



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

Our ref: DEV2023/1439
Your ref: 11767

02 November 2023

Economic Development Queensland
C/-Saunders Havill Group
Att: Ms Anna Havill
9 Thompson Street
BOWEN HILLS QLD 4006

Email: AnnaHavill@saundershavill.com

Dear Anna Havill

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

PDA Development Permit for Reconfiguring a Lot for 1 Lot into 2 Lots at 340 Macarthur Avenue, Hamilton described as Lot 5 on SP326594

On 02 November 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.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Ms Chessa Lao, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7425 or at Chessa.Lao@dsdlgp.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 PDA	
Site address	340 Macarthur Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	5	SP326594

PDA development application details	
DEV reference number	DEV2023/1439
'Properly made' date	26 September 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	Reconfiguring a Lot – 1 into 2 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) Reconfiguring a Lot – 1 Lot into 2 Lots
Decision date	02 November 2023
Currency period	Four (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 Subdivision, prepared by Land Partners	Sheet 1 of 1	20 September 2023 (Amended In Red 17 October 2023)

Preamble, abbreviations, and definitions

PREAMBLE

Nil

ABBREVIATIONS AND DEFINITIONS

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

DCOP means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.

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.

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 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: a) the approved plans and documents.	Prior to survey plan endorsement
2.	Infrastructure Charges Pay to MEDQ infrastructure charges in accordance with the DCOP in place at the date of 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 DCOP

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.

A number of stormwater pits and pipes are connected from the site onto Macarthur Avenue drainage networks, without having drainage easements. Moreover, the surrounding road networks elsewhere within the PDA are subject to flooding. These need to be addressed during the future MCU application stage/s.

Any future application and development of the site must be designed and developed generally in accordance with the approved document *INDICATIVE BUILDING ENVELOPES, SETBACKS AND GFA* prepared by Economic Development Queensland dated July 2023, as approved through the PDA Preliminary Approval DEV2023/1421.

**** End of Package ****