

Our ref: DEV2014/640

20 March 2015

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

Dear Stuart

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL 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 LOTS 808 AND 900 ON SP273099  
(FORMALLY DESCRIBED AS LOT 808 ON SP210924)**

On 19 March 2015 the Minister for Economic Development Queensland (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to the PDA development approval applied for subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of State Development, Infrastructure and Planning website <http://www.dsdip.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brianna Fyffe on 3452 7167.

Yours sincerely



**Lyndy Rapson**  
A/Director - EDQ Development Assessment



## PDA Decision Notice – Approval

| Site information                        |                                                                         |                  |
|-----------------------------------------|-------------------------------------------------------------------------|------------------|
| Name of priority development area (PDA) | Northshore Hamilton                                                     |                  |
| Site address                            | Macarthur Avenue and Curtin Avenue West, Eagle Farm                     |                  |
| Lot on plan description                 | Lot number                                                              | Plan description |
|                                         | Lot 808                                                                 | SP273099         |
|                                         | Lot 900                                                                 | SP273099         |
| PDA development application details     |                                                                         |                  |
| DEV reference number                    | DEV2014/640                                                             |                  |
| 'Properly made' date                    | 18 March 2015                                                           |                  |
| Type of application                     | <input checked="" type="checkbox"/> Changing a PDA development approval |                  |
| 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. |                                                      |
| Original Decision date                                                                                                                                     |                                                           | 18 December 2014                                                                                                                                           |                                                      |
| Change to approval date                                                                                                                                    |                                                           | 19 March 2015                                                                                                                                              |                                                      |
| Currency period                                                                                                                                            |                                                           | 2 years from original decision date                                                                                                                        |                                                      |
| Plans and documents                                                                                                                                        |                                                           |                                                                                                                                                            |                                                      |
| The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below. |                                                           |                                                                                                                                                            |                                                      |
| Plans and documents previously approved on 18 December 2014                                                                                                |                                                           | Number (if applicable)                                                                                                                                     | Date (if applicable)                                 |
| 1.                                                                                                                                                         | Proposed Reconfiguration Plan – Lot 808 (Sub Precinct 8a) | S-6782-017-A                                                                                                                                               | 15 <sup>th</sup> May 2014, Amended in red 18/12/2014 |

### **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 Development Conditions |                                                                                                                                                                                                     |                                                           |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                           | Timing                                                    |
| 1.                         | <b>Carry out the approved development</b><br><br>Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.                                       | Prior to survey plan endorsement.                         |
| 2.                         | <b>Disposal of Proposed Lot 900</b><br><br>Proposed Lot 900 can not to be disposed of or transferred for any purpose other than public use land (park).                                             | At all times.                                             |
| 3.                         | <b>Land Dedication – Parkland</b><br><br>a) Amalgamate proposed Lot 900 and Lot 806 on SP210924; and<br><br>b) Dedicate to Council, in fee simple and as nominated trustee, public use land (park). | Within nine 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 \*\***

