



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2010/059/10

10 August 2018

Mr John Bowman
Hercules Northshore Pty Ltd
GPO Box 318
BRISBANE QLD 4001

Dear John

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MULTIPLE RESIDENTIAL (228 DWELLING UNITS), FOOD PREMISES, MEDICAL CENTRE, OFFICE, SERVICE INDUSTRY AND SHOP (675M²) AT 35 HERCULES STREET, HAMILTON PREVIOUSLY DESCRIBED AS LOT 901 ON SP169072 AND LOT 907 ON SP169072

On 9 August 2018 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 website
www.dsdmip.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Anne Edmonds on 3452 7189 or by email at anne.edmonds@dsdmip.qld.gov.au.

Yours sincerely

Beatriz Gomez
**Director
Development Assessment
Economic Development Queensland**

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	Northshore Hamilton	
Site address	35 Hercules Street, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 2	SP241589
	Lot 100 – 102, Lot 201 – 202, Lot 301 – 316, Lot 401 – 416, Lot 501 – 516, Lot 601 – 616, Lot 701 – 716, Lot 801 – 816, Lot 901 – 916, Lot 1001 – 1016, Lot 1101 – 1116, Lot 1201 – 1216, Lot 1301 – 1316, Lot 1401 – 1416, Lot 1501 – 1516, Lot 1601 – 1616, Lot 9999	SP241590
PDA development application details		
DEV reference number	DEV2010/059	
'Properly made' date	24 July 2017	
Type of application	☐ New development: ☐ 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: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Multiple residential (228 dwelling units), Food premises, Medical centre, Office, Service industry and Shop (675m ²)	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.
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The approved changes are summarised as follows:

- a) Amend references in conditions from DSDIP to DSDMIP:
 - Conditions 2: Complete all Operational Works
 - Condition 4: Accessible Housing
 - Condition 5: Affordable Housing
 - Condition 9: Submit External Materials
 - Condition 10: Balcony and Alfresco Apartment Design
 - Condition 15: Construction Management Plan
 - Condition 17: Filling and Excavation
 - Condition 18: On site Erosion and Stormwater Runoff
 - Condition 19: Acid Sulphate
 - Condition 20: Sewerage System and Connection
 - Condition 21: Water System and Connection
 - Condition 28: Detailed Landscape Plan
 - Condition 29: Streetscape Works
 - Condition 30: Acoustic Treatment
- b) Amend the sufficient grounds package for the development to include use of the digital screen for artwork and community purposes and include conditions regarding the operation and management of the digital screen:
 - Condition 11: Digital Screen Operation
 - Condition 12: Digital Screen – Community Purposes
 - Condition 13: Digital Hours of Operation
 - Condition 14: Digital Screen – Discontinuation
- c) Amend north and east elevation plans to reflect the digital screen as the architectural treatment to screen the podium car parking on levels 1, 2 and 3 of the building:
 - Approved plans and documents as listed in table below.
- d) Amend conditions of approval to reference the digital screen:
 - Condition 6: Lighting
- e) Amend advice notes to:
 - Number the advice notes
 - Advice Note 1: Reference the *Planning Act*
 - Advice Note 4: Provide information regarding Advertising Devices and Council local laws

Note: Changes determined to be 'Generally In Accordance' (GIA) with the approved plans by the applicant's planning consultant and building certifier have been reflected in the approved plans and documents listed below, but have not been assessed as a part of this change to a PDA development approval.

Decision date	12 October 2010
1 st Extension to approval date	19 October 2012
1 st Change to approval	4 March 2014

PDA development approval details			
2 nd Extension to approval date		8 March 2016	
2 nd Change to approval		9 August 2018	
Currency period		8 years from original 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.			
Plans and documents approved on 9 August 2018		Number	Date
1.	Floor Plan – Basement 01	SD 2001, Issue 06	28.06.2017
2.	Floor Plan – Ground Floor	SD 2002, Issue 08	28.06.2017
3.	Floor Plan – Level 01	SD 2003, Issue 08	28.06.2017
4.	Floor Plan – Level 02	SD 2004, Issue 07	28.06.2017
5.	Floor Plan – Level 03, as amended in red	SD 2005, Issue 08	28.06.2017
6.	Floor Plan – Level 04	SD 2006, Issue 08	28.06.2017
7.	Floor Plan – Level 05-16	SD 2007, Issue 03	28.06.2017
8.	Roof Plan – Lower	SD 2101, Issue 04	28.06.2017
9.	Roof Plan – Upper	SD 2102, Issue 03	28.06.2017
10.	CPA GFA Summary – Extended Balconies Levels	SD 2801, Issue 07	28.06.2017
11.	GFA Diagrams – Unit Areas	SD 2803, Issue 02	28.06.2017
12.	North Elevation	SD 3001, Issue 05	28.06.2017
13.	East Elevation	SD 3002, Issue 05	28.06.2017
14.	South Elevation	SD 3003, Issue 05	28.06.2017
15.	West Elevation	SD 3004, Issue 05	28.06.2017
16.	Section A	SD 3101, Issue 04	28.06.2017
17.	Section B	SD 3102, Issue 04	28.06.2017
Plans and documents previously approved on 4 March 2014 and still applicable to this approval		Number	Date
18.	Site Plan	SD1002, Issue 03	16-01-2014
19.	Adaptable Unit Plans	SD 4701, Issue 01	16-01-2014
20.	Schematic Design – Ground Floor, prepared by Dunn Moran	1307100 SD-01, Issue C	14-11-2013
21.	Schematic Design – Podium Level 3, prepared by Dunn Moran	1307100 SD-02, Issue C	14-11-2013
22.	Schematic Design – Planting Selection, prepared by Dunn Moran	1307100 SD-03, Issue C	14-11-2013
23.	Revised DA for Rivana (Building 6), Portside Wharf, Hamilton, Traffic Engineering Summary,	-	8 October 2013

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	prepared by TTM		
Plans and documents previously approved on 12 October 2010 and still applicable to this approval		Number	Date
24.	Bornhorst & Ward – Engineering Report for the Proposed Portside Wharf – Building 6	Rev C	08/2010
25.	MWA – Environmental Amenity Impact Assessment Building 6 Development Application Portside Wharf Development Hamilton	Building 6 DA report	16/08/2010
26.	Cundall – ULDA Development Application: Sustainability 10002360 Building 6, Hercules St, Hamilton	Rev C	09/09/2010
Abbreviations and Definitions			
For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:			
1.	Council means Brisbane City Council.		
2.	DSDMIP means the Department of State Development, Manufacturing, Infrastructure and Planning.		
3.	EDQ means Economic Development Queensland.		
4.	MEDQ means the Minister for Economic Development Queensland.		
5.	PDA means Priority Development Area		
6.	RPEQ means Registered Professional Engineer of Queensland.		
PDA Development Conditions			
No.	Condition	Timing	
General Planning Requirements			
1.	Carry out the Approved Development Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).	Prior to commencement of use	
2.	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the conditions included in the Conditions Package. Such operational work is to be carried out generally in accordance with the approved drawing(s), and/or documents or, if requiring a further approval from EDQ Development Assessment, DSDMIP in accordance with the relevant approval(s).	Prior to commencement of use	
3.	Sustainable Design a) Ensure the development achieves an average NatHERS rating of 8.5 stars.	a) Prior to commencement of building works	

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	b) The design and delivery of the development will incorporate all elements of sustainability (P1 to P15) as per recommendations in the approved sustainability report prepared by Cundall for Citimark, titled <i>ULDA Development Application: Sustainability 10002360 Building 6, Hercules St, Hamilton</i>, Rev C dated 9 September 2010. c) Submit written confirmation from a suitably-qualified sustainability professional to the Director – EDQ Development Assessment, DSDMIP certifying that the development has been constructed in accordance with parts a) and b) of this condition.	b) Prior to the commencement of use and then to be maintained c) Prior to survey plan endorsement
4.	Accessible Housing Submit written confirmation to the Director – EDQ Development Assessment, DSDMIP that 12% accessible apartments (Type A3 and F1) have been constructed in accordance with the following stamped approved plans: • Adaptable Unit Plans – Type A3, SD 4701, Issue 01, dated 16.01.2014 • Adaptable Unit Plans – Type F1, SD 4701, Issue 01, dated 16.01.2014	Prior to survey plan endorsement
5.	Affordable Housing a) Deliver a minimum of 30% of the residential GFA for affordable housing. b) Submit written confirmation, to the Director - EDQ Development Assessment DSDMIP, that the development has delivered 30% of the total development GFA as dwelling units that are affordable to rent by households on the median household income for the Brisbane City Council local government area in accordance with (former) ULDA Housing Guideline no. 16.	Prior to survey plan endorsement
6.	Lighting a) Enter into an agreement with an electricity supplier to provide a lighting system. b) Install and maintain a suitable system of lighting to operate from dusk to dawn within all areas where the public will be given access, including car parking areas. c) Ensure that all external lighting areas lights the building, particularly entrances and vegetated areas but does not overspill into other buildings or the sky. d) Ensure that all external lighting, including the digital screen, is in accordance with Australian Standard AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting so as not to cause nuisance to nearby residents or passing motorists.	Prior to commencement of use and to be maintained

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	e) Ensure lighting over publicly accessible footpaths covered by permanent awnings to a minimum of 20 lux (horizontal plane) at footpath level. f) Ensure lighting is to be maintained by the owner of the building in a safe and good working order.	
7.	Community Management Statement Any Community Management Statement prepared under the Body Corporate and Community Management Act 1997 is to contain a copy of all conditions in the approval package which are applicable to the ongoing use.	Prior to the commencement of use and to be maintained
8.	Public Access – 24 hours through site Provide and maintain unimpeded and safe 24-hour public access through the public plaza area linking Hercules Street with the Portside Wharf Retail Mall, and ensure that access ways are designed to cater for disabled persons in accordance with Australian Standard AS1428.1.	At all times
Architecture and Design		
9.	Submit external details Submit to EDQ Development Assessment, DSDMIP: a) Facade treatments; b) Sun shading devices; and c) External materials, colours and finishes.	Prior to approval for building works
10.	Balcony and Alfresco Apartment Design a) All balconies are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures. b) Where balconies are less than 9m² submit for Compliance Assessment to EDQ Development Assessment, DSDMIP plans that illustrate • natural cross ventilation to the apartments when the balcony doors are closed; • sunshading; and • weather protection.	a) At all times b) Prior to approval for building works
Digital Screen		
11.	Digital screen operation The operation of the digital screen must be in accordance with the following criteria: a) Traffic i. Must not imitate or emulate a traffic control device, including:	a) At all times

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	– traffic lights; – regulatory traffic control sign; – advisory traffic control sign; ii. Must not include text or symbol instructions to perform an action (e.g. stop, halt, give way, turn left etc.); iii. Must not display content that would distract a driver at a critical time (e.g. when making a decision at an intersection); iv. Must not display any video or animated content. b) Luminance i. Must not feature illuminated content within 100m of a residential environment that exceeds a luminance level of 300 candelas. c) Reflectivity i. Must not result in the reflection of vehicle headlights or sunlight in a way that would impact driver vision. d) Image change frequency i. Must not contain scrolling, moving images or moving text that is displayed for a period of time less than 8 seconds; ii. Must change digital screen content within a 0.3 to 0.5 second time period. e) Colour i. Must not use colour combinations that could potentially result in the content being mistaken for a traffic sign; ii. Must not contain large areas of illuminated red or green display.	b) At all times c) At all times d) At all times e) At all times
12.	Digital screen – Community purposes a) The digital screen is to be made available to community members and community groups to display, at no cost, content for community purposes. b) In the event that there is no content for community purposes, the digital screen is to be used for artwork purposes. c) Submit to EDQ Development Assessment, DSDMIP a Community Content Procedure, documenting a process for promoting, receiving requests, responding to requests and displaying community purpose content. <i>Note: The use of the digital screen for community purposes is classified as artwork for the purposes of condition 13 (b) below.</i>	a) At all times b) At all times c) Within one month of commencement of digital screen use
13.	Digital screen – Hours of operation a) Operation of the digital screen is limited to occur between 6am and 10pm (a 16 hour period) daily. b) Operation of the digital screen for artwork purposes and/or	a) As indicated b) As indicated

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	community purposes must occur for a minimum of 70% of the daily approved hours of operation (i.e. 70% of the daily 16 hour period). c) Digital screen content is to be scheduled to play artwork content, community purpose content and other content (such as advertising content), in a dispersed manner across the approved hours of operation to avoid one content type being displayed for extended blocks of time. <i>Note: Refer Advice Note 4 regarding use of the digital screen for the purpose of advertising for the remaining 30% of the approved hours of operation.</i>	c) At all times
14.	Digital screen – Discontinuation In the event operation of the digital screen is discontinued for more than a 3 month period, the podium carpark screening must be extended to incorporate the area of the discontinued digital screen. OR Submit to EDQ Development Assessment, DSDMIP for compliance assessment, an alternative screening solution that is complimentary to the existing built form.	As indicated
Engineering		
15.	Construction Management Plan a) Prepare and submit to Principal Engineer - EDQ Development Assessment, DSDMIP a site based construction management plan, certified by a Registered Professional Engineer of QLD (RPEQ) that includes but is not limited to: • A construction monitoring programme for the construction. • Provision for the management of traffic around and through the site during and outside of construction work hours. • Provision for parking and materials delivery during and outside of construction hours of work. • Management of dust generated from the site during and outside construction work hours. • Management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later). • Management of groundwater and surface water collection, treatment and disposal. • The construction does not pose a permanent or temporary obstruction or potential hazard to air craft movements in accordance with BCA, CASA and the Brisbane Airport Master Plan requirements. b) 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	a) Prior to commencement of site works b) As indicated

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	construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. c) 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.	c) While site works / operational works / building works are occurring
16.	Easements over Infrastructure Where public utilities are located on private land, public utility easements must be provided in favour and at no cost to the relevant service provider entities. The terms of the easements must be to the satisfaction of the Chief Executive Officers of the entities.	Prior to survey plan endorsement
17.	Filling and Excavation a) Submit to Principal Engineer - EDQ Development Assessment, DSDMIP an earthworks plan and cross sections (if required), checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. b) Undertake all works in accordance with the endorsed plan required in part (a) and submit certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to commencement of site works b) Prior to commencement of use.
18.	On site Erosion and Stormwater Runoff a) Prepare and submit to Principal Engineer - EDQ Development Assessment, DSDMIP an Erosion and Sediment Control (ESC) Management Plan for the site certified by a suitably qualified professional in accordance with the Healthy Waterways document "Controlling Stormwater Pollution on Your Building Site" 2006 (or later version) and Brisbane City Council's "Erosion and Sediment Control Standard" (Version 9 or later). b) Implement and maintain the ESC Management Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped). The prepared ESC Management Plan must be available on-site during these works.	a) Prior to commencement of site works b) While site works/operational works/building works is occurring
19.	Acid Sulphate a) Submit to EDQ Development Assessment, DSDMIP an Acid	a) Prior to the

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	Sulphate Management Plan (ASMP), prepared and certified by a suitable qualified and experienced professional. The ASMP shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) 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.	commencement of works b) During the site works.
20.	Sewerage System and Connection – Queensland Urban Utilities (QUU) Nominated Assessing Authority a) Submit and obtain approval from QUU engineering design drawings detailing the sewerage system including connections to existing sewerage infrastructure, checked and certified by a Registered Professional Engineer of QLD (RPEQ) required to service the development. The RPEQ is to verify the plans and ensure the design is in accordance with QUU's current Standards. b) Construct the sewerage system and connections in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the EDQ 'As-Constructed' drawings verified by a RPEQ confirming all works have been completed in accordance with the approved plans. c) Provide to EDQ Development Assessment, DSDMIP all approval correspondence from QUU relating to part (a) and (b) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
21.	Water System and Connection – Queensland Urban Utilities (QUU) Nominated Assessment Authority a) Submit and obtain approval from QUU, engineering design plans detailing the water system including connections to existing water infrastructure, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) required to service the development. The RPEQ is to verify the plans and ensure the design is in accordance with QUU's current Standards. b) Construct the water system and connection in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the EDQ 'As-Constructed' drawings verified by a RPEQ confirming all works have been completed in accordance with the approved plans c) Provide to EDQ Development Assessment, DSDMIP all approval correspondence from QUU relating to part (a) and (b) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
22.	Service, Meter Assembly & Meter box Provide water services, approved meter assembly and meter box to the boundary of the proposed development in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Brisbane	Prior to commencement of use

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	City Council's <i>Supplementary Manual</i> .	
23.	Stormwater system Connect the internal stormwater lines to the existing gully pit in Hercules Street as per Bornhurst & Ward ' <i>Engineering Report for the Proposed Portside Wharf – Building No 6 dated August 2010</i> '	Prior to the commencement of use
24.	Electricity Provide underground electricity services in accordance with an approved electricity reticulation plan and the Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use
25.	Telecommunications a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> . b) Construct the services required in accordance with the agreement.	a) Prior to commencement of use. b) Prior to commencement of use
26.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use.
27.	Repair Damage to Kerb, Footpath or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and drain lines) that may occur during any works carried out in association with the approved development	Prior to commencement of use
Landscaping		
28.	Detailed Landscape Plan a) Submit to EDQ Development Assessment, DSDMIP for compliance endorsement a detailed landscape plan certified in accordance with EDQ Certification Procedures Manual by an Australian Institute of Landscape Architects registered landscape architect generally in accordance with the approved Schematic Design – Ground Floor, 1307100 SD-01, Issue C, dated 14-11-2013, Schematic Design – Podium Level, 1307100 SD-02, Issue C, dated 14-11-2013 and Schematic Design – Planting Selection, 1307100 SD-03, Issue C , dated 14-11-2013 prepared by Dunn Moran. b) On completion, provide written certification to EDQ Development	a) Prior to commencement of site works b) Prior to

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	Assessment, DSDMIP from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the approved detailed landscape plan.	commencement of use
29.	Streetscape Works a) Prepare and submit to EDQ Development Assessment, DSDMIP for approval a Streetscape Works Plan detailing proposed works to be undertaken within the Hercules Street Portside Wharf Retail Mall footpath reserves. The plans are to detail: • appropriate pavement treatments including finished surface levels, cross-falls and longitudinal grades; • street tree location and species, the ground preparation works and we month maintenance plan; • location of lighting within the development demonstrating how it will supplement the existing external street lighting and contribute to a safe environment; • location of driveways and pedestrian access. Tactile pavers should be used in all driveways and kerb ramps in accordance with AS1428.4; • road uses adjacent to the kerbing (e.g. public transport stops, parking bays, No Standing zones etc); and • awning location and treatment. The plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect. b) Undertake the works in accordance with the approved streetscape works required under part a) of this condition. Works are to be carried out in accordance with the following standards: • AS1428.1 Design of Access and Mobility; • AS1428.4 Tactile Ground Surface Indicators; • Best Trade Practice (Part B of the Compliance Certificate – Landscape Works); and • AS/NZA 1158.3.1, 1999 Pedestrian Area Lighting. This work is to be certified by a suitably qualified urban design/landscape architect or registered Practicing Engineer – Queensland RPEQ professional in accordance with the ULDA Certification Procedures Manual and to the satisfaction of the ULDA. On completion of this work submit written certification and “as constructed” plans to EDQ Development Assessment, DSDMIP demonstrating compliance with this condition.	a) Prior to commencement of use b) Prior to commencement of use
Pollution		
30.	Acoustic treatment a) Submit to EDQ Development Assessment, DSDMIP written confirmation from a Registered Professional Engineer of Queensland (RPEQ) who is suitably qualified in acoustic engineering, that the development has been constructed to meet	a) Prior to commencement of use

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the objectives for controlling noise intrusion into both the residential and commercial buildings specified within the approved document entitled *Environmental Amenity Impact Assessment Building 6 Development Application Portside Wharf Development Hamilton*- prepared by MWA for Citimark Properties, dated 16 August 2010.

- b) All recommendations to mitigate potential noise impacts made in the *Environmental Amenity Impact Assessment* report will be incorporated into the project design and during the construction and operational stages.

- b) Prior to commencement of use and to be maintained

Monetary Contributions

31. Infrastructure Contributions

Pay to Minister Economic Development Queensland a monetary contribution towards the cost of the provision of essential infrastructure.

The contribution has been calculated in accordance with the EDQ's *Infrastructure Funding Framework* (The Framework).

The current applicable general infrastructure charge is:

GFA type	Charge	Total
144 Small units @ <60m ² GFA	\$12,601 per unit	\$1,814,544
84 medium units @60m ² to 100m ² GFA	\$17,592 per unit	\$1,477,722
651m ² retail	\$15,096 per m ² GFA	\$98,275
TOTAL		\$3,390,547*

* Infrastructure charges will be indexed in accordance with the annual rate of the 3 year rolling average – expressed as a percentage to four (4) decimal places - of the movement of the Road and Bridge Construction Index (Queensland) calculated from that March which is three (3) years prior to the current year, to March of the current year.

Prior to commencement of use

Advice

1. Other Approvals

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, some specific advices are outlined below.

Other advices may include other approvals under the *Economic Development Queensland Act 2012*, the *Sustainable Planning Act 2009* or the *Planning Act 2016* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*.

For advice on other approvals that may be necessary in relation to your proposal, please

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	seek professional advice.
2.	Noise and Dust Emissions You are advised that all development involving the emission of noise and dust from building/construction activities requires that such emissions be in accordance with the requirements of the <i>Environmental Protection Act 1994</i>. Pursuant to Division 3 Section 440R of the Act, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work: a) on a Sunday or public holiday, at any time, or b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.
3.	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 <i>Food Hygiene Regulations of 1989</i>. 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. Prior to building works plans and specifications are to be lodged for approval to Brisbane City Council-Licensing & Compliance.
4.	Advertising Devices Schedule 1 in the Northshore Hamilton Urban Development Area Development Scheme identifies Operational Work that comprise "<i>Placing an advertising device on premises</i>" as exempt development. This PDA development approval includes the establishment of a digital screen on the northern and eastern elevations of the building and requires the digital screen to be used for artwork and/or community purposes for a total of 70% of the daily approved hours of operation as part of the sufficient grounds package for the development. This PDA development approval does not restrict or prohibit use of the digital screen for advertising purposes for the remaining 30% of the daily approved hours of operation. Please note that Brisbane City Council is responsible for licensing and regulating outdoor advertising devices under local law provisions <i>Brisbane City Council Advertisements Local Law 2013</i> and <i>Advertisements Subordinate Local Law 2005</i>. Local law approval for advertising will be required should it be proposed to display advertising content on the digital screen.

**** End of Package ****