



Department of
State Development,
Tourism and Innovation

Our ref: DEV2015/737/5

1 June 2020

Graystone Pty Ltd
C/- Ethos Urban Pty Ltd
Att: Keri Grainger
Level 4, 215 Adelaide Street,
BRISBANE QLD 4000

Email: KGrainger@ethosurban.com

Dear Keri

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – OFFICE, RESEARCH FACILITY, TECHNOLOGY FACILITY, WAREHOUSE, SHOWROOM, MEDICAL CENTRE, FOOD PREMISES, UNDEFINED USE (CONFERENCE CENTRE), EDUCATIONAL ESTABLISHMENT AND COMMUNITY FACILITY AND OPERATIONAL WORKS – TIDAL WORKS (PEDESTRIAN BRIDGES) AND VEGETATION CLEARING (SIGNIFICANT VEGETATION MARINE PLANTS ADJACENT TO THE INTERNAL DRAINAGE SYSTEM) AT 385-401 MACARTHUR AVENUE AND 210 CURTIN AVENUE WEST, EAGLE FARM DESCRIBED AS PART LOT 4 ON SP273096 (EASEMENT O ON SP273096), LOT 5 ON SP273096, LOT 6 ON SP273096, LOT 7 ON SP273096, PART LOT 8 ON SP273096 (EASEMENT S ON SP273096), PART LOT 9 ON SP309313 (FORMERLY PART LOT 9 ON SP273096)

On 1 June 2020 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 Chris Hinton on 3452 7494 or by email at chris.hinton@dsdmip.qld.gov.au.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
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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	385-401 Macarthur Avenue and 210 Curtin Avenue West, Eagle Farm	
Lot on plan description	Lot number	Plan description
	Part Lot 4	SP273096
	Lot 5	SP273096
	Lot 6	SP273096
	Lot 7	SP273096
	Part Lot 8	SP273096
	Part Lot 9	SP309313 (Formerly Part Lot 9 on SP273096)
PDA development application details		
DEV reference number	DEV2015/737/5	
'Properly made' date	23 January 2020	
Type of application	☒ Changing a PDA development approval	
Description of proposal applied for	Material Change of Use – Office, Research Facility, Technology Facility, Warehouse, Showroom, Medical Centre, Food Premises, Undefined Use (Conference Centre), Educational Establishment, and Community Facility; and Operational Works – Tidal Works (Pedestrian Bridges) and Vegetation Clearing (Significant Vegetation marine plants adjacent to the internal drainage system)	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice. The approved changes are summarised as follows: ▪ Redesign of Building 5; ▪ Reallocation of 1,044m² of GFA and 34 carparks Building 5 to Building 6; ▪ Removal of all approved plans for Building 6 (via an Amendment in Red); ▪ Inclusion of a Compliance Assessment condition for the future redesign of Building 6 (New Condition 21); ▪ Consequential renumbering of conditions 21-27 to 22-28; and ▪ Update of all references to the Department of Infrastructure, Local Government and Planning (DILGP) to the Department of State Development, Tourism and Innovation (DSDTI).
Original Decision date	22 March 2016
1 st Change to approval date	8 July 2019
2 nd Change to approval date	1 June 2020
Currency period extension	8 July 2019 (from four (4) years to ten (10) years from the original approval date)
Currency period	Ten (10) years from the original approval date

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Precinct 8a West Development Summary	A-DA-01-02, Revision P2	20/11/15 (Amended in red 26/05/2020)
2.	Precinct 8a Masterplan	A-DA-01-05, Revision P2	20/11/15 (Amended in red 26/05/2020)
3.	Precinct 8a West Illustrative Site Plan	A-DA-01-06, Revision P2	20/11/15 (Amended in red 26/05/2020)
4.	Precinct 8a West Typical Floor Plan	A-DA-01-07, Revision P1	20/11/15 (Amended in red 26/05/2020)
5.	Precinct Elevations	A-DA-01-08, Revision P2	20/11/15 (Amended in red 26/05/2020)
6.	Building 5 – Site Plan – Proposed	A03.02, Revision 5	3/04/2020 (Amended in red 26/05/2020)
7.	Building 5 – General Arrangement Plan – Ground Floor	A10.00, Revision 12	3/04/2020 (Amended in red 26/05/2020)
8.	Building 5 – General Arrangement Plan – Level 1	A10.01, Revision 11	3/04/2020
9.	Building 5 – General Arrangement Plan – Level 2	A10.02, Revision 11	3/04/2020
10.	Building 5 – General Arrangement Plan – Roof	A10.03, Revision 10	3/04/2020
11.	Building 5 – Building Elevations	A20.00, Revision 11	3/04/2020
12.	Building 5 – Building Elevations hey	A20.01, Revision 10	3/04/2020
13.	Building 5 – Building Sections	A30.00, Revision 9	3/04/2020
14.	Building 5 – Building Sections	A30.01, Revision 9	3/04/2020
15.	Traffic Management Plan, 385-401 Macarthur Avenue & 210 Curtin Avenue West, Eagle Farm (Lot 5) prepared by TTM	20BRT0058	9/04/2020

Plans and documents previously approved on 22 March 2016.		Number (if applicable)	Date (if applicable)
16.	Precinct 8a Lot Plan	A-DA-01-04, Revision P1	20/11/15, Amended in red 21/03/2016
17.	Building 7A – Floor Plans	A-DA-04-01, Revision P2	20/11/15
18.	Building 7A – Elevations	A-DA-04-02, Revision P2	20/11/15
19.	Building 7A – Sections	A-DA-04-03, Revision P2	20/11/15
20.	Building 7B – Floor Plans	A-DA-05-01, Revision P2	20/11/15
21.	Building 7B – Elevations	A-DA-05-02, Revision P2	20/11/15
22.	Building 7B – Sections	A-DA-05-03, Revision P2	20/11/15
23.	Carpark Building – Level 1 / Ground Floor Plan	A-DA-06-01, Revision P1	20/11/15
24.	Carpark Building – Level 2 Floor Plan	A-DA-06-02, Revision P1	20/11/15
25.	Carpark Building – Elevations	A-DA1-06-03 Issue P3	9/11/15

PREAMBLE

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

Compliance assessment

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

- a) The applicant must:
 - 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; and
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDTI 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, DSDTI 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, DSDTI 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, DSDTI **within 20 business days** from the date of the notice;
 - v. **within 20 business days** – EDQ Development Assessment, DSDTI 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, DSDTI 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, DSDTI endorses relevant plans/supporting information.

ABBREVIATIONS

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

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **Council** means Brisbane City Council.
4. **DEHP** means The Department of Environment and Heritage Protection.
5. **DSDTI** means The Department of State Development, Tourism and Innovation.
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means Registered Professional Engineer of Queensland

PDA Development Conditions

[illegible]

PDA Development Conditions		
No.	Condition	Timing
5.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDTI detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 “Guidelines on Earthworks for Commercial and Residential Developments. The certified earthworks plans shall: 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 required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDTI certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works for the first building, carpark or pedestrian bridge b) Prior to commencement of use for each building, carpark or pedestrian bridge c) Prior to commencement of use for each building, carpark or pedestrian bridge
6.	Pedestrian Bridges a) Submit to EDQ Development Assessment, DSDTI, detailed engineering drawings certified by a RPEQ of the proposed pedestrian bridges as shown on the approved plans demonstrating compliance with the relevant provisions of Module 10. Coastal protection of the State Development Assessment Provisions (SDAP). The drawings submitted must show the following: i. current real property descriptions and boundaries of property which abut the proposed works and the tidal land on which the works occur; ii. the location and dimensions of existing works on the water frontage which abut the proposed works and existing works on adjacent properties within 20m of the proposed works; iii. the finished levels of the works (including pile head levels); and iv. the levels of LAT, MHWS and HAT.	a) Prior to commencement of site works for the first bridge

PDA Development Conditions		
No.	Condition	Timing
	The bridges shall be designed to achieve a minimum 2 year ARI flood immunity. b) Construct the pedestrian bridges in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSSTI, structural certification of the pedestrian bridges by a RPEQ in accordance with the Certification of Construction of Tidal Works, Schedule 4A of the Coastal Protection and Management Regulation 2003	b) Prior to commencement of use for each bridge c) Prior to commencement of use for each bridge
7.	Pedestrian Bridges – Signage Erect clearly visible signs on or near each pedestrian bridge indicating the maximum live load that may be applied to each bridge in terms of the maximum number of persons that may be on the bridge at any given time.	Prior to commencement of use for each bridge and to be maintained
8.	Vehicle Access Provide vehicle crossovers located generally in accordance with the approved plans designed and constructed in accordance with Council adopted standards.	Prior to commencement of use and to be maintained
9.	Bicycle Parking Provide bicycle parking and end of trip facilities, designed in accordance with AS2890.3 – 1993 Bicycle parking facilities.	Prior to commencement of use for each building and to be maintained
10.	Water Connection Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use for each building
11.	Sewer Connection Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use for each building
12.	Flooding All commercial and retail areas are to have a minimum floor level of RL3.5m AHD.	Prior to commencement of use
13.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.	Prior to commencement of use for each building and carpark areas and to be maintained

PDA Development Conditions		
No.	Condition	Timing
14.	Electricity Submit to EDQ Development Assessment, DSDTI either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.	Prior to commencement of site works for each building
15.	Telecommunications Submit to EDQ Development Assessment, DSDTI 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 site works for each building
16.	Broadband Submit to EDQ Development Assessment, DSDTI a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Act (Fibre Deployment Bill 2011) can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of site works for each building
17.	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 for each building, carpark or pedestrian bridge
18.	Car Parking a) Provide car parking spaces, delineated and signed generally in accordance with the following approved plans: i. Carpark Building – Level 1 / Ground Floor Plan, A-DA-06-01, Revision P1, dated 20/11/15; and ii. Carpark Building – Level 2 Floor Plan, A-DA-06-02, Revision P1, dated 20/11/15.	Prior to commencement of use and to be maintained

PDA Development Conditions		
No.	Condition	Timing
	b) Car parking spaces are to be designed in accordance with AS2890 – Parking Facilities. c) Demonstrate parking facilities have been provided in accordance with parts a) and b) of this condition.	
Compliance assessment		
19.	Stormwater a) Submit to EDQ Development Assessment, DSDTI, for compliance assessment, detailed stormwater engineering drainage plans for quantity and quality certified by a RPEQ in accordance with PDA Guideline No. 13 Engineering Standards – <i>stormwater quantity and stormwater quality</i> . b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works for the first building b) Prior to commencement of use for each building
20.	Curtin Avenue West Streetscape Works a) Submit to EDQ Development Assessment, DSDTI for compliance assessment, a Streetscape Works Plan certified by a suitably qualified and experienced Landscape Architect for works to be undertaken within the Curtin Avenue West footpath reserve. The plans are to include: - Street trees in tree grates with tree guards; - Location of underground and above-ground services; - Finished surface levels including cross-falls and longitudinal grades; - Proposed road uses adjacent to the kerbing (eg. public transport stops, parking bays, No Standing zones); and - Streetscape standards and materials consistent with the requirements of Council's <i>Centres Detail Design Manual</i> (CDDM) and <i>SC6 Infrastructure Design PSP (2014)</i> where relevant. b) Construct the works in accordance with the plans endorsed under part a) of this condition. c) Submit to EDQ Development Assessment, DSDTI, 'as-constructed' plans certified by a suitably qualified and experienced Landscape Architect in a format consistent with Council's adopted standards.	a) Prior to commencement of carpark site works b) Prior to commencement of carpark use c) Prior to commencement of carpark use

PDA Development Conditions		
No.	Condition	Timing
21.	Compliance assessment – Building 6 Design a) Submit to EDQ Development Assessment, DSDTI for compliance assessment plans/supporting information for Building 6 located on Lot 6 on SP273096. The plans and/supporting information must detail the following: i. site location ii. lot size and configuration iii. full set of architectural plans for building 6 (site plan, floor plans, elevations, sections, roof plans, building materials, private and semi-private open space etc.) iv. building height, gross floor area and site cover v. interface with adjoining buildings vi. on-site parking and servicing arrangements vii. public realm and landscape plans in accordance with the requirements of Condition 21 Building 6 is to be designed in accordance with the approved plans and the following: i. Section 3.7 of the Northshore Hamilton PDA (where relevant) ii. building height: 3 storeys iii. front setback: 3-5m iv. side setback to each approved (or constructed) neighbouring building: 12m (external wall to external wall) v. main entrance located along the eastern frontage and integrated with the entrance of Building 5 via a shared courtyard vi. a high-quality landscaped public realm outcome vii. provision of a pedestrian footpath along the length of the northern frontage between the car park and the building viii. extension of the 3m-wide walkway along the length of the northern edge of Lot 6 between the carpark and waterway. b) Construct the works in accordance with the plans endorsed under part a) of this condition.	a) Prior to commencement of building works b) Prior to commencement of use
Landscape and Vegetation		
22.	Landscape Works a) Submit to EDQ Development Assessment, DSDTI, detailed Landscape Plans certified by a suitably qualified AILA, identifying the extent of landscaping around each building, the carpark and common areas including adjacent the bin collection point. The plans must, where relevant: i. include an area of soft landscaping in the front	a) Prior to commencement of site works for each building and carpark

PDA Development Conditions

No.	Condition	Timing
	setback. This may be to the front of blank walls or to provide privacy; ii. ensure landscaping maintains visibility along pathways, driveways and to front entries; iii. include details and heights of fencing/walls to the street or open space; iv. include species which are low maintenance and water-wise; v. ensure species are selected taking into account the location of overhead or underground services; vi. indicate where one hose cock can be provided within each private open space where on ground level; vii. ensure turfed areas proposed are accessible externally by standard lawn mowing equipment and receive adequate sunlight; and viii. identify opportunities for water infiltration on-site to be maximised on-site through landscaped areas and permeable paving where possible. b) Construct the works in accordance with the certified drawings required by part a) of this condition.	b) Prior to commencement of use for each building and carpark and to be maintained
23.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDTI an Acid Sulfate Management Plan (ASSMP). The ASSMP must be: i. Prepared generally in accordance with the <i>State Planning Policy July 2014</i> (as amended from time to time) and relevant guidelines; and ii. 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.	a) Prior to commencement of or during site works for each building, carpark and pedestrian bridge b) Prior to commencement of use for each building, carpark and pedestrian bridge
24.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDTI 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: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and ii. Best Practice Erosion and Sediment Control (International Erosion Control Association).	a) Prior to commencement of site works for the relevant building, carpark or pedestrian bridge

PDA Development Conditions		
No.	Condition	Timing
	b) Implement the certified ESCP as required under part a) of this condition.	b) At all times during construction
25.	Solid Waste Collection Submit to EDQ Development Assessment, DSDTI a solid waste collection strategy approval from Council or a private waste contractor.	Prior to commencement of site works for each building
26.	Marine Plant Removal a) Submit to EDQ Development Assessment, DSDTI a scaled plan, certified by a qualified ecologist or arborist, indicating the details, methods, location and scope of all required marine plant (e.g. mangrove) removal as a result of the approved development. b) All marine plant removal approved under part a) of this condition is to be conducted by a qualified ecologist or arborist in accordance with the State Government Code for self-assessable development: Minor impact works in a declared fish habitat area or involving the removal, destruction or damage of marine plants Code Number: MP06 January 2013.	a) Prior to commencement of site works for the first building b) As indicated and to be maintained
Surveying, land transfers and easements		
27.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets. The terms of the easements must 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
Infrastructure Contributions		
28.	Infrastructure Contributions Pay to the Minister for Economic Development Queensland the infrastructure charges calculated in accordance with the <i>Infrastructure Funding Framework, dated July 2015</i> .	Prior to commencement of use for each building

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 ****