



Our ref: DEV2024/1497

5 August 2024

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

Email: annahavill@saundershavill.com

Dear Ms Havill

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Reconfiguring a Lot – 1 lot into 2 lots at 11 Karakul Road, Hamilton described as Lot 5 on SP337697

On 5 August 2024, 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 website at [Current applications and approvals](#).

If you require any further information, please contact Matthew Buchanan, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7835 or at matthew.buchanan@edq.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	11 Karakul Road, Hamilton	
Lot on plan description	Lot number	Plan description
	5	SP337697

PDA development application details	
DEV reference number	DEV2024/1497
'Properly made' date	24 April 2024
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 lot into 2 lots

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice.
Decision date	5 August 2024
Currency period	4 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Matthew Buchanan, Principal Planner
Manager	Peita McCulloch, Manager
Engineer	Md. Manjurul Alam, Principal Engineer
Delegate	Beatriz Gomez, Director

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 Lots 4 and 5, prepared by Land Partners	SP346185, Sheet 1 of 2	n.d., amended in red 29/07/2024

Preamble, abbreviations, and definitions

PREAMBLE

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:

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

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

EP Act means the *Environmental Protection Act 1994*.

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

PDA Development Conditions

No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans.	Prior to survey plan endorsement
2.	Temporary Easement over Batters Provide temporary easements, in favour of Council, over earthworks batter slopes that extend outside of the road reserve and are required to support constructed roads, verges and infrastructure. The easements are required to be registered with the following conditions: i. Extinguishable as each relevant lot (or part lot) is developed, and the easement is no longer required for that lot (or part lot), to the satisfaction of the easement holder; ii. Enable access for maintenance by Council; and iii. Prohibit excavation within the easement or any modification of the batter, unless agreed by Council.	Prior to survey plan endorsement
3.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.	In accordance with the DCOP

STANDARD ADVICE

1. 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.
2. 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.
3. 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 ****