



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

Our ref: DEV2018/958

12 July 2019

Australand Northshore Pty Ltd
C/- Ethos Urban
Att: Mr Angus Halligan
Level 1, 356 St Pauls Terrace
FORTITUDE VALLEY QLD 4006

Dear Angus

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT – 1 LOT INTO 11 LOTS AT MACARTHUR AVENUE, HAMILTON DESCRIBED AS LOT 302 ON SP251857

On 12 July 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 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 Sarah Hampstead on 3452 7097, or by email at sarah.hampstead@dsdmip.qld.gov.au.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
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Brisbane Queensland 4001 Australia
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ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton PDA	
Site address	Macarthur Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	302	SP251857
PDA development application details		
DEV reference number	DEV2018/958	
'Properly made' date	24 August 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	Reconfiguring a lot – 1 into 11	

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		12 July 2019	
Currency period		4 years from date of decision	
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 (if applicable)	Date (if applicable)
1.	Stage 1, Plan of Proposed Subdivision (Lots 310 & 910 & New Road) cancelling Lot 302 on SP251857, prepared by Bennett + Bennett	180622_002_PRO, Rev B	21/09/2018
2.	Stage 2, Plan of Subdivision (Lots 1-4 & 311) cancelling lot 310 on SP307433 prepared by Bennett + Bennett	180622_003_PRO, Rev B	21/09/2018
3.	Stage 2, Plan of Subdivision (Lots 1-4 & 311) cancelling lot 310 on SP307433 prepared by Bennett + Bennett	180622_004_PRO, Rev B	21/09/2018
4.	Stage 3, Plan of Subdivision (Lots 5-11) cancelling lot 311 on SP307434 prepared by Bennett + Bennett	180622_005_PRO, Rev B,	21/09/2018
5.	Stage 3, Plan of Subdivision (Lots 5-11) cancelling lot 311 on SP307434 prepared by Bennett + Bennett	180622_006_PRO, Rev B	21/09/2018
6.	Planting Plan Sheet 1 prepared by Lat 27	18049-L-00-0601, Rev 2	03/08/2018
7.	Planting Plan Sheet 2 prepared by Lat 27	18049-L-00-0602, Rev 2	03/08/2018
8.	Finishes Plan Sheet 1 prepared by Lat 27	18049-L-00-0401, Rev 2	03/08/2018
9.	Finishes Plan Sheet 2 prepared by Lat 27	18049-L-00-0402, Rev 2	03/08/2018
10.	GA Plan – Level 1 (Ground) prepared by Bureau Proberts	17085, DD-A-21.02, Rev 5	31/07/2018 (As amended in red 30/04/19)
11.	Siteworks and Stormwater Drainage Plan prepared by ACOR Consultants (QLD Pty Ltd	BR180219, C3.01, Rev C	25/09/2018 (As amended in red 30/04/19)

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

PREAMBLE

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

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. **QUU** Queensland Urban Utilities

8. **IFF** means the Infrastructure Funding Framework, prepared by the Department of Infrastructure, Local Government and Planning, dated July 2017.
9. **MEDQ** means the Minister for Economic Development Queensland.
10. **PDA** means Priority Development Area.
11. **RPEQ** means Registered Professional Engineer of Queensland.

[illegible]

4.	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 during and outside of construction hours of work; 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 Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP. 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 for the relevant stage b) At all times during construction
5.	Retaining Walls a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by a RPEQ, of all retaining walls on lot boundaries 1.0m or greater in height. Retaining walls are to be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDMIP. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage

6.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments.”</i> The certified earthworks plans are to: i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and iv. provide full details of any areas where surplus soils are to be stockpiled. 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 from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
7.	Road – Reinstatement a) Submit to EDQ Development Assessment, DSDMIP engineering design and construction drawings, certified by a RPEQ, for road reinstatement works, pedestrian footpaths, generally in accordance Council's 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 the Council of all road works constructed in accordance with this condition.	a) Prior to the commencement of site works for the first stage b) Prior to commencement of site works for the relevant stage c) Prior to survey plan endorsement for the relevant stage
8.	Water Reticulation a) Submit to EDQ Development Assessment, DSDMIP a water reticulation Precinct Network Plan, endorsed by QUU or other public service authority. b) Submit to EDQ Development Assessment, DSDMIP detailed water reticulation design plans, certified by a	a) Prior to the commencement of site works for the first stage b) Prior to commencement of site

	RPEQ, generally in accordance with the endorsed Precinct Network Plan submitted under part a) of this condition. c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP 'as constructed' plans, asset register, pressure and bacterial test results in accordance with QUU current adopted standards, of all water reticulation works constructed in accordance with this condition.	works for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
9.	Sewer Reticulation a) Submit to EDQ Development Assessment, DSDMIP a sewer reticulation Precinct Network Plan, endorsed by QUU or other public service authority. b) Submit to EDQ Development Assessment, DSDMIP for detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with the endorsed Precinct Network Plan submitted under part a) of this condition. The alignment of the new sewer is to be located within the verge to Council and QUU standards. c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ Development Assessment, DSDMIP 'as constructed' plans, asset register, pressure and CCTV results in accordance with QUU current adopted standards, of all sewer reticulation works constructed in accordance with this condition.	a) Prior to the commencement of site works for the first stage b) Prior to commencement of site works for the relevant stage c) Prior to survey plan endorsement for the relevant stage d) Prior to survey plan endorsement for the relevant stage
10.	Stormwater Management (Quantity) a) Submit to EDQ Development Assessment, DSDMIP detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the following approved plans/documents: i. Siteworks and Stormwater Drainage Plans amended in red prepared by ACOR Consultants (QLD) Pty Ltd dated 25/09/18 reference C3.01 Issue C (amended in red 30/04/19) b) Construct the works in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP 'as constructed' plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the	a) Prior to commencement of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for each stage

	Council, of all stormwater management (quantity) works constructed in accordance with this condition.	
11.	Street Lighting Design and install a street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system is to: - meet the relevant standards of the electricity supplier; - be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; - be endorsed by Council as the Energex 'billable customer'; and - be generally in accordance with Australian Standard AS1158 – '<i>Lighting for Roads and Public Spaces</i>'.	Prior to survey plan endorsement for the relevant stage
12.	Electricity Submit to EDQ Development Assessment, DSDMIP either: - written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or - written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement for the relevant stage
13.	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 each new lot within the proposed subdivision.	Prior to survey plan endorsement for the relevant stage
14.	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 survey plan endorsement for the relevant stage
15.	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 survey plan endorsement for the relevant stage

Landscape and Environment		
16. Streetscape Works	a) Submit to EDQ Development Assessment, DSDMIP detailed streetscape works drawings, including a schedule of proposed standard and non-standard contributed assets, certified by an AILA, generally in accordance with the following plans/ documents: i. Planting Plan Sheet 1, 18049-L-00-0601, Rev 2, dated 03/08/2018, prepared by Lat 27 ii. Planting Plan Sheet 2, 18049-L-00-0602, Rev 2, dated 03/08/2018, prepared by Lat 27 iii. Finishes Plan Sheet 1, 18049-L-00-0401, Rev 2, dated 03/08/2018, prepared by Lat 27 iv. Finishes Plan Sheet 2, 18049-L-00-0402, Rev 2, dated 03/08/2018, prepared by Lat 27 The detailed streetscape works drawings are to include, where applicable: 1. location and type of street lighting in accordance with Australian Standard AS1158 – <i>‘Lighting for Roads and Public Spaces’</i> 2. footpath treatments 3. location and types of streetscape furniture 4. location and size of stormwater treatment devices 5. street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the streetscape plans endorsed 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 of site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
17. 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 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 or during site works for the relevant stage b) Prior to survey plan endorsement for the relevant stage
18. 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	a) Prior to commencement of site works for each stage

	the following guidelines: i. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and ii. 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.	b) At all times during construction
Surveying, land transfers and easements		
19.	Land transfers – Lot 910 Transfer, in fee simple, to Council as trustee, proposed Lot 910 as shown on the following approved plan for riverwalk and open space purposes: i. Stage 1, Plan of Proposed Subdivision (Lots 310 & 910 & New Road) cancelling Lot 302 on SP251857, Dwg No 180622_002_PRO, Rev B, dated 21/09/2018, prepared by Bennett + Bennett.	At registration of survey plan for the relevant stage
20.	Reciprocal Access Easements Register reciprocal access and service easements over proposed Lots 1 and 2. The reciprocal access and service easements must be generally consistent with the dimensions, locations and restrictions of Easements A, B, E and F as shown on the following approved plans: i. Stage 2, Plan of Subdivision (Lots 1-4 & 311) cancelling Lot 310 on SP307433 prepared by Bennett + Bennett, 180622_003_PRO, Rev B, dated 21/09/2018 (amended in red on 30/04/2019). ii. Stage 2, Plan of Subdivision (Lots 1-4 & 311) cancelling lot 310 on SP307433 prepared by Bennett + Bennett, 180622_004_PRO, Rev B dated 21/09/2018 (amended in red 30/04/2019).	At registration of survey plan for the relevant stage
21.	Easements over infrastructure – contributed assets Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure 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 survey plan endorsement for the relevant stage
22.	Easements over roof-water reticulation and underground drainage Public utility easements are to be provided over proposed roof-water reticulation and underground drainage systems in generally accordance with Council's Infrastructure Design Planning Scheme Policy.	At registration of survey plan for the relevant stage

23.	Small lot development easements for lots ≤300m² For standard format lot sub-divisions where: i. a lot is 300m² or less, and ii. the lot adjoins another lot 300m² or less, and iii. the proposed construction of adjacent proposed walls will be a circumstance mentioned in section 94(2)(a) of the <i>Land Title Act 1994</i> (LTA) to permit the application and registration of high density development easements; a) Provide high-density development easements under Part 6 Division 4AA of the LTA in registrable form in respect of each affected lot to allow reciprocal rights for one or more of the following purposes (but only where those relevant circumstances will exist): i. support; ii. shelter; iii. projections; iv. maintenance; v. roof water drainage*; or b) Provide reciprocal easements created under Part 6 Division 4 LTA in registrable form for one or more of the above purposes (but only where those relevant circumstances will exist). *High-density development easements created under Part 6 Division 4AA of the <i>Land Title Act 1994</i> are not required to be identified on a plan of survey.	At or prior to survey plan endorsement for the relevant stage
Infrastructure Charges		
24.	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 plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before four (4) 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 plan of subdivision or building format plan is submitted for endorsement or the use has commenced more than four (4) 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 ****