



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/760

2 March 2017

Brookfield Multiplex Developments Australia Pty Ltd
C/- Mr Steve Buhmann
Urbis Pty Ltd
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Steve

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A STAGED MATERIAL CHANGE OF USE – MULTIPLE RESIDENTIAL (323 DWELLING UNITS), SHOP, FOOD PREMISES, INDOOR ENTERTAINMENT AND TOURIST FACILITY AT 11, 23, 221A, 1A, 39A AND 601/39 MACARTHUR AVENUE AND 39 HERCULES STREET, HAMILTON DESCRIBED AS LOTS 61 AND 62 ON SP231794, LOT 1 ON SP224040, CTS 36242, LOT 904 ON SP231750, LOT 601 ON SP172640 AND LOT 919 ON SP236574

On 2 March 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 this PDA decision notice, please do not hesitate to contact Gerard McCafferty on 3452 7424.

Yours sincerely

A handwritten signature in black ink, appearing to read "P. Smith", written over a light grey rectangular background.

Peter Smith
Executive Director – EDQ Planning Services

Minister for Economic Development
Queensland
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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	11, 23, 221A, 1A, 39A and 601/39 Macarthur Avenue and 39 Hercules Street, Hamilton	
Lot on plan description	Lot number	Plan description
	Lots 61	SP231794
	Lots 62	SP231794
	Lot 1	SP224040
	Lot 904	SP231750
	Lot 601	SP172640
	Lot 919	SP236574
	CTS 36242	
PDA development application details		
DEV reference number	DEV2016/760	
'Properly made' date	16 December 2016	
Type of application	<input type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Multiple Residential (323 Dwelling Units), Shop, Food Premises, Indoor Entertainment and Tourist Facility	

PDA development approval details

Decision of the MEDQ	<p>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.</p> <p>The approved changes are summarised as follows:</p> <ul style="list-style-type: none"> ▪ Levels 4 – 9 have been reconfigured to increase the number of apartments on each level from 10 to 11. The additional unit will be accommodated through the following amendments: <ul style="list-style-type: none"> ○ The existing unit type 3F apartment (3 bed - 149m² GFA) will be reconfigured to create a unit type 2F (2 bed - 94m² GFA) and unit type 1F (1 bed - 54m² GFA) in its place; and ○ Unit type 1D (1 bed - 50m² GFA) and unit type 3A (3 bed - 129m² GFA) will also be reconfigured to create a 2G unit type (2 bed – 76m² GFA) and 2H unit type (2 bed - 103m² GFA). ▪ façade for levels 4-9 will be amended to accommodate a balcony for both unit type 2F and unit type 1F apartments. These proposed changes are reflected in amended elevations and plans. ▪ An amalgamation of Penthouse PA and Penthouse PC on level 18 of the development which will result in Penthouse PA + PC (428m²). ▪ High level windows for apartments on the eastern side of 16a and western side of 16b have been replaced with glazing with screening provided.
Original Decision date	17 June 2016
Change to approval date	2 March 2017
Currency period	4 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.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Floor Plan – Level 04 to 09 – Standard Apartments	SD 2009 Issue 02	31/01/2017
2.	Floor Plan – Level 04 to 09 – Enlarged 16A	SD 2009.1 Issue 03	31/01/2017
3.	Floor Plan – Level 04 to 13 – Enlarged 16B	SD 2009.2 Issue 01	31/01/2017
4.	Floor Plan – Level 10 to 13	SD 2010.0 Issue 09	31/01/2017
5.	Floor Plan – Level 10 to 13 – Enlarged 16A	SD 2010.1 Issue 10	31/01/2017
6.	Floor Plan – Level 14	SD 2011 Issue 32	31/01/2017
7.	Floor Plan – Level 15 to 16	SD 2012.0 Issue 10	31/01/2017
8.	Floor Plan – Level 15 to 16 — Enlarged 16A + 16B Typical	SD 2012.1 Issue 04	31/10/2017

9.	Floor Plan – Level 17	SD 2013 Issue 07	31/01/2017
10.	Floor Plan – Level 18 – Penthouse Apartments	SD 2015.0 Issue 00	09/12/2016
11.	Floor Plan – Level 18 – Penthouse Apartments 16A – Enlarged	SD 2015.1 Issue 00	09/12/2016
12.	Floor Plan – Level 19 – Penthouse Apartments 16A - Enlarged	SD 2016.1 Issue 00	09/12/2016
13.	Floor Plan – Level 20 – Recreation Deck 16A – Enlarged	SD 2017 Issue 00	09/12/2016
14.	North Elevation	SD 3001 Issue 12	31/01/2017
15.	South Elevation	SD 3003 Issue 12	31/01/2017
16.	West Elevation	SD 3004 Issue 00	09/12/2016
17.	East Sectional Elevation	SD 3005 Issue 12	31/01/2017
18.	West Sectional Elevation	SD 3006 Issue 11	31/01/2017
19.	Section A	SD 3101 Issue 10	31/01/2017
20.	Accommodation Schedule Summary	6901.1 Issue Y	31/01/2017
Plans and documents previously approved on 17 June 2016.		Number (if applicable)	Date (if applicable)
21.	Location Plan	SD 1001 Issue 5	07/03/16
22.	Site Plan	SD 1002 Issue 8	07/03/16
23.	Floor Plan – Basement 01	SD 2003 Issue 11	07/03/16
24.	Floor Plan – Ground Floor	SD 2004 Issue 13	07/03/16
25.	Floor Plan Mezzanine Level	SD 2005 Issue 9	04/03/16
26.	Floor Plan – Podium 01	SD 2006 Issue 11	05/04/16
27.	Floor Plan – Podium 02	SD 2007 Issue 6	05/04/16
28.	Floor Plan – Level 03 Standard Apartments	SD 2008 Issue 8	07/03/16
29.	Floor Plan – Level 19 – Rec Deck 16B	SD 2015 Issue 2	03/03/16
30.	Floor Plan Level 19 – Penthouse Apartments 16A	SD 2016 Issue 6	07/03/16
31.	East Elevation	SD 3002 Issue 10	09/06/16
32.	Proposed Renovation Elevations & Sections Flare Building / BCT	SD 3007 Issue 6	03/03/16
33.	Section B	SD 3102 Issue 6	03/03/16
34.	Ground Landscape Plan Stage 1	1409100 SD-03 Issue S	2016-03-09

35.	Ground Landscape Plan Stage 1 + 2	1409100 SD-04 Issue S	2016-03-09
36.	Level 03 Podium Landscape Plan Stage 1 + 2	1409100 SD-05 Issue S	2016-03-09
37.	Level 17 Landscape Plan Stage 1 + 2	1409100 SD-06 Issue S	2016-03-09
38.	Level 18 Landscape Plan Stage 1 + 2	1409100 SD-07 Issue S	2016-03-09
39.	Landscape Sections	1409100 SD-08 Issue S	2016-03-09
40.	Landscape Sections	1409100 SD-09 Issue S	2016-03-09
41.	Indicative Hardscape Palette	1409100 SD-011 Issue S	2016-03-09
42.	Indicative Softscape Palette	1409100 SD-012 Issue S	2016-03-09
43.	Maritime Security Plan Drawing 1b	1409100 SD-05, Issue T	2016-03-11
44.	DA – Superior Design Outcomes Report, prepared by EMF Griffiths	S214712 Issue 5	24 March 2016
45.	Report for Acoustic Services, prepared by EMF Griffiths	S214712 Issue 6	31 March 2016

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
- b) Compliance assessment and endorsement by EDQ Development Assessment, DILGP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DILGP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days** – EDQ Development Assessment, DILGP assesses the plans/supporting information and:
 1. if satisfied with the plans/supporting information as submitted - endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DILGP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DILGP assesses the revised plans/supporting information and:
 1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
 - vi. if EDQ Development Assessment, DILGP is not satisfied that compliance has been achieved within **20 business days** - repeat steps

iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DILGP endorses relevant plans/supporting information.

ABBREVIATIONS

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

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
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. **DEHP** means The Department of Environment and Heritage Protection.
5. **DILGP** means The Department of Infrastructure, Local Government and Planning.
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **QUU** means Queensland Urban Utilities
10. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions		
No.	Condition	Timing
General		
1.	<p>Carry out the Approved Development</p> <p>Carry out the approved development generally in accordance with the approved plans and documents.</p>	Prior to commencement of use of the relevant stage
2.	<p>Certification of Operational Works</p> <p>All operational works for contributed assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i>.</p>	As required by the <i>Certification Procedures Manual</i>
3.	<p>Maintain the Approved Development</p> <p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.</p>	As indicated
Architecture & Urban Design		
4.	<p>Submit External Detail – Compliance Assessment</p> <p>Submit to EDQ Development Assessment, DILGP, for compliance assessment, detail of the proposed screening / high-level window treatments to reduce overlooking between east facing apartments in Building 16a and west facing apartments in Building 16B.</p>	Prior to commencement of building works
5.	<p>Compliance Assessment – External Materials and Colours</p> <p>a) Submit to EDQ Development Assessment, DILGP for compliance assessment, a schedule of materials and accompanying plans illustrating the external materials, colours and finishes of the buildings, generally in accordance with the approved plans.</p> <p>b) Carry out the works in accordance with the endorsed plans required by part a) of this condition.</p>	<p>a) Prior to commencement of building works for the relevant stage</p> <p>b) Prior to commencement of use for the relevant stage</p>
6.	<p>Podium Apartment Entry Detail – Compliance Assessment</p> <p>Submit to EDQ Development Assessment, DILGP, for compliance assessment, detail of the entry hallway for all apartments within the podium. The submitted detail is to demonstrate safe ingress and egress to each dwelling ensuring the dwelling is segregated from</p>	Prior to commencement of above ground building works for the relevant stage

	parking and vehicle manoeuvring areas by entries which allow for secure surveillance of the carpark from the entry hallway.	
Engineering		
7.	<p>Construction Management Plan</p> <p>a) Submit to EDQ Development Assessment, DILGP, a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:</p> <ul style="list-style-type: none"> i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; and iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. <p>b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.</p>	<p>a) Prior to commencement of site works for the relevant stage</p> <p>b) At all times during construction for the relevant stage</p>
8.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ Development Assessment, DILGP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher.</p> <p>The TMP must include the following:</p> <ul style="list-style-type: none"> i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. ongoing monitoring, management review and certified updates (as required); v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). 	<p>a) Prior to commencement of site works for the relevant stage</p>

	b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	b) At all times during construction for the relevant stage
9.	<p>Wharf Demolition – Compliance Assessment</p> <p>a) Submit to EDQ Development Assessment, DILGP, for compliance assessment, a demolition and shoring strategy, prepared by an RPEQ, for the area of wharf adjoining the development. The strategy shall include but not necessarily be limited to the following:</p> <ol style="list-style-type: none"> i. pre- and post-construction hydrographic surveys compliant with the Port of Brisbane requirements; ii. removal and disposal of any inadvertent in-situ demolition related and/or dredged material; iii. a stability analysis of the existing revetment wall and preliminary identification of any rectification and/or upgrade works required during or post-demolition; iv. stability analysis of the adjoining wharf sections and preliminary identification of any rectification and/or upgrade works required during or post-demolition; v. identification of any existing infrastructure services; vi. extent of pylon removal as required by the Regional Harbour Master; and vii. any other requirements of the Regional Harbour Master <p>b) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by an RPEQ for the demolition and shoring works, generally in accordance with the endorsed strategy required under part a) of this condition.</p> <p>c) Carry out and implement demolition and shoring works in accordance with the strategy endorsed under part a) of this condition and in accordance with the certified plans required under part c) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DILGP, ‘as-constructed’ plans including completed side scan surveys, certified by a RPEQ in a format acceptable to the Regional Harbour Master, Maritime Safety Queensland of the works undertaken under part c) of this condition.</p>	<p>a) Prior to commencement of wharf works</p> <p>b) Prior to commencement of wharf works</p> <p>c) Prior to survey plan endorsement for the first stage</p> <p>d) No later than 2 weeks after practical completion of the works.</p>

10.	<p>Demolition and Water Space Management Plan</p> <p>a) Submit to EDQ Development Assessment, DILGP a Demolition and Water Space Management Plan (DWSMP) prepared by the principal site contractor that addresses the following:</p> <ul style="list-style-type: none"> i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. removal and disposal of any obstructions and debris encountered during demolition as required by the Regional Harbour Master; iv. maintaining uninhibited access to the adjacent Swing Basin by ensuring berths Hamilton 1, 2 and 3 are unoccupied when a vessel is scheduled to be arriving/departing alongside Brisbane Cruise Terminal/Hamilton 1, Hamilton 4 or Maritime 1; v. works interfering with vessels approaching and departing Brisbane Cruise Terminals, Hamilton 4 or Maritime 1; vi. barge anchors remaining inside the 35m berth pocket when conducting demolition works. Preference would be to use a 'spudded' barge secured to the shore; vii. allowance for a high degree of turbulence produced in the area by passing vessels including tugs, ships and ferries; viii. publishing of any notices required by the Regional Harbour Master; and ix. supply, installation and maintenance of any navigation lights, buoys, marks or signs deemed necessary by the Regional Harbour Master, in accordance with Maritime Safety Queensland's requirements. <p>b) Undertake all works generally in accordance with the DWSMP which must be current and available</p>	<p>a) Prior to commencement of wharf works</p> <p>b) At all times during construction</p>
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	on site at all times during the construction period	
11.	<p>Retaining Walls</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.</p>	<p>a) Prior to commencement of site works for the relevant stage</p> <p>b) Prior to commencement of use for the relevant stage</p> <p>c) Prior to commencement of use for the relevant stage</p>
12.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ Development Assessment, DILGP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines:</p> <p>i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP)</p> <p>ii. Best Practice Erosion and Sediment Control (International Erosion Control Association).</p> <p>b) Implement the certified ESCP as required under part a) of this condition.</p>	<p>a) Prior to commencement of site works for the relevant stage</p> <p>b) At all times during construction for the relevant stage</p>
13.	<p>Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments.”</i></p> <p>The certified earthworks plans shall:</p> <p>i. include a geotechnical soils assessment of the site;</p> <p>ii. be consistent with the Erosion and Sediment Control plans required under condition 9 of this permit;</p> <p>iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</p> <p>iv. provide full details of any areas where surplus soils are to be stockpiled.</p> <p>b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this</p>	<p>a) Prior to commencement of site works for the relevant stage</p> <p>b) Prior to commencement of use for the relevant</p>

	<p>condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>stage</p> <p>c) Prior to commencement of use for the relevant stage</p>
14.	<p>Vehicle Access</p> <p>Design and construct vehicle crossovers located generally in accordance with the approved plans and in accordance with Council adopted standards.</p>	<p>Prior to commencement of use and to be maintained for the relevant stage</p>
15.	<p>Car Parking</p> <p>Provide car parking spaces, designed in accordance with <i>AS2890 – Parking Facilities</i>, delineated and signed generally in accordance with the approved plans.</p>	<p>Prior to commencement of use and to be maintained for the relevant stage</p>
16.	<p>Bicycle Parking – Residential</p> <p>Provide parking facilities, delineated and signed in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i> at a rate of 1 space per dwelling for residents and 1 space per 400m² of residential GFA for visitors</p>	<p>Prior to commencement of use and to be maintained for the relevant stage</p>
17.	<p>Bicycle Parking – Non-Residential</p> <p>Provide parking facilities, delineated and signed in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i> at a rate of 1 space per 200m² of NLA for workers and 1 space per 1000m² of NLA for visitors</p>	<p>Prior to commencement of use and to be maintained for the relevant stage</p>
18.	<p>Water Connection</p> <p>Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.</p>	<p>Prior to commencement of use for the relevant stage</p>
19.	<p>Sewer Connection</p> <p>Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.</p>	<p>Prior to commencement of use for the relevant stage</p>
20.	<p>Stormwater Connection</p> <p>Connect the development to a lawful point of discharge with ‘no-worsening’ to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council’s current adopted standards.</p>	<p>Prior to commencement of use for the relevant stage</p>

21.	<p>Stormwater Quality</p> <p>Construct the proposed stormwater treatment devices designed and certified by a RPEQ in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and generally located in accordance with the approved plans.</p>	Prior to commencement of use and to be maintained for the relevant stage
22.	<p>Build Over or Near Stormwater</p> <p>Where the approved development proposes to build over or near stormwater infrastructure, submit to EDQ Development Assessment, DILGP, a Council approval to build over or near stormwater.</p>	Prior to commencement of site works for the relevant stage
23.	<p>Outdoor Lighting – Compliance Assessment</p> <p>a) Submit to EDQ Development Assessment, DILGP, for compliance assessment, a conceptual lighting plan for the public realm. The lighting plan is to demonstrate adequate lighting of the public realm and assist in wayfinding through the site.</p> <p>b) Install outdoor lighting, generally in accordance with the plan endorsed under part a) of this condition.</p>	<p>a) Prior to approval of building works for the relevant stage</p> <p>b) Prior to commencement of use and to be maintained for the relevant stage</p>
24.	<p>Outdoor Lighting</p> <p>Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	Prior to commencement of use and to be maintained for the relevant stage
25.	<p>Electricity</p> <p>Submit to EDQ Development Assessment, DILGP either:</p> <p>a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or</p> <p>b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.</p>	Prior to commencement of site works for the relevant stage
26.	<p>Telecommunications</p> <p>Submit to EDQ Development Assessment, DILGP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground</p>	Prior to Building Format Plan endorsement. for the relevant stage

	telecommunication services to the proposed development.	
27.	<p>Broadband</p> <p>Submit to EDQ Development Assessment, DILGP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.</p>	Prior to commencement of site works for the relevant stage
Landscape and Environment		
28.	<p>Landscape Works</p> <p>a) Submit to EDQ Development Assessment, DILGP detailed landscape plans, certified by an AILA, for improvement works within the proposed development generally in accordance with the approved plans.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencement of site works for the relevant stage</p> <p>b) Prior to commencement of use and to be maintained for the relevant stage</p>
29.	<p>Acid Sulfate Soils (ASS)</p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development assessment, DILGP, an Acid Sulfate Management Plan (ASSMP). The ASSMP must be:</p> <ol style="list-style-type: none"> i. Prepared generally in accordance with the <i>State Planning Policy July 2014 (as amended from time to time) and relevant guidelines; and</i> ii. Certified by a suitably qualified professional in soils and/or erosion sediment control. <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p>	<p>a) Prior to commencement of or during site works for the relevant stage</p> <p>b) Prior to commencement of use for the relevant stage</p>
30.	<p>Waste Management</p> <p>Submit to EDQ Development Assessment, DILGP a waste management plan approved by Council's Waste and Resource Recovery Services and/or a private waste contractor.</p>	Prior to commencement of site works for the relevant stage

31.	<p>Acoustic Treatments</p> <p>Undertake acoustic treatments to the development generally in accordance with the Section 6 Recommendations of the approved Report for Acoustic Services, prepared by EMF Griffiths, Issue 6 dated 31/03/2016</p>	Prior to commencement of use for the relevant stage
32.	<p>Energy Efficiency</p> <p>a) Construct the development to individually achieve an energy rating of not less than 5 stars and collectively achieve an average energy rating of not less than 6 stars, generally in accordance with the recommendations in the approved <i>DA – Superior Design Outcomes Report</i> prepared by EMF Griffiths, number S214712, dated 24 March 2016</p> <p>b) Submit to EDQ Development Assessment, DILGP, evidence from a suitably qualified professional that the requirements of part a) of this condition have been carried out.</p>	Prior to commencement of use for the relevant stage
Surveying, land transfers and easements		
33.	<p>Access to Adjoining Development Sites</p> <p>a) Submit to EDQ Development Assessment, DILGP, for compliance assessment, proposed access arrangements for ensuring permanent unfettered access from Wharf Close is provided to all Lots/ development sites within Parcel A of the endorsed <i>Sub-Precinct 3(d) River Park Precinct Plan Northshore Hamilton, 151130 SPP Issue W, Dated 30 November 2015</i>.</p> <p>b) Formalize the endorsed arrangement under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP, evidence, including copies of the registered documents, that endorsed access arrangements have been established.</p>	<p>a) Prior to endorsement of the Building Format Plan for the first stage</p> <p>b) Upon registration of the Building Format Plan for the first stage</p> <p>c) Prior to commencement of use for the first stage</p>
34.	<p>Easements over Infrastructure</p> <p>Public utility easements, must be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets.</p> <p>The terms of the easements, or other lawfully binding access arrangements, must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>	Prior to commencement of use or endorsement of a Building Format Plan for the relevant stage, whichever occurs first

Affordable and Accessible Housing

35.	<p>Affordable Housing</p> <p>Submit to EDQ Development Assessment, DILGP, evidence that the approved development delivers 8 affordable units in Building 16a and 7 affordable units in Building 16b accordance with the <i>PDA Guideline no. 16 Housing, January 2016</i>.</p>	Prior to commencement of use for the relevant stage
36.	<p>Accessible Housing</p> <p>a) Submit to EDQ Development Assessment, DILGP for compliance assessment accessible unit layout plans for 31 units. The plans are to be prepared in accordance with <i>PDA Guideline no. 2 Accessible Housing, May 2015</i>.</p> <p>b) Submit to EDQ Development Assessment, DILGP evidence that the approved development delivers 17 accessible units in Building 16a and 14 accessible units in Building 16b, generally in accordance with the approved plans.</p>	<p>a) Prior to approval of building works for the relevant stage</p> <p>b) Prior to commencement of use for the relevant stage</p>

Infrastructure Charges

37.	<p>Infrastructure Contributions</p> <p>Pay to the MEDQ a monetary contribution towards the cost of the provision of essential infrastructure.</p> <p>The contribution has been calculated in accordance with MEDQ's <i>Infrastructure Funding Framework July 2015 (The Framework)</i>.</p> <p>The current applicable general infrastructure charge for Building 16a is:</p> <table border="1" data-bbox="304 1368 1034 1693"> <thead> <tr> <th colspan="3">General Infrastructure Charges</th> </tr> </thead> <tbody> <tr> <td>70 Small units @ 0-<60m² GFA</td> <td>\$13,151 / unit</td> <td>\$920,570</td> </tr> <tr> <td>53 Medium units @ 60-100m² GFA</td> <td>\$18,358 / unit</td> <td>\$972,974</td> </tr> <tr> <td>46 Large unit @ >100m² GFA</td> <td>\$30,389 / unit</td> <td>\$1,397,894</td> </tr> <tr> <td>1111m² Retail / Commercial GFA</td> <td>\$15,753</td> <td>\$189,036</td> </tr> <tr> <td></td> <td>TOTAL</td> <td>\$3,480,474</td> </tr> </tbody> </table>	General Infrastructure Charges			70 Small units @ 0-<60m ² GFA	\$13,151 / unit	\$920,570	53 Medium units @ 60-100m ² GFA	\$18,358 / unit	\$972,974	46 Large unit @ >100m ² GFA	\$30,389 / unit	\$1,397,894	1111m ² Retail / Commercial GFA	\$15,753	\$189,036		TOTAL	\$3,480,474	Prior to Building Format Plan endorsement for the relevant stage
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	TOTAL	\$3,480,474																		

The current applicable value uplift charge for Building 16a is:

Value Uplift		
35 Small units @ 0-<60m ² GFA	\$12,650 / unit	\$442,750
26 Medium units @ 60-100m ² GFA	\$18,977 / unit	\$493,402
23 Large unit @ >100m ² GFA	\$33,736 / unit	\$775,928
	TOTAL	\$1,712,080

Total for Building 16a	\$5,192,554
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The current applicable general infrastructure charge for Building 16b is:

General Infrastructure Charges		
62 Small units @ 0-<60m ² GFA	\$13,151 / unit	\$815,362
42 Medium units @ 60-100m ² GFA	\$18,358 / unit	\$771,036
50 Large unit @ >100m ² GFA	\$30,389 / unit	\$1,519,450
869m ² Retail / Commercial GFA	\$15,753	\$141,777
	TOTAL	\$3,247,625

The current applicable value uplift charge for Building 16b is:

Value Uplift		
9 Small units @ 0-<60m ² GFA	\$12,650 / unit	\$113,850
6 Medium units @ 60-100m ² GFA	\$18,977 / unit	\$113,862
7 Large unit @ >100m ² GFA	\$33,736 / unit	\$236,152
	TOTAL	\$463,864

Total for Building 16b	\$3,711,489
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** Note – For residential development, credits are available for up to 30% of the value uplift charge for achieving affordable housing and 20% of the value uplift charge for delivering ecologically sustainable development (ESD) outcomes. For commercial or retail development, credits are available for up to 50% of the value uplift charge for delivering ESD outcomes.*

Where affordable housing and ESD are provided as part of a Superior Design Outcome, those affordable dwellings and ESD components are not eligible for an offset against the value uplift charge. Further information is available on request.

** Note - Infrastructure charges are updated in the IFF at the beginning of each financial year and are indexed in accordance with the annual rate of the 3 year rolling average of the movement of the Road and Bridge Construction Index*

	<i>(Queensland). Indexation is calculated from that March which is three (3) years prior to the current year, to March of the current year.</i>	
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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 ****