



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2009/007

21 February 2017

Frasers Property Group
C/- Mr Peter Catchlove
Planning Initiatives
PO Box 1774
NEW FARM QLD 4005

Dear Peter

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MIXED USE DEVELOPMENT (DISPLAY DWELLING, ESTATE SALES OFFICE, HOME OFFICE, MULTI-UNIT DWELLINGS, HOUSE, OFFICE, COMMUNITY CENTRE, RECREATIONAL CLUB, RESTAURANT AND SHOP) AT MACARTHUR AVENUE, EAGLE FARM DESCRIBED AS FORMER LOTS 100 TO 114 ON SP224971

On 17 February 2017 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application 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.edq.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>.

Should you have any queries in relation to the PDA decision notice, please do not hesitate to contact Hazel Coalter on 3452 7587.

Yours sincerely

Beatriz Gomez
Director – EDQ Development Assessment

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	Macarthur Avenue, Eagle Farm	
Lot on plan description	Lot number	Plan description
	Former lots 100 to 114	SP224971
PDA development application details		
DEV reference number	DEV2009/007	
'Properly made' date	6 February 2017	
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	Display Dwelling, Estate Sales Office, Home office, Multi-Unit Dwellings, House, Office, Community Centre, Recreational Club, Restaurant and Shop	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice The approved changes are summarised as follows: ▪ amendment to condition 7; ▪ amendment to condition 24; ▪ administrative amendments to update ULDA to EDQ; and ▪ administrative amendments to update UDA to PDA.
Original Decision date	27 April 2009
1 st Change to Approval date	10 December 2012
Change to approval date	17 February 2017
Currency period	7 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 27 April 2009		Number (if applicable)	Date (if applicable)
1.	Building Envelope Plan and Urban Design Principles	DA1-09 Issue B	14.04.09

It is acknowledged that the development depicted in the approved drawings and documents will be undertaken in stages on a precinct by precinct basis. Unless otherwise noted, the following conditions will apply to each individual stage only to the extent applicable.

PDA Development Conditions

No.	Condition	Timing
1	Carry Out the Approved Development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.	Prior to the commencement of use and then to be maintained
2	Complete all Operational and Building Works Complete all work associated with this development approval, including work required by all of the following conditions. Such work is to be carried out generally in accordance with the approved plans, drawings and documents.	Prior to the commencement of use for each precinct stage
3	Currency Period The currency period for this PDA development approval is 7 years.	As indicated

4	Public Realm Design Requirements a) Submit for approval by EDQ Development Assessment, a plan or plans at 1:1000 scale (annotated as necessary by explanatory text) illustrating how the intent of Drawing No. DA1-09 Issue B has been further developed in a manner that: • shows how the locations at the confluence of the reference lines, site and access lines or movement lines are designed to signify the important urban and social function of these places and produce high quality, accessible, safe and people oriented public spaces; • demonstrates how the public realm associated with River Terrace is strongly and directly connected to the Riverwalk via a high quality pedestrian experience; and • shows how the reference line between the Mixed Use Precinct and the place at the intersection of Parkside and River Terraces is given expression through design treatments such as built form and landscape elements that produce a connected and integrated development outcome. The 1:1000 scale plan or plans should be submitted following the joint consideration of the content of the plan or plans by the applicant and the EDQ Design Review Panel. b) Upon endorsement from EDQ Development Assessment of Part (A) of this condition. Submit for endorsement by the EDQ details of all public realm pedestrian areas, parks, open space, river walk and river link connections for the areas indicated as Nodes and Movement Lines on approved Drawing No. DA1-09 Issue B. Details of the above will be assessed against the endorsed Plan from (A) of this condition and the Design Attributes outlined in sections 3.2 and 3.3 of the <i>Development Application - Planning Assessment Report</i> prepared by Buckley Vann Town Planning Consultants dated January 2009, the detail design must also demonstrate: • the public / private interfaces are designed to ensure active and engaging places and the effectiveness of passive surveillance, view lines, permeability and connectivity; • that open space nodes are designed as democratic spaces that are highly accessible, legible and provide an appropriately diverse range of community well-being and recreational opportunities that foster a sense of tenure and social interaction;	a) Prior to approval for building works of the 1st precinct stage to be constructed. b) As Indicated
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	- that the Riverwalk is reinforced as a highly accessible community and public place, and legibly connected to the development precincts and adjacent parts of the neighbourhood structure; and - that climatic responsiveness is assisted by providing large shade trees and appropriate finishes. <i>Note: The process for the endorsement of the above mentioned documents and drawings is to be in accordance with the Letter of Agreement signed between the EDQ and the land owner</i>	
5	Building Design Requirements a) Submit for endorsement by EDQ Development Assessment, plans and a development design report at the preliminary conceptual stage indicating the in-principle nature of the proposed building and related external spaces. <i>Note: The plans and report are to be submitted following the joint consideration of the content by the applicant and the EDQ Design Review Panel.</i> b) Upon endorsement from EDQ Development Assessment of Part (A) of this condition. Submit for endorsement by the EDQ architectural design details of building elevations including, height, setbacks, façade materials, colours and finishes. The submission must also demonstrate and respond to: - the endorsed building design report from (A) of this condition; - residential development provides adequate private external space and privacy for residents; - buildings must be finished with high quality materials, selected for their durability and the contribution they make to the subtropical character of the area; - the architectural treatment of the external form of buildings avoids large blank walls, and uses openings, setbacks and other detailing to contribute positively to the streetscape; - buildings are designed and managed to contribute to a safe community consistent with CPTED principles; - development is designed, constructed and maintained to attenuate noise from external sources, to minimise the emission of noise, to mitigate environmental harm and to maintain environmental values for the end uses; and - height and setbacks requirements that generally comply with the approved Drawing No. DA1-09 Issue B. <i>Note: The process for the endorsement of the above</i>	a) Prior to approval for building works for each precinct stage b) As Indicated

	<i>mentioned documents and drawings is to be in accordance with the Letter of Agreement signed between the EDQ and the land owner.</i>	
6	Shop & Restaurant The total gross floor area for any use defined as a Shop and/or Restaurant is not to exceed 1,000m ² .	As indicated
7	Public Access – 24 hours through site Within three (3) months of the completion of the works provide and maintain unimpeded and safe 24-hour public access through the public riverwalk, river links, lookout park and piazza areas, and ensuring that access ways are designed to cater for disabled persons in accordance with "Australian Standard AS1428.1".	As indicated and then to be maintained
8	Community Management Statement Any and all Community Management Statements are to contain the following: a) The landscaping is to be maintained in accordance with the approved plans and maintenance regime. b) Internal collection of refuse and recyclables remains the responsibility of the Body Corporate / Tenants. c) A statement disclosing to purchasers that the site is located in proximity to Brisbane Airport and due to aircraft over-flights may not be afforded the same level of amenity compared with other residential areas.	Prior to the commencement of use for each precinct stage
9	Filling and Excavation Submit to EDQ Development Assessment an earthworks plan, certified by a Registered Professional Engineer of Queensland (RPEQ), and in accordance with the latest version BCC Subdivision and Development Guidelines.	Prior to commencement of site works for each precinct stage
10	Flood Immunity Design and construct all proposed building levels, floor levels and ancillary structures to have the appropriate freeboard in accordance with Brisbane City Council's "Subdivision and Development Guidelines" (November 2000 version applicable at the date of the Decision Notice) so as not to be flooded during a 50 year ARI local flood event or a 100 year ARI creek or river flood event, whichever is the higher flood level.	Prior to approval for building works and then to be maintained
11	Repair Damage To Kerb, Footpath Or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies	Prior to commencement of use

	and drainlines) that may occur during any works carried out in association with the approved development.	
12	Traffic & Transport (a) Detailed design for car-parking, site access, delivery vehicle movement (parking and loading), solid waste storage and removal, public transport and pedestrian and cyclist facilities shall be undertaken in accordance with the recommendations and assumptions made within the “<i>Development Application – Planning Assessment Report</i>” dated January 2009 and prepared by Buckley Vann Town Planning Consultants, and the supplementary information included in the “<i>Northshore Australand EDQ Application – Traffic and Transport Assessment Response to PB Memorandum</i>” dated 27 February 2009 and prepared by Cardno Eppell Olsen and with reference to <i>BCC Transport, Access, Parking and Servicing Policy</i>. Certification by a suitable qualified traffic and transport Registered Professional Engineer or Queensland (RPEQ - Traffic) is required prior to the submission of the building plans for approval. Onsite car parking is to be provided at the rates identified in table 1 of Section 3.8 (Transport, Access, On-site parking and Servicing) of the EDQ Northshore Hamilton Urban Development Area development Scheme unless otherwise agreed as part of the endorsement process pursuant to Condition 5 of this approval. (b) All internal roads must be designed in accordance with the latest version of AustRoads Design Guidelines, unless stated otherwise. These guidelines shall be utilised during the design phase through to post construction. On completion of works, the applicant must provide a letter from a Registered Professional Engineer of Queensland (RPEQ – Civil), that all internal roads have been constructed in accordance with relevant <i>AustRoads Design Guidelines</i>. (c) The development car parking must comply with the provisions of the <i>Australian Standard/New Zealand Standard for Off-street Car Parking (AS/NZ 2890.1-2004)</i> or <i>BCC Transport, Access, Parking and Servicing Policy</i> as determined above. On completion of works, the applicant must provide a letter from a Registered Professional Engineer of Queensland (RPEQ – Civil), that any car parking for this development has been constructed in accordance with <i>AS/NZ 2890.1-2004</i> or <i>BCC Transport, Access, Parking and Servicing Policy</i> as determined above.	As Indicated

13	Construction Management Plan Prepare and implement a site based construction management plan that will include but not be limited to: a) provision for the management of traffic around and through the site during and outside of construction work hours; b) provision for parking and materials delivery during and outside of construction hours of work; c) Management of sedimentation, erosion and dust generated from the site during and outside construction work hours; d) Ensure that no material of any description to be deposited within the area of a waterway corridor; e) Practices employed to efficiently sort and minimise waste and maximise recycling opportunities; f) Management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; g) Management of Acid Sulfate soils in accordance with management plans prepared specifically for this site; h) Management of rock anchors and other treatment systems used to ensure soil stability during excavation and foundation works in accordance with geotechnical reports prepared specifically for this site; and i) Management of contaminated soils, including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	Prior to commencement of site works for each precinct stage
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14	Soil Erosion and Sediment Control Sediment, erosion and dust control measures must be implemented in accordance with the <i>Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Sites</i> (The Institution of Engineers, Australia Queensland Division June 1996) as a minimum standard. Sediment control structures (eg sediment fence) must be placed at the base of all materials imported on-site to trap any sediment runoff. The following inspection program must be carried out until the site is fully rehabilitated: a) Regular inspections to ensure that adequate erosion control measures are in place and in good condition both during and after construction; and b) Inspections after each storm event to assess the adequacy of the erosion control measures. The developer must rectify any damage or non-performing erosion control devices and clean up any sediment that has left the site or is on the roads within and external to the site.	While site works are occurring and then to be maintained for each precinct stage
15	Water, Sewerage and Stormwater infrastructure a) The applicant shall seek and obtain approval from the relevant infrastructure owner to connect to water and sewerage, prior to the commencement of any water or sewerage infrastructure work on site. b) The detail design of the water, sewerage and stormwater infrastructure shall be undertaken by a suitably qualified and experienced professional engineer and the design checked and certified by a Registered Professional Engineer Queensland (RPEQ- Civil), certify that all works have been inspected and been constructed in accordance with their design and is fit for purpose when considered against the commonly accepted and appropriate AUS/NZ standards and relevant Brisbane City Council policies and guidelines. c) Upon completion and certification of the works the developer shall prepare and provide to the EDQ "As Constructed" plans including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with commonly accepted and appropriate AUS/NZ standards, Brisbane City Council guidelines and relevant legislation.	Prior to commencement of use for each precinct stage

16	Public utility easements Where necessary, public utility easements must be provided, in favour of and at no cost to Brisbane City Council, over Council only infrastructure (ie. Drainage, infrastructure that becomes contributed assets) located in private land. The terms of the easements must be to the satisfaction of the Chief Executive Officer, and the easement documents must be executed prior to the earlier of the endorsement of survey plans or the commencement of the use of the premises.	Prior to commencement of use for each precinct stage
17	Geotechnical Obtain a full geotechnical investigation and report, further to the reports “<i>Proposed Northshore Development, Eagle Farm</i>” by Soil Surveys dated 26 April, 2007 and “<i>Preliminary Geotechnical Investigation Lots 1 & 3 Hamilton Northshore Macarthur Avenue, Eagle Farm</i>” by Butler Partners Pty Ltd dated 25 August, 2008. The report must incorporate a gap analysis to ensure sufficient data and analysis is obtained including field survey and testing, associated laboratory investigation and geotechnical analysis to support the detailed structural design for the proposed development in consideration of groundwater and acid sulfate soils. The Geotechnical report shall reference both previous reports referred to above and be prepared by suitably qualified and experienced professionals and checked by a Registered Professional Engineer Queensland who will certify that it is appropriate and provides sufficient information to support detailed design. The report shall address but not be limited to: • River Bank and boardwalk slope stability including survey of the river bed profile. As part of the gap analysis for the slope stability a consideration must include the need for further test bores and geotechnical strength parameters. • Compaction of existing and imported fill, pavement and foundation design and settlement. Further testing of the soils is required to confirm settlement parameters and the degree of consolidation that has occurred in the past. • Nomination of optimal foundation types and founding depths for each structure. The gap analysis should consider what further drilling at these structures is needed. • Develop relevant and specific site earthworks, groundwater and erosion controls for all structures. Existing generalised report data to be extended to include site and building specific methodologies.	Prior to site works commencing for each precinct stage Prior to commencement of use for each precinct stage

18	Acid Sulfate Soils Obtain an Acid Sulfate and Groundwater investigation and report, further to the report “<i>Proposed Northshore Development, Eagle Farm</i>” by Soil Surveys dated 26 April, 2007. The report must include sufficient field survey and testing, and associated laboratory investigation and modelling to support the detailed structural design and site management for the proposed development. The Acid Sulfate and Groundwater management report shall be prepared by suitably qualified and experienced professionals, checked and certified that it is appropriate and provides sufficient information to support detailed design. The proposed development shall not result in any adverse impact on the surrounding properties and receiving environment as a consequence of the exposure of acid sulfate soils or the removal of groundwater. The development construction shall proceed in accordance with the certified Acid Sulfate and Groundwater Management Plan which will be integrated with the site based construction management plan.	Prior to site works commencing for each precinct stage Prior to commencement of use for each precinct stage
19	Acoustics Submit to EDQ Development Assessment certification from a suitability qualified RPEQ that appropriate noise attenuation measures have been incorporated into building construction to minimise noise impacts and achieve an acceptable level of indoor acoustic amenity for future residents generally in accordance with Australian Standard AS2021 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction.	Prior to commencement of use for each precinct stage
20	Public Lighting Install and maintain a suitable system of lighting to operate from dusk to dawn within all areas where the public will be given access. Enter into an agreement with an electricity supplier to provide a lighting system in accordance with the above approved lighting design plans.	Prior to commencement of use for each precinct stage
21	Telecommunications Telecommunication services within and adjacent to the proposed development are not to be visually obtrusive with no overhead wiring permitted.	Prior to commencement of use for each precinct stage

22	Electricity (Underground Supply Area) Provide underground electricity services in accordance with an approved electricity reticulation plan and the BCC's "Subdivision and Development Guidelines".	Prior to commencement of use for each precinct stage
23	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public or private utility mains, existing mains, services or installations required in connection with the approved development in accordance with the BCC's "Subdivision and Development Guidelines".	Prior to commencement of use for each precinct stage
24	Public Realm Works Undertake high quality public realm works within the areas shown on the approved Drawing No. DA1-09 Issue B as follows: • public piazza; • riverwalk; • lookout park; and • mangrove walk. With the exception of the mangrove walk, the completion of the works will be undertaken prior to the commencement of any use of the stage of development referred to for each area above. The mangrove work is to be completed within three (3) months of the commencement of the use for the relevant stage of development. These works are to include: • footpath and public pedestrian areas; • public lighting; • awning treatment and lighting; • shade structures; • driveway materials and finishes; and • street trees to enhance the subtropical riverside character of the area. This work is to be carried out in accordance with the following standards: • AS1428.1 <i>Design of Access and Mobility</i>; • AS1428.4 Tactile Ground Surface Indicators; • Best Trade Practice (Part B of the Compliance Certificate – Landscape Works); • AS/NZS 1158.3.1, 1999 Pedestrian Area Lighting. This work is to be certified by a suitably qualified urban design/landscape architect professional in accordance with the <i>EDQ Certification Procedures Manual</i>.	As indicated and then to be maintained for each precinct stage

	On completion of this work submit written certification and “as constructed” plans to the EDQ demonstrating compliance with this condition.	
25	Building Sustainability Requirements a) Integrated Water Management Plan Submit to the EDQ a site based Integrated Water Management Plan incorporating Water Sensitive Urban Design which details building specific water saving, storage and reuse practices. b) Energy Conservation Submit to the EDQ certification from a suitability qualified professional that the following have been achieved or investigated: • climate responsive building and site design to maximise air circulation and to minimise the need for artificial heating and cooling; • use of energy and thermo-efficient building materials; • use and re-use of renewable construction materials; • use of available renewable energy sources; • provision of energy efficient appliances, and • enhancement of community awareness of personal contribution in reducing greenhouse gas emissions. c) Waste Management Plan Submit to the EDQ a Waste Management Plan which details building specific waste management and recycling programs.	Prior to commencement of use for each precinct stage
26	Detailed Landscape Plan Prepare a detailed Landscape Plan for each building's private property landscape area. This work is to be certified by a suitably qualified landscape architect professional. On completion, provide written certification from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the detailed landscape plan.	Prior to commencement of use for each precinct stage
27	Pre-Construction Certification No work shall commence until EDQ Development Assessment acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with <i>EDQ Certification Procedures Manual</i>.	Prior to commencement of site works for each precinct stage

28	Post-Construction Certification Submit Post-Construction (Practical Completion) Certification, approved forms and "As Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" are in accordance with the endorsed plans, approved modifications.	Prior to commencement of use for each precinct stage
29	Dedicate as Road Dedicate as road the areas shown as Macarthur Avenue and Macarthur Link as indicated the approved drawings and documents. A copy of the survey plan together with a written request for the preparation of legal documentation is to be lodged with the Urban Land Development Authority: - In respect of Macarthur Avenue – prior to the issue of a building approval for the first stage of construction and - In respect of Macarthur Link – prior to the issue of a building approval for any development proposed to be undertaken in the Mixed Use Precinct Part A or B as indicated on the approved Building Envelope Plan and Urban Design Principles number DA1-09 Issue B dated 14.04.09 .	As indicated
30	Provide 3D Computer Model Submit to EDQ Development Assessment a three dimensional computer model at each construction stage of the development at a time and in a format and level of detail to be advised by the Authority.	Prior to commencement of use of the final precinct stage
31	Hamilton Rock Training Wall Prepare a statement of significance and if necessary provide recommendation on preservation, protection and on-going maintenance of the Hamilton rock training walls along the Brisbane River frontage of the site.	Prior to commencement of site works
32	Submit Marine Vegetation Management Plan Submit and implement a certified Marine Vegetation Management Plan (MVMP) showing: - The extent of the MVMP is to include evaluation of all areas including, proposed road reserves, walkways, external works and development areas; - The location and extent of all site works including all proposed infrastructure, walkways and areas of earthworks; - Detail design of all civil works is to be cognisant of marine environmental values. Alternative solutions may be required in some instances, to protect significant	Prior to commencement of site works

	marine vegetation; and • A description of all measures to be used to protect marine vegetation and habitat features to be retained during construction, including protective fencing. The MVMP is to be certified by a suitability qualified ecologist or environmental specialist.	
33	Riverwalk Construct a public riverwalk along the full river frontage as indicated on the Drawing No. DA1-09 Issue B. The design, construction and quality of the Riverwalk should be generally consistent with Brisbane City Council's Public Riverside Facilities Design Manual and AUSTROADS Standards parts 13 and 14. A Right of Way easement for Public access over the riverwalk is to be granted in favour of Brisbane City Council on terms and conditions acceptable to the BCC including such terms that the developer will be responsible for all maintenance lighting, safety, public risk and insurance, disabled access and all liabilities that Council may incur under section 366 of the Land Act and its successors and will provide unobstructed public access at all times.	Prior to commencement of use for the first precinct stage
34	Infrastructure Contributions Pay to the Minister for Economic Development Queensland a monetary contribution towards the cost of infrastructure as specified by the Brisbane City Council Infrastructure Contributions Planning Scheme Policy for each stage at the rates applicable at the time of payment. No development may be occupied or use commenced until the infrastructure contributions have been paid to the EDQ or an agreement has been entered into about infrastructure contributions.	Prior to commencement of use for each precinct stage

STANDARD ADVICE

Food Hygiene

All development involving the preparation, packing, storing, handling, serving, selling or carrying of food requires that its design, installation and operation be approved pursuant to the *Food Hygiene Regulations of 1989*. The premises are required to be registered and the operator is to hold a licence with Brisbane City Council to operate the business under the above regulations.

Licences can be obtained from Brisbane City Council-Licensing & Compliance. To obtain a Licence Information Kit contact their call centre on 3403 8888.

Prior to building works plans and specifications are to be lodged for approval to Brisbane City Council-Licensing & Compliance.

Equitable Access

Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1992 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility.

You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development approval does not indicate that the proposal complies with these requirements. Determination of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.

**** End of Package****