgp.qld.gov.au.

PDA development conditions – Preliminary Approval Reconfiguring a Lot

No.	Condition	Timing
1.	Future development to be in accordance with the approved Preliminary Approval Any future application and development of the site must be designed and developed generally in accordance with the following approved documents: <i>PROPOSED RECONFIGURATION</i> prepared by LandPartners Ltd dated 25/07/2023; and <i>INDICATIVE BUILDING ENVELOPES, SETBACKS AND GFA</i> prepared by Economic Development Queensland dated July 2023.	At all times.
2.	Whole-of-site plot ratio Submit to EDQ DA, documentation demonstrating compliance with the maximum plot ratio of 1.5 : 1 permitted across whole of the site, being Lot 5 on SP326594. <i>Note: The total site has an area of 22,450m². which equates to a total allowable GFA across the site of 33,675m². This Development Permit approves:</i> <i>- 14,000m² of GFA or a plot ratio of 1.754 : 1 on Lot 1 to deliver Social and Affordable Housing product; and</i> <i>- Lot 5 is required to have reduced plot ratio to account for the additional plot ratio approved with Lot 1. The total remaining developable GFA for Lot 5 is 19,675m².</i> <i>All development is to provide documentation demonstrating compliance with the total allowable GFA across the site of 33,675m².</i>	With the first MCU Application and each subsequent MCU approval

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 ****