

Our ref: DEV2014/557

5 June 2014

Australand Northshore Pty Ltd  
C/- Mr Peter Catchlove  
Planning Initiatives  
PO Box 1774  
NEW FARM QLD 4005

Dear Peter

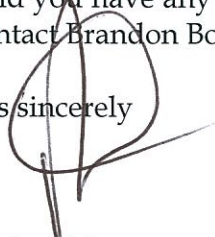
**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA  
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A  
RECONFIGURATION OF A LOT (3 INTO 9 LOT STAGED SUBDIVISION) AT  
MACARTHUR AVENUE, HAMILTON DESCRIBED AS LOTS 110, 111 AND 112  
ON SP224971**

On 5 June 2014 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package].

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website <http://www.dsdip.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>

Should you have any queries in relation to the decision notice, please do not hesitate to contact Brandon Bouda on 3452 7422.

Yours sincerely



**Patrick Atkinson**  
Director - PDA Development Assessment



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## PDA Decision Notice - Approval

| Site information                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |
|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Name of urban development area (PDA) | Northshore Hamilton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |
| Site address                         | 327, 329 and 331 MacArthur Avenue, Hamilton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |
| Lot on plan description              | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Lot description |
|                                      | 110                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | SP224971        |
|                                      | 111                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | SP224971        |
|                                      | 112                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | SP224971        |
| PDA development application details  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |
| MEDQ reference number                | DEV2014/557                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |
| Lodgement date                       | 04 April 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                 |
| Type of application                  | <input checked="" type="checkbox"/> New development involving:-<br><input type="checkbox"/> Material change of use<br><input type="checkbox"/> Preliminary approval<br><input type="checkbox"/> Development permit<br><input checked="" type="checkbox"/> Reconfiguring a lot<br><input type="checkbox"/> Preliminary approval<br><input checked="" type="checkbox"/> Development permit<br><input type="checkbox"/> Operational work<br><input type="checkbox"/> Preliminary approval<br><input type="checkbox"/> Development permit<br><input type="checkbox"/> Changing a PDA development approval<br><input type="checkbox"/> Extending the currency period of a PDA approval |                 |
| Description of proposal applied for  | Staged Subdivision (3 into 9 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. |
| Decision date        | 5 June 2014                                                                                                                                                |
| Currency period      | 4 years from Decision Date                                                                                                                                 |

**Plans and specification**

The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

| <b>Approved plans, reports and specifications</b>   |                                                                                                                                                                               | <b>Number (if applicable)</b> | <b>Date (if applicable)</b>                     |
|-----------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|-------------------------------------------------|
| 1.                                                  | Staging Plan 'Atria'                                                                                                                                                          | Plan Number 61, Rev B         | 28/05/2014                                      |
| 2.                                                  | Plan of Subdivision (3 into 9 Lots)<br>Cancelling Lots 110-112 on SP224971<br>Sheet 1 of 1                                                                                    | Plan Number 66                | 9/5/2014 (as amended in Red dated 03 June 2014) |
| 3.                                                  | Plan of Subdivision (Volumetric)<br>Sheet 2 of 2                                                                                                                              | Plan Number 66                | 9/5/2014 (as amended in Red dated 13 May 2014)  |
| <b>Supporting plans, reports and specifications</b> |                                                                                                                                                                               | <b>Number (if applicable)</b> | <b>Date (if applicable)</b>                     |
| 1.                                                  | Site Plan of Lots 110 - 112 on SP224971                                                                                                                                       | Plan Number 40, Rev A         | 7/05/2014                                       |
| 2.                                                  | Plan of Proposed Community Titles Subdivision of Lots 1-3 & Common Property, Lot 900 and Easement A in Common Property<br>Cancelling Lots 110-112 on SP224971<br>Sheet 1 of 2 | Plan Number 57, Rev A         | 7/04/2014                                       |
| 3.                                                  | Plan of Proposed Community Titles Subdivision of Lots 1-3 & Common Property, Lot 900 and Easement A in Common Property<br>Cancelling Lots 110-112 on SP224971<br>Sheet 2 of 2 | Plan Number 57, Rev A         | 7/04/2014                                       |
| 4.                                                  | Plan of Proposed Community Titles Subdivision of Lots 4 and Common Property (Volumetric)<br>Cancelling Lot 1 on SP264378<br>Sheet 1 of 2                                      | Plan Number 58, Rev B         | 6/05/2014                                       |

|     |                                                                                                                                                                                      |                       |            |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------|
| 5.  | Plan of Proposed Community Titles Subdivision of Lots 4 and Common Property (Volumetric)<br>Cancelling Lot 1 on SP264378<br>Sheet 2 of 2                                             | Plan Number 58, Rev B | 6/05/2014  |
| 6.  | Plan of Proposed Community Titles Subdivision of Lots 500, 601-609 and Common Property<br>Cancelling Lot 2 on SP264378<br>Sheet 1 of 2                                               | Plan Number 59, Rev A | 7/04/2014  |
| 7.  | Plan of Proposed Community Titles Subdivision of Lots 500, 601-609 and Common Property<br>Cancelling Lot 2 on SP264378<br>Sheet 2 of 2                                               | Plan Number 59, Rev A | 7/04/2014  |
| 8.  | Plan of Proposed Community Tiles Subdivision of Lot 5 & Common Property<br>Cancelling Lot 3 on SP264378<br>Sheet 1 of 2                                                              | Plan Number 60, Rev D | 28/05/2014 |
| 9.  | Plan of Proposed Community Tiles Subdivision of Lot 5 & Common Property<br>Cancelling Lot 3 on SP264378<br>Sheet 2 of 2                                                              | Plan Number 60, Rev D | 28/05/2014 |
| 10. | Plan of Proposed Community Titles Subdivision of Atria North 5101-5114, 5201-5214, 5301-5314, 5401-5414, 5501-5514 & Common Property<br>Cancelling Lot 5 on SP264382<br>Sheet 1 of 1 | Plan Number 67        | 28/5/2014  |

#### PDA Development Conditions

|   |                                                                                                                                                                                                                                                                                           |                                                 |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| 1 | <b>Carry out the approved development</b><br><br>Carry out the development generally in accordance with the approved plan/s, drawing/s and document/s.                                                                                                                                    | Prior to survey plan endorsement for each stage |
| 2 | <b>Maintain the Approved Development</b><br><br>Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved drawing(s) and /or documents, and any relevant DSDIP or other approvals required by the | As indicated                                    |



|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                 |
|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
|   | conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                 |
| 3 | <p><b>Complete Operational Works</b></p> <p>Complete operational work associated with each stage of this development approval, including work required by any of the following conditions. Such operational work is to be carried out generally in accordance with the approved plans.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Prior to survey plan endorsement for each stage |
| 4 | <p><b>Staging of Subdivision</b></p> <p>a) The subdivision will be undertaken in a staged approach to facilitate the overall development of the sites generally in accordance with the Staging Plan 'Atria', Plan Number 61 Rev B, dated 28/5/2014.</p> <p>Each stage may be sealed independently, subject to compliance with the relevant conditions of this approval package</p> <p>b) Stage 1, as illustrated on Plan of Subdivision (3 into 9 Lots) cancelling lots 110-112 on SP224971, Sheet 1 of 1, Plan Number 66, dated 9/5/2014 (as amended in red dated 03 June 2014), consists of the following proposed lots:</p> <ul style="list-style-type: none"> <li>▪ 1(pt)</li> <li>▪ 2(pt)</li> <li>▪ 3</li> <li>▪ 4</li> <li>▪ 5</li> </ul> <p>c) Stage 2, as illustrated on Plan of Subdivision (3 into 9 Lots) cancelling lots 110-112 on SP224971, Sheet 1 of 1, Plan Number 66, dated 9/5/2014 (as amended in red dated 03 June 2014), consists of the following proposed lots:</p> <ul style="list-style-type: none"> <li>▪ 6(pt)</li> <li>▪ 7</li> </ul> <p>d) Stage 3, as illustrated on Plan of Subdivision (3 into 9 Lots) cancelling lots 110-112 on SP224971, Sheet 1 of 1, Plan Number 66, dated 9/5/2014 (as amended in red dated 03 June 2014), consists of the following proposed lots:</p> <ul style="list-style-type: none"> <li>▪ 8</li> <li>▪ 9</li> </ul> | As indicated                                    |
| 5 | <p><b>Volumetric Subdivision</b></p> <p>The volumetric subdivision proposed lot 3, as illustrated on Plan of Subdivision (3 into 9 Lots), Sheet 1 of 1, Plan Number 66, dated 9/5/2014 (as</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Prior to survey plan endorsement                |

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                        |
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|   | amended in red dated 03 June 2014) is to be generally in accordance with Plan of Subdivision (Volumetric) Sheet 2 of 2, Plan Number 66, dated 9/5/2014 (as amended in Red dated 13 May 2014).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                        |
| 6 | <p><b>Access</b></p> <p>An unimpeded 24-hour access is to be provided through proposed lots 5 and 7 as illustrated on Plan of Subdivision (3 into 9 Lots) cancelling lots 110-112 on SP224971, Sheet 1 of 1, Plan Number 66, dated 9/5/2014 (as amended in red dated 03 June 2014).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | At all times                                                                           |
| 7 | <p><b>Construction Management Plan</b></p> <p>a) Submit to Principal Engineer, PDA Development Assessment DSDIP a site based construction management plan prepared by the principal site contractor that is to include:</p> <ul style="list-style-type: none"> <li>▪ provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>▪ provision for parking and materials delivery during and outside of construction hours of work;</li> <li>▪ management of dust generated from the site during and outside construction work hours;</li> <li>▪ management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later);</li> <li>▪ management of groundwater and surface water collection, treatment and disposal;</li> <li>▪ management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site, if needed.</li> </ul> <p>b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.</p> | <p>a) Prior to commencement of site works</p> <p>b) At all times during site works</p> |
| 8 | <p><b>Soil Erosion and Sediment Control</b></p> <p>a) Submit to the Principal Engineer, PDA Development Assessment DSDIP an Erosion and Sediment Control (E&amp;SC) Program certified by a Registered Professional Engineer Queensland (RPEQ) that complies with Brisbane City Council's <i>Erosion and Sediment</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>a) Prior to commencement of site works</p>                                          |



|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                 |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    | <p><i>Control Standard (Version 9 or later).</i></p> <p>b) The E&amp;SC shall be monitored by a Registered Professional Engineer Queensland (RPEQ).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | b) During site works                                                                                                                                                                            |
| 9  | <p><b>Water, Sewerage and Stormwater infrastructure</b></p> <p>a) The applicant shall seek and obtain approval from the relevant infrastructure owner to connect to water and sewerage, prior to the commencement of any water or sewerage infrastructure on site.</p> <p>b) The detail design of the water, sewerage and stormwater infrastructure shall be undertaken by a suitably qualified and experienced professional engineer and the design checked and certified by a Registered Professional Engineer Queensland (REPQ – Civil), certify that all works have been inspected and been constructed in accordance with their design and is fit for purpose when considered against the commonly accepted and appropriate AUS/NZ standards and relevant Brisbane City Council policies and guidelines.</p> <p>c) Upon Completion and certification of the works the developer shall prepare and provide to the Principal Engineer, PDA Development Assessment DSDIP ‘As Constructed’ plans including an asset register, checked by a Registered Professional Engineer Queensland (REPQ – Civil), certifying that the works have been completed in accordance with commonly accepted and appropriate AUS/NZ standards and Brisbane City Council policies, guidelines and relevant legislation.</p> | <p>a) Prior to the commencement of site works for water and sewer works</p> <p>b) Prior to survey plan endorsement for each stage</p> <p>c) Prior to survey plan endorsement for each stage</p> |
| 10 | <p><b>Service Conduits &amp; Mains</b></p> <p>Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in connection with the approved development generally in accordance with the Brisbane City Council’s <i>Subdivision and Development Guidelines</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Prior to survey plan endorsement for each stage                                                                                                                                                 |
| 11 | <p><b>Repair damage to kerb, footpath or road</b></p> <p>Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Prior to survey plan endorsement for each stage                                                                                                                                                 |



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|    | lines) that may occur during any works carried out in association with the approved development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                 |
| 12 | <p><b>Electricity</b></p> <p>Submit to Principal Engineer, PDA Development Assessment DSDIP either:</p> <ul style="list-style-type: none"> <li>▪ written evidence demonstrating that existing underground low-voltage electricity supply is available to each lot; or</li> <li>▪ written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services.</li> </ul>                                                                                                                                                                                                   | Prior to survey plan endorsement for each stage |
| 13 | <p><b>Telecommunications</b></p> <p>Enter into an agreement with a telecommunication carrier to provide underground telecommunication services to each new lot within and adjacent to the proposed development generally in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>.</p>                                                                                                                                                                                                                                                                                                                                              | Prior to survey plan endorsement for each stage |
| 14 | <p><b>Survey Marks</b></p> <p>a) Provide one Permanent Survey Mark for each stage of the development connected to Australian Height Datum.</p> <p>b) All lots are to be connected to Permanent Survey Marks (PSMs). The connections of the lots to the PSMs and the co-ordinates of the PSMs must be shown on the face of the survey plan/s.</p>                                                                                                                                                                                                                                                                                                                    | Prior to survey plan endorsement for each stage |
| 15 | <p><b>Infrastructure Charges</b></p> <p>Pay to Minister Economic Development Queensland a monetary contribution towards the cost of the provision of essential infrastructure for each of the developable lots. Offsets of infrastructure charges may be available against Material Change of Use approval number DEV2009/007.</p> <p>The contribution has been calculated in accordance with the EDQ's Infrastructure Funding Framework July 2013 (The Framework) for a large dwelling. The Framework specifies that the charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index.</p> | Prior to survey plan endorsement for each stage |

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|  | * Charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index |  |
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## STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this UDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Urban Land Development Authority Act 2007* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

### Plan sealing and uncompleted works bonds

DSDIP procedures and required forms regarding plan sealing and uncompleted works bonds are contained within the Economic Development Act 2012 Certification Procedures Manual downloadable on the website or contact the DSDIP on 13 74 68.