



Queensland
Government

Department of Infrastructure,
Local Government and Planning

Our ref: DEV2014/587

7 September 2015

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

Dear Stuart

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURATION OF A LOT (13 LOTS INTO 5 LOTS) AND SUB-PRECINCT PLAN AT MACARTHUR AVENUE AND CURTIN AVENUE WEST, HAMILTON DESCRIBED AS LOTS 1-9 ON SP273096, LOT 806 ON SP273062, LOT 807 ON SP210924 AND LOTS 1-19 ON SP273091 AND COMMON PROPERTY (FORMERLY DESCRIBED AS LOTS 801-803, 806, 807 AND 809 ON SP210924, LOTS 808 AND 900 ON SP273099, LOT 2 ON SP267571, LOT 5 ON SP267561 AND LOTS 2-4 ON SP238221)

On 7 September 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 Infrastructure, Local Government and Planning website <http://dilgp.qld.gov.au/planning/development-assessment/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

Beatriz Gomez
Director – EDQ Development Assessment

Executive Building
100 George Street Brisbane
PO Box 15009 City East
Queensland 4002 Australia
Website www.dilgp.qld.gov.au
ABN 25 166 523 889

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	Plan description
	Lots 1-9	SP273096
	Lot 806	SP273062
	Lot 807	SP210924
	Lots 1-19	SP273091 and Common Property
	Formerly described as Lots 801-803, 806, 807 and 809 on SP210924, Lots 808 and 900 on SP273099, Lot 2 on SP267571, Lot 5 on SP267561 and Lots 2-4 on SP238221	
PDA development application details		
DEV reference number	DEV2014/587	
'Properly made' date	4 September 2015	
Type of application	☒ Changing a PDA development approval	
Description of proposal applied for	Reconfiguring a lot (13 lots into 5 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.
Original Decision date	2 September 2014
1 st Change to approval date	14 April 2015
2 nd Change to approval date	17 April 2015
3 rd Change to approval date	7 September 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 approved on 17 April 2015		Number (if applicable)	Date (if applicable)
1.	Proposed Reconfiguration Plan – Sub Precinct 8a	S-6782-007-H	16 th August 2015, Amended in red 17/4/2015
Plans and documents previously approved on 2 September 2014		Number (if applicable)	Date (if applicable)
2.	Precinct Plan for Sub-precinct 8a	Revision 11	August 2014, Amended in red 29/08/2014

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **Council** means Brisbane City Council.
2. **DILGP** means The Department of Infrastructure, Local Government and Planning.
3. **EDQ** means Economic Development Queensland.
4. **MEDQ** means The Minister of Economic Development Queensland.
5. **PDA** means Priority Development Area.

PDA Development Conditions		
No.	Condition	Timing
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 Transfer, in fee simple, to Council as trustee Lot 806 and Lot 807 for park purposes.	Within thirty (30) months of the original decision date
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

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 ****

