



Department of
State Development,
Tourism and Innovation

Our ref: DEV2018/958/2

17 September 2020

Australand Northshore Pty Ltd
C/- Ethos Urban
Att: Mr Angus Halligan
Level 4, 215 Adelaide Street
BRISBANE QLD 4000

Email: ahalligan@ethosurban.com

Dear Angus

SECTION 99 CHANGE TO 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 17 September 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.DSDTI.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 07 3452 7097 or at Sarah.hampstead@dsd.qld.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "BG".

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (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	20 May 2020	
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	- Relocation of Pad mount transformer; - Adjustment of Lot 1 & 2; - Addition of temporary access easement in Stage 1; and - Easements over roof-water reticulation and underground drainage added to ROL Plans.	

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.
Original Decision date	12 July 2019
Change to approval date	17 September 2020
Currency period	4 years from original date of decision

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	Date
1.	Padmount relocation Hamilton Reach Landscape Concept, prepared by Lat 27	18049.01, Rev B	02/09/2020
2.	Underground Electrical Reticulation & Streetlighting to Proposed Subdivision Parkside Circuit Hamilton, prepared by J & P Richardson Industries	E20-Parkside Cct sheet A0	31/08/2020
3.	Stage 1, Plan of Proposed Subdivision (Lots 310 & 910 and EMT A) cancelling lot 302 on SP251857, prepared by Bennett + Bennett	180622_002_PRO, Rev D	01/09/2020
4.	Stage 2, Plan of Proposed Subdivision (Lots 1-4 & 311) cancelling Lot 310 on SP307433, prepared by Bennett + Bennett	180622_003_PRO, Rev C	31/01/2020 (as amended in red 10/09/2020)
5.	Stage 2, Plan of Proposed Subdivision (Lots 1-4 & 311) cancelling Lot 310 on SP307433, prepared by Bennett + Bennett	180622_004_PRO, Rev C	31/01/2020 (as amended in red 10/09/2020)
6.	Stage 3, Plan of Proposed Subdivision (Lots 5-11) cancelling Lot 311 on SP307434, prepared by Bennett + Bennett	180622_005_PRO, Rev C	31/01/2020 (as amended in red 10/09/2020)
7.	Legend & Materials Schedule, prepared by Lat 27	18049-L-00-0010, Rev 3	20/01/2020
8.	Finishes Plan Sheet 2, prepared by Lat 27	18049-L-00-0402, Rev 3	20/01/2020
9.	Planting Plan Sheet 2, prepared by Lat 27	18049_L-00-0602, Rev 3	20/01/2020
10.	Riverhomes Hamilton Reach Compliance B: Landscape Report, prepared by Lat 27	18049.01, Rev D	20/01/2020

11.	GA Plan – Level 1 (Ground), prepared by Bureau Proberts	17085, DD-A-21.02, Rev 9	20/01/2020
12.	Site Plan, prepared by Bureau Proberts	17085, DD-A-10.02, Rev 7	20/01/2020
Plans and documents previously approved on 12 July 2019.		Number	Date
1.	Planting Plan Sheet 1 prepared by Lat 27	18049-L-00-0601, Rev 2	03/08/2018
2.	Finishes Plan Sheet 1 prepared by Lat 27	18049-L-00-0401, Rev 2	03/08/2018
3.	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. **DSDTI** means the Department of State Development, Tourism and Innovation.
- 6. **EDQ** means Economic Development Queensland.
- 7. **UU** 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.

PDA Development Conditions – Reconfiguring a Lot		
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 survey plan endorsement for the relevant stage
2.	Certification of Operational Works Undertake all operational works 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>
Engineering		
3.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDTI a site based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i> ; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable	a) Prior to commencement of site works for the relevant stage

	nuisance to upstream or downstream properties; and iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. 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
4.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDTI 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, DSDTI 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 AS4678 Earth Retaining Structures and to be designed for a minimum 50 year design life <i>of development</i> unless otherwise approved by EDQ Development Assessment, DSDTI.	a) Prior to commencement of site works for the relevant stage

	b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDTI 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.	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, DSDTI 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: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans; - provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and - 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, DSDTI 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, DSDTI 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, DSDTI '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 second and third 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, DSDTI a water reticulation Precinct Network Plan, endorsed by UU or other public service authority. b) Submit to EDQ Development Assessment, DSDTI detailed water reticulation design plans, certified by a 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, DSDTI ‘as constructed’ plans, asset register, pressure and bacterial test results in accordance with UU current adopted standards, of all water reticulation works constructed in accordance with this condition.	a) Prior to the commencement of site works for the second and third 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
9.	Sewer Reticulation a) Submit to EDQ Development Assessment, DSDTI a sewer reticulation Precinct Network Plan, endorsed by UU or other public service authority. b) Submit to EDQ Development Assessment, DSDTI 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 UU 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, DSDTI ‘as constructed’ plans, asset register, pressure and CCTV results in accordance with UU current adopted standards, of all sewer reticulation works constructed in accordance with this condition.	a) Prior to the commencement of site works for the second and third 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, DSDTI 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	a) Prior to commencement of site works for the relevant stage

	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, DSDTI 'as constructed' plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council, of all stormwater management (quantity) works constructed in accordance with this condition.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for each stage
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: a) meet the relevant standards of the electricity supplier; b) be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; c) be endorsed by Council as the Energex 'billable customer'; and d) 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, DSDTI either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or b) 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, DSDTI 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, DSDTI 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

	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, DSDTI ‘as constructed’ plans and asset register in a format acceptable to Council certified by an AILA.	b) Prior to survey plan endorsement for the relevant stage c) Prior to survey plan endorsement for the relevant stage
18.	Acid Sulfate Soils (ASSMP) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDTI 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
19.	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, 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.	a) Prior to commencement of site works for each stage b) At all times during construction

Surveying, land transfers and easements		
20.	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 of (Lots 310 & 910 and Emt A) cancelling Lot 302 on SP251857, Dwg No 180622_002_PRO, Rev D, dated 1/09/2020, prepared by Bennett + Bennett	At registration of survey plan for the relevant stage
21.	Easement A Surrender Easement A as shown on the following approved plan. i. Stage 1, Plan of Proposed Subdivision of (Lots 310 & 910 and Emt A) cancelling Lot 302 on SP251857, Dwg No 180622_002_PRO, Rev D, dated 1/09/2020, prepared by Bennett + Bennett	Prior to the registration of survey plan for Stage 2.
22.	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
23.	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. Submit evidence of support from Council for any relaxation to the width of the easement for the roofwater line.	At registration of survey plan for the relevant stage
24.	Small lot development easements for lots $\leq 300\text{m}^2$ For standard format lot sub-divisions where: i. a lot is 300m^2 or less, and ii. the lot adjoins another lot 300m^2 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):	At or prior to survey plan endorsement for the relevant stage

	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.	
Infrastructure Charges		
25.	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 ****