

Our ref: DEV2014/587

2 September 2014

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

Dear Stuart

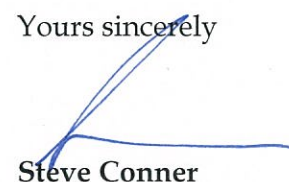
SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT (8 LOTS INTO 4 LOTS) AND SUB-PRECINCT PLAN AT MACARTHUR AVENUE AND CURTIN AVENUE WEST, HAMILTON DESCRIBED AS LOT 5 ON SP205057, LOTS 801-803 ON SP219024 AND LOTS 806-809 ON SP219024 AND PART OF CURTIN AVENUE WEST (ROAD RESERVE) AND CURTIN AVENUE WEST (CLOSED ROAD)

On 2 September 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 Brianna Fyffe on 3452 7167.

Yours sincerely



Steve Conner
Executive Director - Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	Macarthur Avenue and Curtin Avenue West, Hamilton	
Lot on plan description	Lot number	Lot description
	Lot 5	SP205057
	Lots 801-803	SP219024
	Lots 806-809	SP219024
	Part of Curtin Avenue West (Road Reserve)	
	Curtin Avenue West (Closed Road)	
PDA development application details		
MEDQ reference number	DEV2014/587	
Lodgement date	11 July 2014	
Type of application	☒ New development involving:- ☒ Reconfiguring a lot ☒ Development permit	
Description of proposal applied for	Reconfiguring a lot (8 lots into 4 lots) and Sub-Precinct Plan	

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		2 September 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.	Precinct Plan for Sub-precinct 8a	Revision 11	August 2014, Amended in red 29/08/2014
2.	Proposed Reconfiguration Plan – Sub Precinct 8a	S-6782-007-G	20 th August 2014, Amended in red 01/09/2014
PDA Development Conditions			
General			
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/ drawing and/ or documents.		Prior to survey plan endorsement
Surveying, land dedication and easements			
2.	Land Dedication – Park land Dedicate Lot 806 and Lot 807 as public use land (park) by showing these lots on the survey plan as public use land (park).		At survey plan endorsement
3.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets located in private land. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.		Prior to survey plan endorsement