

Our ref: DEV2014/539

24 July 2014

Economic Development Queensland
C/- Mr Stuart Somerville
Jensen Bowers Pty Ltd
PO Box 799
SPRING HILL QLD 4004

Dear Stuart

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
RECONFIGURATION OF A LOT BOUNDARY REALIGNMENT AT 11, 23 AND
221 MACARTHUR AVENUE, HAMILTON DESCRIBED AS LOTS 61 & 62 ON
SP23174 AND LOT 1303 ON SP195300**

On 24 July 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.ds dip.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 Nick Cooper on 3452 7127.

Yours sincerely



Patrick Atkinson
Director - PDA Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Northshore Hamilton	
Site address	11, 23 and 221 Macarthur Avenue, Hamilton	
Lot on plan description	Lot number	Lot description
	61& 62	SP231794
	1303	SP195300
PDA development application details		
MEDQ reference number	DEV2014/539	
Lodgement date	4 February 2014	
Type of application	☒ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Reconfiguration of a Lot – Boundary Realignment	

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		24 July 2014	
Currency period		2 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.			
Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Proposed Reconfiguration Portside East – Sub Precinct 3D (Macarthur Ave, Eagle Farm)	S.6782-001- Issue G	5 July 2013
PDA Development Conditions			
1	Carry out the approved development		
	Carry out the approved development generally in accordance with the approved plans.		Prior to endorsement of survey plan

STANDARD ADVICE

Please note that in order to lawfully undertake development it may be necessary to obtain approvals other than this PDA development approval. Other approvals may be required under the *Economic Development Act 2012*, the *Sustainable Planning Act 2009*, the *Plumbing and Drainage Act 2002*, *Nature Conservation Act 1994* and the *Commonwealth Environmental Protection and Biodiversity Conservation 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.

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to Division 3 Section 440R of the Environmental Protection Act 1994, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work-

- (a) on a Sunday or public holiday, at any time; or
- (b) on a Saturday or business day, before 6:30am or after 6:30pm.