



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/799

25 October 2016

Brisbane Cruise Wharf Pty Ltd
C/- Mr John Morwood
Bennett + Bennett
PO Box 2020
KELVIN GROVE QLD 4059

Dear John

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT – 2 VOLUMETRIC LOTS INTO 4 VOLUMETRIC LOTS AND A VOLUMETRIC ACCESS EASEMENT AT 1A MACARTHUR AVENUE AND 39A HERCULES STREET, HAMILTON DESCRIBED AS LOT 904 ON SP231750 AND LOT 919 ON SP236574

On 20 October 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 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 Karina McGill on 3452 7518.

Yours sincerely

Jeanine Stone
Director – EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	1A MacArthur Avenue & 39A Hercules Street, Hamilton	
Lot on plan description	Lot number	Plan description
	904	SP231750
	919	SP236574
PDA development application details		
DEV reference number	DEV2016/799	
'Properly made' date	6 September 2016	
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	2 Volumetric Lots into 4 Volumetric Lots and a Volumetric Access Easement	

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		20 October 2016	
Currency period		2 years from Decision Date	
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 <i>(if applicable)</i>	Date <i>(if applicable)</i>
1.	Footprint Lots 904, 919, 950 & 951: Ground Level	15344-002-PRO-C	16/06/2016 (as amended in red)
2.	Footprint Lots 904, 919, 950 & 951: Mezzanine Level	15344-002-PRO-C	16/06/2016 (as amended in red)
3.	Overall 3D View: Lots 904, 919, 950 & 951	15344-002-PRO-C	16/06/2016
4.	3D View Lot 951	15344-002-PRO-C	16/06/2016
5.	Easement Actions: Ground Level	15344-002-PRO-C	16/06/2016 (as amended in red)
6.	Easement Actions: Mezzanine Level	15344-002-PRO-C	16/06/2016 (as amended in red)

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
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents	Prior to survey plan endorsement
2.	Maintain the Approved Development Maintain the approved development in accordance with the approved drawing(s) and/or documents, and any relevant EDQ or other approved required by the conditions.	To be maintained
3.	Building Management Statement Ensure a Building Management Statement is registered on the title for each proposed lot, which appropriately covers common building management items (e.g. support; shared services/utilities; shared pedestrian access; shared vehicle access, manoeuvring and standing; and overlapping car parking).	To be maintained

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 ****