

Our ref: DEV2016/781

25 July 2016

Alceon QLD Pty Ltd as Trustee for BTD Fund  
C/- Mr Peter Tarlinton  
Jensen Bowers Group Consultants Pty Ltd  
PO Box 799  
SPRING HILL QLD 4004

Dear Peter

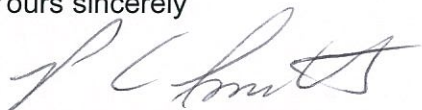
**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT - 1 INTO 2 LOTS (1 BUILDING FORMAT LOT AND 1 REMAINDER STANDARD FORMAT LOT) AT MACARTHUR AVENUE AND CURTIN AVENUE WEST, EAGLE FARM DESCRIBED AS LOT 9 ON SP273096 AND EASEMENT K ON SP273096**

On 25 July 2016 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 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://www.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 Laura Shobbrook on 3452 7196.

Yours sincerely



Peter Smith  
**Executive Director - Planning Services**  
**Economic Development Queensland**



## PDA Decision Notice – Approval

| Site information                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Name of priority development area (PDA) | Northshore Hamilton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                  |
| Site address                            | Curtin Avenue West and Macarthur Avenue, Hamilton                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Plan description |
|                                         | Lot 9                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | SP273096         |
|                                         | Easement K                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | SP273096         |
|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |
| PDA development application details     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |
| DEV reference number                    | DEV2016/781                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |
| 'Properly made' date                    | 14 June 2016                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |
| Type of application                     | <input checked="" type="checkbox"/> New development involving:- <div style="margin-left: 20px;"> <input type="checkbox"/> Material change of use               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> <input checked="" type="checkbox"/> Reconfiguring a lot               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input checked="" type="checkbox"/> Development permit                 </div> <input type="checkbox"/> Operational work               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> <input type="checkbox"/> Changing a PDA development approval               <input type="checkbox"/> Extending the currency period of a PDA approval             </div> |                  |
| Description of proposal applied for     | Reconfiguring a Lot – 1 into 2 lots (1 Building Format Lot and 1 Remainder Standard Format Lot)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |

| 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                                                                                                                   |                               | 25 July 2017                                                                                                                                               |                      |
| Currency period                                                                                                                 |                               | 2 years                                                                                                                                                    |                      |
| Plans and documents                                                                                                             |                               |                                                                                                                                                            |                      |
| The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below. |                               |                                                                                                                                                            |                      |
| Approved plans and documents                                                                                                    |                               | Number (if applicable)                                                                                                                                     | Date (if applicable) |
| 1.                                                                                                                              | Proposed Reconfiguration Plan | S-6782-025-A                                                                                                                                               | 8 June 2016          |

### **ABBREVIATIONS**

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

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

| 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 and documents. | 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 \*\***