

Our ref: DEV2014/614

17 December 2014

Alceon Qld Pty Ltd ATF BTP Fund
C/- Mr Stuart Somerville
Jensen Bowers
PO Box 799
SPRING HILL QLD 4004

Dear Mr Somerville

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURATION OF A LOT 10 INTO 9 AND COMMON PROPERTY AT MACARTHUR AVENUE AND CURTIN AVENUE WEST, HAMILTON DESCRIBED AS LOTS 2-4 ON SP238221, LOTS 801-803, 809 AND PART OF LOT 806 ON SP219024, LOT 2 ON SP267571 AND LOT 5 ON SP267561

On 16 December 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.dsdiq.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



Lyndy Rapson
A/ Director - EDQ Development Assessment

PDA Decision Notice - Approval

Site information		
Name of urban development area (PDA)	Northshore Hamilton	
Site address	Macarthur Avenue and Curtin Avenue West, Hamilton	
Lot on plan description	Lot number	Lot description
	2-4	SP238221
	801-803, 809 and part of 806	SP219024
	2	SP267571
	5	SP267561
PDA development application details		
MEDQ reference number	Dev2014/614	
Lodgement date	6 November 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 10 lots into 9 and Common Property	

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		16 December 2014	
Currency period		2 Years from the 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 Plan – Precinct 8A	S-6782-009-E	13 November 2014
PDA Development Conditions			
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	
2.	Registration of Lots The registration of lots created by this development approval must not occur until such time that the lots created by development approval Dev2014/587 have been registered by the Titles Registry Office.	As indicated	
Surveying, land dedication and easements			
3	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in private land 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	