

Our ref: DEV2014/640

19 December 2014

Alceon QLD Pty Ltd
C/- Mr Stuart Somerville
Jensen Bowers
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 - 1 LOT INTO 2 MANAGEMENT LOTS AT
MACARTHUR AVENUE AND CURTIN AVENUE WEST, EAGLE FARM
DESCRIBED AS LOT 808 ON SP210924**

On 18 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.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



Lyndy Rapson
A/Director - EDQ Development Assessment

ABBREVIATIONS

For the purposes of interpreting this Approval, the following is a list of abbreviations utilised in the conditions:

1. **AILA** means Australian Institute Landscape Architect.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Brisbane City Council
4. **DSDIP** means The Department of State Development, Infrastructure and Planning.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Northshore Hamilton	
Site address	Macarthur Avenue and Curtin Avenue West, Eagle Farm	
Lot on plan description	Lot number	Lot description
	Lot 808	SP210942
PDA development application details		
MEDQ reference number	DEV2014/640	
Lodgement date	17 December 2014	
Type of application	☒ New development involving:- ☒ Reconfiguring a lot ☒ Development permit	
Description of proposal applied for	Reconfiguring a lot – 1 lot into 2 management 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	18 December 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 Plan – Lot 808 (Sub Precinct 8a)	S-6782-017-A	15 th May 2014, Amended in red 18/12/2014
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.	Disposal of Proposed Lot 900 Proposed Lot 900 can not to be disposed of or transferred for any purpose other than public use land (park).	At all times.
3.	Land Dedication – Parkland a) Amalgamate proposed Lot 900 and Lot 806 on SP210924; and b) Dedicate to Council, in fee simple and as nominated trustee, public use land (park).	Within three months of the decision date of this approval.

STANDARD ADVICE

Please note that in order 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 ****

