



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

Our ref: DEV2018/957

11 June 2019

Brookfield Portside East Pty Ltd
C/- Saunders Havill Group
Att: Ms Anna Havill
9 Thompson Street
BOWEN HILLS QLD 4006

Dear Anna

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR A MIXED USE DEVELOPMENT (OFFICE, MULTIPLE RESIDENTIAL – 156 DWELLING UNITS, FOOD PREMISES, SHOP, CAR PARK, INDOOR ENTERTAINMENT, INDOOR SPORT AND RECREATION, AND VISITOR ACCOMMODATION) AT 1A, 11 AND 23 MACARTHUR AVENUE, HAMILTON DESCRIBED AS PART OF LOT 904 ON SP231750, PART OF LOT 703 ON SP287531 AND PART OF LOT 705 ON SP287529

On 10 June 2019 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department website <https://www.dsdmip.qld.gov.au/edq/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Rachael Grimes via email at rachael.grimes@dsdmip.qld.gov.au or via phone 07 3452 7098.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
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ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	1A, 11 and 23 Macarthur Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	Part of Lot 703	SP287531
	Part of Lot 705	SP287529
	Part of Lot 904	SP231750
PDA development application details		
DEV reference number	DEV2018/957	
'Properly made' date	6 September 2018	
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	Mixed Use Development – Office, Multiple Residential – 156 Dwelling Units, Food Premises, Shop, Car Park, Indoor Entertainment, Indoor Sport and Recreation, and Visitor Accommodation	

PDA development approval details			
Decision of the MEDQ		The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.	
Decision date		10 June 2019	
Currency period		6 years from decision date	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number	Date
1.	Development Summary, prepared by Cottee Parker	SD1001 Issue 04	02/04/2019 Amended in red (04/06/2019)
2.	Site Plan, prepared by Cottee Parker	SD1004 Issue 04	02/04/2019
3.	Floor Plan – Basement 01, prepared by Cottee Parker	SD2001 Issue 04	02/04/2019 Amended in red (04/06/2019)
4.	Floor Plan – Ground Floor, prepared by Cottee Parker	SD2002 Issue 04	02/04/2019
5.	Floor Plan – Podium 01, prepared by Cottee Parker	SD2003 Issue 04	02/04/2019
6.	Floor Plan – Podium 02, prepared by Cottee Parker	SD2004 Issue 04	02/04/2019 Amended in red (04/06/2019)
7.	Floor Plan – Podium 03, prepared by Cottee Parker	SD2005 Issue 04	02/04/2019 Amended in red (04/06/2019)
8.	Floor Plan – Podium 04, prepared by Cottee Parker	SD2006 Issue 04	02/04/2019
9.	Floor Plan – Level 05 to 14, prepared by Cottee Parker	SD2007 Issue 04	02/04/2019
10.	Floor Plan – Level 15, prepared by Cottee Parker	SD2017.0 Issue 04	02/04/2019
11.	Floor Plan – Rec Deck Services, prepared by Cottee Parker	SD2017.1 Issue 02	02/04/2019
12.	Floor Plan – Level Rec Deck, prepared by Cottee Parker	SD2018 Issue 04	02/04/2019
13.	Floor Plan – Roof, prepared by Cottee Parker	SD2019 Issue 02	02/04/2019
14.	GFA Diagram, prepared by Cottee Parker	SD2820 Issue 04	02/04/2019

15.	Marketing Plan – 1 Bedroom Accessable Unit, prepared by Cottee Parker	SD2829 Issue 03	02/04/2019 Amended in red (04/06/2019)
16.	Marketing Plan – 2 Bedroom Accessable Unit, prepared by Cottee Parker	SD2830 Issue 03	02/04/2019 Amended in red (04/06/2019)
17.	Marketing Plan – 1 Bedroom Accessable Unit – Podium, prepared by Cottee Parker	SD2831 Issue 01	02/04/2019 Amended in red (04/06/2019)
18.	Marketing Plan – 1 Bedroom Accessable Unit – Podium, prepared by Cottee Parker	SD2832 Issue 01	02/04/2019 Amended in red (04/06/2019)
19.	North Elevation, prepared by Cottee Parker	SD3001 Issue 04	02/04/2019
20.	East Elevation, prepared by Cottee Parker	SD3002 Issue 04	02/04/2019
21.	South Elevation, prepared by Cottee Parker	SD3003 Issue 04	02/04/2019
22.	West Elevation, prepared by Cottee Parker	SD3004 Issue 04	02/04/2019
23.	Sections, prepared by Cottee Parker	SD3101 Issue 04	02/04/2019
24.	Sections, prepared by Cottee Parker	SD3102 Issue 04	02/04/2019
25.	Sections, prepared by Cottee Parker	SD3103 Issue 04	02/04/2019
26.	Site information – Ground Floor Ultimate Arrangement, prepared by Cottee Parker	SD2833 Issue 02	02/04/2019
27.	Site information – Ground Floor Interim Arrangement, prepared by Cottee Parker	SD2834 Issue 02	02/04/2019
28.	Exterior Finishes 01, prepared by Cottee Parker	SD2838 Issue 04	02/04/2019
29.	Exterior Finishes 02, prepared by Cottee Parker	SD2839 Issue 04	02/04/2019
30.	Schematic Design Portside Building 18, prepared by Dunn Moran	SD-01 Issue G	2019-02-18

31.	Schematic Design Portside Building 18 – Indicative Hardscape Palette, prepared by Dunn Moran	SD-02 Issue G	2019-02-18
32.	Schematic Design Portside Building 18 – Indicative Planting Palette, prepared by Dunn Moran	SD-03 Issue G	2019-02-18
33.	Schematic Design Portside Building 18 – Ground Floor, prepared by Dunn Moran	SD-04 Issue G	2019-02-18 Amended in red (04/06/2019)
34.	Schematic Design Portside Building 18 – Podium 4 Deck, Prepared by Dunn Moran	SD-05 Issue G	2019-02-18
35.	Schematic Design Portside Building 18 – Roof Deck, prepared by Dunn Moran	SD-06 Issue G	2019-02-18
36.	Schematic Design Portside Building 18 – Landscape Sections, prepared by Dunn Moran	SD-07 Issue G	2019-02-18 Amended in red (04/06/2019)
37.	Schematic Design Portside Building 18 – Landscape Sections, prepared by Dunn Moran	SD-08 Issue G	2019-02-18
38.	Schematic Design Portside Building 18 – Landscape Sections, prepared by Dunn Moran	SD-09 Issue G	2019-02-18
39.	DA - Superior Design Outcomes Report, prepared by EMF Griffiths	S2180106 Issue D	23/08/2018
40.	Report for Acoustic Services, prepared by EMF Griffiths	S2180106 Issue C	23/08/2018
41.	Arboricultural Impact Assessment, prepared by Independent Arboricultural Services	DEV2018/957 Revision 2	7 December 2018
Other plans and documents			
The following plans and documents are referred to in the PDA development conditions in this PDA decision notice but are not approved plans and documents.			
42.	Civil Engineering Report, prepared by Michael Bale & Associates	R001-G18081 Revision F	5 April 2019

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 is to:
 - i. 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).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDMIP 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, DSDMIP 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, DSDMIP 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, DSDMIP **within 20 business days** from the date of the notice.

- v. **within 20 business days** – EDQ Development Assessment, DSDMIP 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, DSDMIP 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, DSDMIP endorses relevant plans/supporting information.

ABBREVIATIONS AND DEFINITIONS

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 the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
3. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Parkland** means carrying out operational works related to the provision of parkland infrastructure
 - c. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - d. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - e. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including

footpath surface treatments, street furniture, street lighting and street trees;

- f. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
- g. **Water Works** means carrying out any operational works related to the provision of water infrastructure.

- 4. **Council** means Brisbane City Council.
- 5. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
- 6. **EDQ** means Economic Development Queensland.
- 7. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Manufacturing, Infrastructure and Planning, dated November 2018.
- 8. **Laneway D** means the private road at the western boundary of the site development and identified as Street Type D in the Sub-precinct 3(d) River Park Plan (Sept 2015).
- 9. **MEDQ** means the Minister for Economic Development Queensland.
- 10. **MUTCD** means the Manual of Uniform Traffic Control Devices
- 11. **PDA** means Priority Development Area.
- 12. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions		
No	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Maintain the Approved Development 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.	At all times
4.	Community Management Statement Any proposed Community Management Statement for the approved development must: a) Include an advice note stating that the building is part of a mixed use residential, retail and commercial development, which includes, if applicable, the Brisbane Cruise Terminal and its associated port facility operations. b) State that refuse and recycling bins are to be stored and collected from the nominated refuse storage/collection points and are the responsibility of the Body Corporate and Tenants. c) Identify exclusive use areas for car park allocations to dwelling units. d) Provide for unrestricted (24 hours, 7 days a week) pedestrian access to public areas outside the curtilage of the building.	Prior to endorsement of a Building Format Plan and to be maintained

Engineering		
5.	Compliance Assessment – Traffic Engineering Report (TER) for Internal Private Roadworks, Servicing, Access and Carparks a) Submit to EDQ Development Assessment, DSDMIP for Compliance Assessment a TER, certified by a suitably qualified and experienced RPEQ, that includes or addresses at a minimum: i. Car parking supply in accordance with the following: A. Multiple residential: 1 space per dwelling unit; B. Retail: 1 space per 100m² of gross floor area (GFA) C. Visitor: demonstrated adequate provision D. BCT: demonstrated adequate provision. ii. Car park design, layout and operation in accordance with AS2890.1 and Brisbane City Plan 2014 Transport, Access, Parking and Servicing Planning Scheme Policy; iii. Car park management scheme, including: A. schedule of parking provision including parking numbers relative to the uses/purposes mentioned in i. A-D above, B. locations of all parking clearly delineated; C. signage and line marking plans for all parking areas; D. on-site arrangements for the location and operation of boom gates, reserved/allocated parking areas, and analysis of internal site queuing for car park exit(s) to accommodate peak demands E. demonstration that internal queuing does not block or restrict internal circulation and access that may result in additional queuing to the site ingress driveway(s); iv. Details of all on-site servicing areas, existing and proposed loading dock capacities, on-site circulation, manoeuvring and loading bays (i.e. swept paths for largest design vehicle, and coaches where applicable), including concept designs; v. Management of access and servicing in accordance with the MUTCD, including a service vehicle management plan that: A. details the typical overarching management of service vehicles, their access and operations for the development;	a) Prior to commencement of site works

	B. details service vehicle management principles and objectives, including typical operational days and times; C. demonstrates loading bay provisions meet demands for the total overall development; D. provides for the safe movement of service vehicles through the public realm; E. details typical access routes to and from service vehicle facilities. b) Design and construct the works generally in accordance with the documentation endorsed under part a) of this condition c) Submit to EDQ Development Assessment, DSDMIP certification from a suitably qualified and experienced RPEQ, confirming that the works have been undertaken in accordance with the documentation endorsed under part a) of this condition.	b) At all times during construction c) Prior to commencement of use
6.	Compliance Assessment – Roadworks - Macarthur Avenue and Wharf Close a) Submit to EDQ Development Assessment, DSDMIP, for compliance assessment, engineering design and construction drawings, certified by a RPEQ, including: i. the removal of the redundant driveways and associated tactile pavers and reinstatement of kerb and channel to match existing; ii. removal of cycleway green and the conflict point where redundant driveways are proposed to be removed; iii. pedestrian footpaths; and iv. plans prepared to Council's relevant standards. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to Council of all road works constructed in accordance with this condition.	a) Prior to commencement of site work b) Prior to commencement of use c) Prior to commencement of use
7.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDMIP a site based Construction Management Plan (CMP), prepared by the principal site contractor, that addresses the	a) Prior to commencement of site works

	following: i. management of dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. management of 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. management of contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor; iv. management and protection of existing vegetation in proximity to the development in accordance with condition 26; v. sets out how all existing uses in the precinct continue to operate safely and without undue nuisance or disruption of those uses / activities; vi. complaints process including who manages and actions complaints; vii. includes a detailed works construction program identifying the principal work packages and the areas of activity associated with the works package; viii. includes a site layout plan superimposed on the road plan identifying the areas to be affected by construction and access activities; ix. loading and unloading locations for materials; x. on-site storage and placement of materials, structures, plant and equipment, during site works; xi. proposed arrangements to utilise any part of the existing road network (including private roads) for construction related activities; xii. location of proposed external hoardings (ultimate) and gantries; xiii. location of perimeter fencing; and xiv. dilapidation survey for all existing surrounding public infrastructure. b) Undertake all works generally in accordance with the CMP submitted under part a) of this condition, which is to be current and available on site at all times during the construction period.	b) At all times during construction
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8.	Construction Traffic Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP is to include the following: 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; iii. risk identification, assessment and identification of mitigation measures; iv. ongoing monitoring, management review and certified updates (as required); and v. traffic control plans and/or traffic control diagrams, prepared in accordance with MUTCD, for any temporary part or full road closures of any Council or State road(s). b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site at all times.	a) Prior to commencement of site works b) At all times during construction
9.	Construction Noise Management Plan a) Submit to EDQ Development Assessment, DSDMIP a Construction Noise Management Plan (CNMP), certified by a suitably qualified experienced person. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities: i. s3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii. s4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii. s4.5 – Control of Noise at Source, including strategies to control noise at source; iv. s4.6 – Controlling the Spread of Noise, including noise reduction measures v. s5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. b) Undertake Works in accordance with the certified CNMP required under part a) of this condition.	a) Prior to commencement of works b) As indicated

	c) Where requested, submit to EDQ Development Assessment, DSDMIP, Noise Monitoring Reports, certified by a suitably qualified and experienced person, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.	c) As indicated
10.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by a RPEQ, generally in accordance with <i>AS3798 – 2007“Guidelines on Earthworks for Commercial and Residential Developments</i>. The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans as required by condition 31 – Erosion and Sediment Management; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide full details of any areas where surplus soils are to be stockpiled; - Reference design and performance criteria; and - The location of any cut or fill, and the associated character of material. b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans submitted under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of involving filling and/or excavation b) Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first c) Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
11.	Geotechnical, Shoring and Design Report a) Submit to EDQ Development Assessment, DSDMIP a Geotechnical, Shoring and Design Report (GSDR), by a suitably qualified and experienced RPEQ. The GSDR is to include at a minimum: Confirmation that the Works are designed to equivalent Australian Standards:	a) Prior to commencement of Works

	A. AS1726 Geotechnical Site Investigation; B. AS2159 Piling – Design and Installation; C. AS4678 Earth Retaining Structures. ii. An analysis of the existing geological conditions, including the stratigraphy and groundwater level; iii. A table that sets out the geotechnical design parameters that have been used to undertake the detailed designs; iv. An analysis of groundwater hydrology taking into consideration seasonality, tidal effects, possible fractured ground at depth outlining the impact of dewatering and potential drawdown effects of construction activity and/or changed water table levels during demolition, temporary decommissioning of basement pumps, all interim construction phases and the final permanent solution. In addition, inflow rates should be calculated and if need be associated mitigation measures defined to reduce these to manageable volumes/rates (for safe construction and if required holding/treatment of contaminated/ASS groundwater); v. Evidence that the effects of the proposed Works on public utilities located within 20m of the proposed Works, have been assessed and how suitable measures were incorporated to provide protection, including how the requirements of the utility provider(s) will be achieved; vi. A Basement Retention and Foundation Assessment that details key aspects of the site, such as, rock excavatability, stability, rock and soil stress profile, groundwater modelling and assessment of seepages and possible dewatering; vii. Critical geotechnical model sections of all proposed excavations must be provided in this GSDR, with reference to the geometry of the retention systems, load and design assumptions, load cases, structural section properties / material parameters, including analysis output (such as moment and shear envelopes and deflections, and changes to stress and groundwater levels during both temporary Stages and permanent configuration. In addition, an assessment of the installation of the retention system on adjacent properties should be included); viii. Design drawings and technical specifications, including any temporary and permanent structures; ix. Details of groundwater chemistry assessment and proposed on-site treatment prior to discharge from site; x. Details of the basement ground water design philosophy including clarification as to whether the basements are fully tanked and designed for full	
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	hydrostatic groundwater pressure, or whether the ground water is collected via a subsoil collection system and pumped out. If groundwater is collected via subsoils drains and pumped out, provide details of where the collected groundwater is pumped to; and xi. Evidence that that groundwater quality has been properly analysed and evidence that it complies with ANZECC standards for groundwater quality. b) Submit to EDQ Development Assessment, DSDMIP certification by a suitably qualified and experienced RPEQ that the shoring has been constructed in compliance with the GDSR certified under part a) of this condition.	b) Prior to commencement of use
12.	Temporary Rock and Ground Anchor Report a) Submit to EDQ Development Assessment, DSDMIP a Temporary Rock and Ground Anchor Report (TRGAR), prepared and certified by a suitably qualified and experienced RPEQ addressing at a minimum: - written confirmation from Council and any relevant service authorities if rock and ground anchors are proposed to be installed in road, confirming that the location of anchors is acceptable. - approval from adjoining land owners if rock and ground anchors are proposed to be installed under adjoining privately owned land. b) Design and construct all works are generally in accordance with the certified TRGAR required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP as-constructed drawings and associated test documentation for all rock and ground anchors certified by a suitably qualified and experienced RPEQ that all rock and ground anchors have been constructed in accordance with the TRGAR required under part a) of this condition. The as-constructed drawings and documentation is to include at a minimum: - Locality, site, layout and section/elevation plans depicting the anchoring system details including position, length, inclination angle, lock-off load and typical anchor block; - Location of all bored piers, shoring and bored piling in plan and elevation views together with shoring and bored piling details; - Construction methodology used during the installation process and the results of any tests undertaken; - A survey plan of existing infrastructure (water, stormwater, sewer, street trees, signs and markings)	a) Prior to commencement of site works involving rock and ground anchors b) At all times c) Within 20 business days of practical completion of works involving rock and ground anchors

	and utility services (telecommunications, electricity, and gas) and adjacent foundation details; and v. The surveyed location of all Council pipe lines and maintenance holes (including depths of maintenance holes and clearances to anchors) in public/private properties plotted on the shoring plan and wall sections. d) Submit to EDQ Development Assessment, DSDMIP certification by a suitably qualified and experienced RPEQ that the basement design has been constructed in compliance with any relevant approved engineering drawings and this condition. e) Submit to EDQ Development Assessment, DSDMIP certification by a suitably qualified and experienced RPEQ, that all anchors have been de-stressed.	d) Within 20 business days of practical completion of works involving rock and ground anchors e) As required
13.	Groundwater Management Strategy a) Submit to EDQ Development Assessment, DSDMIP a Groundwater Management Strategy (GMS), certified by a suitably qualified and experienced person, incorporating at a minimum: - i strategies for managing groundwater during the staged works phases; - ii an assessment of the groundwater conditions to determine appropriate construction management procedures, including modelling in accordance with Australian Groundwater Modelling Guidelines, 2012; - iii strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain); - iv details of the extent of drawdown including plots of groundwater contours and propose mitigation measures to reduce the impact of drawdown on existing infrastructure (i.e. buildings and services); - v strategies for the collection and treatment of stormwater to ensure the stormwater discharge conforms with ANZECC guidelines; and - vi supporting information confirming the GMS was prepared with reference to the relevant documentation prepared in accordance with other related PDA development condition(s). b) Undertake all works in accordance with the GMS certified under part a) of this condition.	a) Prior to commencement of site works b) At all times

14. Vehicle Access	Design and construct vehicle crossovers, located generally in accordance with the approved plans, and in accordance with Council adopted standards.	Prior to commencement of use
15. Bicycle Parking – Residential and non-residential	a) Submit to EDQ Development Assessment, DSDMIP plans demonstrating how the approved development provides 1 x residential bicycle parking facility per dwelling and 32 x non-residential bicycle parking facilities generally in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i>, noting that: i. residential bicycle parking facilities can be provided via on-wall bicycle racks and within storage facilities; ii. wayfinding signage indicating the location of the non-residential bicycle parking facilities must be included. b) Submit to EDQ Development Assessment, DSDMIP written evidence demonstrating bicycle parking facilities have been provided in accordance with part a) of this condition.	a) Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first b) Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
16. Water Connection	Connect the development to the existing water reticulation network in accordance with Queensland Urban Utilities' current adopted standards.	Prior to commencement of use
17. Sewer Connection	Connect the development to the existing sewer reticulation network in accordance with Queensland Urban Utilities' current adopted standards.	Prior to commencement of use
18. Stormwater Connection	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 current adopted standards.	Prior to commencement of use
19. Compliance Assessment - Public and Private Stormwater Drainage Infrastructure	a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed engineering drawings, certified by a RPEQ, for the proposed public and private stormwater reticulation infrastructure designed generally in accordance with <i>PDA Guideline No. 13 Engineering</i>	a) Prior to commencement of works

	<i>standards.</i> The design is to demonstrate 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. b) Construct the works generally in accordance with the endorsed plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the Council of all public stormwater constructed in accordance with this condition.	b) At all times during construction c) Prior to commencement of use
20.	Stormwater Management (Quality) a) Submit to EDQ Development Assessment, DSDMIP detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and section 6.0 of the following report: i. Civil Engineering Report, prepared by Michael Bale & Associates, dated 5 April 2019, Ref R001-G18081 Revision F. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use
21.	Outdoor Lighting Outdoor lighting within the development is to be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use and to be maintained
22.	Electricity Submit to EDQ Development Assessment, DSDMIP either: a) written evidence from Energex confirming that existing underground electricity supply, or overhead where agreed to by the local council, is available to the development; or	Prior to commencement of use

	b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity supply or overhead where agreed to by the local council, electricity services.	
23.	Telecommunications Submit to EDQ Development Assessment, DSDMIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencement of use or endorsement of Building Format Plan, whichever comes first
24.	Broadband Submit to EDQ Development Assessment, DSDMIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Legislation Amendment (Fibre Deployment) Act 2011</i> can be provided in accordance with the Communications Alliance G645:2017 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of use or endorsement of Building Format Plan, whichever comes
25.	Public Infrastructure – Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use
Landscape and Environment		
26.	Vegetation management a) Carry out the approved development in accordance with the Tree Protection Plan, Proposed Pruning and Project Arborist Requirements identified in the following approved report: i. Arboricultural Impact Assessment, prepared by Independent Arboricultural Services, dated 07 December 2018. b) Submit to EDQ Development Assessment, DSDMIP certification from a qualified Arborist (AQF Level 5 or above) that the approved development has been carried out in accordance with part a) of this condition.	a) Prior to and during site works b) Prior to commencement of use

27.	Landscape Works a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans, certified by an AILA, for landscape works within the approved development generally in accordance with the approved landscape plans prepared by Dunn Moran. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of landscape works b) Prior to commencement of use and to be maintained
28.	Compliance Assessment - Streetscape Works a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment, detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by an AILA. The detailed streetscape plans are to include where applicable: i. location and type of street lighting in accordance with Australian Standard AS1158 – <i>‘Lighting for Roads and Public Spaces’</i>; ii. footpath treatments to match existing honed finish surrounding surface treatments; iii. location and types of streetscape furniture; iv. location and size of stormwater treatment devices; and v. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. vi. the verge design along Macarthur Avenue is to remove redundant driveways and associated tactile pavers and replace with garden beds, trees and hardscaping to match in with existing treatments. vii. the verge design on Wharf Street is to be hardscape honed finish concrete finish to match existing treatment. b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.	a) Prior to commencement streetscape works b) Prior to commencement of use c) Prior to commencement of use

29. Contaminated Land	Submit to EDQ Development Assessment, DSDMIP a site suitability statement, prepared by a suitably qualified person and certified by an approved auditor, in accordance with the <i>Environmental Protection Act 1994</i> confirming that the site is suitable for the approved development. <i>Note: for the purpose of this condition a suitably qualified person is defined in the Environmental Protection Act 1994</i> <i>Note: a list of approved auditors can be found at the following website:</i> https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement	Prior to commencement of use
30. Acid Sulfate Soils (ASSMP)	a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be prepared and certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP submitted under part a) of this condition.	a) Prior to commencement of and during site works b) Prior to commencement of use
31. Erosion and Sediment Management	a) Submit to EDQ Development Assessment, DSDMIP 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: - Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and - Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). b) Implement the certified ESCP as submitted under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
32. Refuse Collection	a) Submit to EDQ Development Assessment, DSDMIP refuse collection approval from Council or evidence of a refuse collection agreement with a private waste contractor. The date of the Council approval must be later than the date of this approval.	a) Prior to commencement of site works

	b) Carry out the development generally in accordance with the documentation submitted under part a) of this condition.	b) At all times.
33.	Acoustic treatments a) Implement recommended acoustic treatments to the development generally in accordance with sections 6.0 and 7.0 of the following approved report: i. Report for Acoustic Services, Issue C, August 23 2018, prepared by EMF Griffiths. b) Submit to EDQ Development Assessment, DSDMIP, certification from an appropriately qualified acoustic consultant which demonstrates that the necessary acoustic treatments have been implemented.	a) Prior to commencement of use b) Prior to commencement of use
34.	Energy efficiency Construct the development generally in accordance with the deliverables and strategies stated in the following approved report to achieve the NatHERS energy ratings stated under section 3.1: i. DA – Superior Design Outcomes Report, Issue D, August 23 2018, prepared by EMF Griffiths.	Prior to commencement of use
35.	Electric Car Charging Facilities Submit to EDQ Development Assessment, DSDMIP an electric car charging strategy, prepared by a suitably qualified person, including details of how: i. the development provides the necessary electrical capacity and infrastructure for basic AC charging to all dwelling unit car parking spaces ii. buyers of dwelling units will be made aware of the option for electric car charging facilities.	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
Surveying, land transfers and easements		
36.	Access to Adjoining Development Site (Building 19) Provide and maintain lawful access rights between future building 19 and the approved development (building 18). The future access breakthrough point must be in the location shown on the following approved plan: i. Floor Plan – Basement 01, dwg no. SD2001, Issue 04, dated 02/04/2019 and prepared by Cottee Parker (amended in red 04/06/2019).	Prior to commencement of use and to be maintained

37. Easements over Infrastructure	Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets. The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
Affordable and Accessible Housing		
38. Affordable Housing	Submit to EDQ Development Assessment, DSDMIP evidence that the approved development delivers a minimum of 8 affordable units in accordance with the <i>PDA (ULDA) Guideline no. 16 Housing</i>.	Prior to commencement of use
39. Accessible Housing	Submit to EDQ Development Assessment, DSDMIP evidence that the approved development delivers 28 accessible units, generally in accordance with the approved plans and <i>PDA Guideline no. 2 Accessible Housing, May 2015</i>.	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
Infrastructure Charges		
40. Infrastructure Charges	Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: – where a use has commenced on or before six (6) years from the original decision date – in accordance with the IFF in force at the time of the original decision date (November 2018); or – where a use has commenced more than six (6) years from the original decision date – in accordance with the IFF in force at the time of the payment.	In accordance with the IFF

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 ****