



27 May 2025

Silverstone Landholding No 21 Pty Ltd  
Att: Mr Wade Fraser  
Level 1, 26 Commercial Road  
NEWSTEAD QLD 4006

Email: [wfraser@silverstonedevelopments.com.au](mailto:wfraser@silverstonedevelopments.com.au)

Dear Mr Fraser

**S89(1)(a) Approval of PDA Development Application**  
**PDA Development Permit for Operational Work for Removal of Significant Vegetation at 260 Macarthur Avenue, Hamilton described as Lot 6 on SP326594**

On 27 May 2025, 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 Mr Ali Rizayee, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7531 or at [ali.rizayee@edq.qld.gov.au](mailto:ali.rizayee@edq.qld.gov.au), who will 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	260 MacArthur Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 6	SP326594

PDA development application details	
DEV reference number	DEV2025/1622
'Properly made' date	20 May 2025
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period
Proposed development	Operational Work – Removal of Significant Vegetation

PDA development approval details	
Decision of the MEDQ	<p>The MEDQ has decided to grant <b><u>all</u></b> of the PDA development approval applied for, <b><u>subject to</u></b> PDA development conditions forming part of this decision notice</p> <p>The approval is for:</p> <ul style="list-style-type: none"> <li>• Operational Work – Removal of Significant Vegetation</li> </ul>
Decision date	27 May 2025
Currency period	2 years from the date of the decision

Assessment Team	
Assessment Manager (Lead)	Ali Rizayee, Planner
Manager	Leila Torrens, Manager
Delegate	Brandon Bouda, A/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.	Arborist Report prepared by Arbor Operations	J36890- V3	7 <sup>th</sup> March 2025

## Preamble, abbreviations, and definitions

### ABBREVIATIONS AND DEFINITIONS

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

**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@edq.qld.gov.au](mailto:pdadevelopmentassessment@edq.qld.gov.au)
- b) EDQ IS: [PrePostConstruction@edq.qld.gov.au](mailto:PrePostConstruction@edq.qld.gov.au)

### PDA Development Conditions

No.	Condition	Timing
<b>General</b>		
1.	<b>Carry out the Approved Development</b>  Carry out the approved clearing in accordance with the approved plans and documents.	Prior to commencement of use
2.	<b>Public Infrastructure (Damage, Repairs and Relocation)</b>  a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.  b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.  <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Within 1 month of the completion of clearing  b) Within 1 month of the completion of clearing

**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 \*\***