



Our ref: DEV2020/1150/5

30 November 2022

Department of
**State Development, Infrastructure,
Local Government and Planning**

Economic Development Queensland
C/- RPS
Att: Mr Cameron Hoffman
Level 4, 520 Wickham Street
FORTITUDE VALLEY QLD 4006

Email: Cameron.hoffman@rpsgroup.com.au

Dear Cameron

Section 99 Approval - application to change PDA development approval
Material Change of Use for Indoor Sport and Recreation, and Indoor Entertainment
(Interim Land Uses) at Part 221 Macarthur Avenue, Hamilton described as Part Lot 302
on SP257482

On 30 November 2022 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.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Peita McCulloch, Manager, Development Assessment on 3452 7630 / peita.mcculloch@dsdilgp.qld.gov.au or Essen Joseph, Principal Planner, Development Assessment, in Economic Development Queensland, on (07) 3452 7196 / essen.joseph@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	Part 221 Macarthur Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	Part Lot 302	SP257483
PDA development application details		
DEV reference number	DEV2020/1150	
'Properly made' date (amendment application)	29 November 2022	
Type of application	☒ Application to change PDA development approval	
Description of proposal applied for	• Change the list of approved plans and documents to extend the site boundary approximately 3m to the east. • Change the list of approved plans and documents to defer selected works to Stage 2. • The introduction of Condition 5A to address screening requirements for any plant and air conditioning visible from the street. • Deletion of condition 6 in relation to the Construction Procedures Manual. • Change condition 16 to: – Defer construction of driveway access to within 6 months of the commencement of the use. – Remove reference to EDQ Guideline 13 to align condition requirements with the works which have been undertaken by the master developer of the site under separate statutory processes. The requirement to comply with EDQ Guideline 13 is replaced with a requirement to comply with Australian Standard AS2890 – Parking Facilities. • Changes to condition 18 to clarify that no new car parking is to be constructed and delineated, as the development relies on parking located to the east. • Changes to Condition 30 to remove reference to EDQ Guideline 13 to align condition requirements with the works which have been undertaken by the master developer of the site under separate statutory processes. Refer to prior decision notices for previous amendments.	

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
Original decision date	7 May 2021
1 st change to approval date	22 December 2021
2 nd change to approval date	30 November 2022
Currency period	6 years from the original decision date
Duration of use	10 years from the original date of decision

Approved plans and documents

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

Approved plans and documents		Number	Date
1.	'Site Plan 1:250 – Stage 1' prepared by Blok	Drawing 1002, Issue DD16	1 December 2021 (Amended in Blue by Blok 9 November 2022) (Amended in Red by EDQ 13 December 2021 and 29 November 2022)
2.	'Site Plan 1:250 – Stage 2' prepared by Blok	Drawing 1003, Issue DD16	1 December 2021 (Amended in Blue by Blok 9 Nov 2022) (Amended in Red by EDQ 13 December 2021 and 29 November 2022)
3.	'Indicative Pedestrian & Vehicle Movement Plan' prepared by Blok	Drawing 1004, Issue DD16	1 December 2021 (Amended in Blue by Blok 9 November 2022) (Amended in Red by EDQ 13 December 2021 and 29 November 2022)
4.	'Overhead Power Lines Plan' prepared by Blok	Drawing 2404, Issue DD16	1 December 2021 (Amended in Blue by Blok 9 November 2022) (Amended in Green by EDQ 13 December 2021)
5.	'Floor Plan – Stage 1' prepared by Blok	Drawing 2000, Issue DD16	1 December 2021 (Amended in Blue by Blok 9 November 2022) (Amended in Red by EDQ 13 December 2021 and 29 November 2022)
6.	'Floor Plan – Stage 2' prepared by Blok	Drawing 2001, Issue DD16	1 December 2021 (Amended in Blue by Blok 9 November 2022) (Amended in Red by EDQ 17 December 2021 and 29 November 2022)
7.	'Slab Plan' prepared by Blok	Drawing 5001, Issue DD16	1 December 2021

Approved plans and documents

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

Approved plans and documents		
Approved plans and documents	Number	Date
8. 'Earthworks Plan – Stage 1' prepared by Blok	Drawing 2601, Issue DD16	1 December 2021 (Amended in Blue by Blok 9 November 2022) (Amended in Red 17 by EDQ December 2021 and 29 November 2022)
9. 'Earthworks Plan – Stage 2' prepared by Blok	Drawing 2602, Issue DD16	1 December 2021 (Amended in Blue by Blok 9 November 2022) (Amended in Red by EDQ 17 December 2021 and 29 November 2022)
10. 'Earthworks Sections – Stage 2' prepared by Blok	Drawing 2603, Issue DD16	1 December 2021 (Amended in Blue by Blok 9 November 2022) (Amended in Red by EDQ 29 Dec 2022)
11. 'Elevations North & South – Stage 1' prepared by Blok	Drawing 3000, Issue DD16	1 December 2021 (Amended in Blue by Blok 9 November 2022) (Amended in Red by EDQ 13 December 2021 and 29 November 2022)
12. 'Elevations West & East – Stage 1' prepared by Blok	Drawing 3001, Issue DD16	1 December 2021 (Amended in Blue by Blok 9 November 2022) (Amended in Red by EDQ 13 December 2021 and 29 November 2022)
13. 'Elevations North & South – Stage 2' prepared by Blok	Drawing 3100, Issue DD16	1 December 2021 (Amended in Blue by Blok 9 November 2022) (Amended in Red by EDQ 17 December 2021 and 29 November 2022)
14. 'Elevations West & East – Stage 2' prepared by Blok	Drawing 3101, Issue DD16	1 December 2021 (Amended in Blue by Blok 9 November 2022) (Amended in Red by EDQ 13 December 2021 and 29 November 2022)
15. 'Sections S-01 & S-02 – Stage 1' prepared by Blok	Drawing 4000, Issue DD16	1 December 2021
16. 'Sections S-03 & S-04 – Stage 1' prepared by Blok	Drawing 4001, Issue DD16	1 December 2021 (Amended in Blue by Blok 9 November 2022) (Amended in Red by EDQ 29 November 2022)
17. 'Sections S-01 & S-02 – Stage 2' prepared by Blok	Drawing 4100, Issue DD16	30 November 2021

Approved plans and documents		
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.		
Approved plans and documents	Number	Date
18. 'Sections S-03 & S-04 – Stage 2' prepared by Blok	Drawing 4101, Issue DD16	30 November 2021 (Amended in Blue by Blok 9 November 2022) (Amended in Red by EDQ 29 November 2022)
19. 'End of Trip Plan – Stage 1' prepared by Blok	Drawing 2002, Issue DD16	1 December 2021 (Amended in Red 13 December 2021)
20. 'End of Trip Plan – Stage 2' prepared by Blok	Drawing 2003, Issue DD16	1 December 2021 (Amended in Red 13 December 2021)
21. 'Site Contamination Capping, Flipside Circus Use Areas' prepared by Butler Partners	Project Number 018-150H	14 October 2021
Plans and documents previously approved on 7 May 2021	Number	Date
22. 'Indicative Colour Scheme Options' prepared by Blok	Drawing 9002, Issue DD01	18 December 2020
23. 'Site Contamination Capping, Flipside Circus Use Areas' prepared by Butler Partners	Project Number 018-150H	28 January 2021
24. 'Flipside Circus – Maritime Precinct Transport Assessment' prepared by Cardno	Project CEB06442A	1 March 2021
25. 'Serviceability Report for the proposed Flipside Circus Development' prepared by Bornhurst & Ward	Project No: 20431 Revision C	February 2021

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS:

The following is a list of abbreviations utilised in this approval:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **BFP** means Building Format Plan.
3. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
4. **Contributed Asset** 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 definitions apply:
 - a. **External Authority** means a public-sector entity other than the MEDQ;
 - b. **Parkland** means carrying out operational work related to the provision of parkland infrastructure;

- c. **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
 - d. **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
 - e. **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
 - f. **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational work related to the provision of water infrastructure.
- 5. **Council** means the relevant local government for the land the subject of this approval.
 - 6. **DSDILGP** means the Department of State Development, Local Government and Planning.
 - 7. **EDQ** means Economic Development Queensland.
 - 8. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
 - 9. **EDQ IS** means Economic Development Queensland's – Infrastructure Solutions team.
 - 10. **EP Act** means the *Environmental Protection Act 1994*.
 - 11. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).
 - 12. **MEDQ** means the Minister for Economic Development Queensland.
 - 13. **PDA** means Priority Development Area.
 - 14. **RPEQ** means Registered Professional Engineer of Queensland.

COMPLIANCE ASSESSMENT:

Where a condition of this 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 EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- 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:

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
- ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
- iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
- iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
- v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. 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.

SUBMITTING DOCUMENTATION TO EDO:

- a) EDQ DA at: pdadevelopmentassessment@dasilgp.qld.gov.au.
- b) EDQ TS at: EDQ_PrePostConstruction@dasilgp.qld.gov.au

PDA Development Conditions – Material Change of Use – Stages 1 and 2		
Ref	Condition	Timing
	b) any other documentation endorsed via Compliance Assessment as required by these conditions.	
4.	Hours of operation <u>Typical classes/activities</u> Monday-Friday – 8am to 9pm Saturday – 8am to 4pm Sunday – 9am to 4pm <u>Performances</u> Wed-Sat – 8am to 10.30pm Sunday – 9am to 6pm <i>Note: Performances are limited to no more than 40 per year.</i>	At all times following commencement of use, unless otherwise agreed in writing by the Director, EDQ DA
Planning and Design		
5.	Activation All external windows to be fully transparent and free from obstructions.	At all times
5A.	Screening of plant and air conditioning Provide landscaping to screen any plant, air conditioning, or like elements on the northern and western frontages of the development that may be visible from MacArthur Avenue.	Within six (6) months of the commencement of use of Stage 1 and to be maintained
Construction management		
6.	Deleted Condition deleted 30 November 2022.	
7.	Construction management plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, as required by the site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management:	a) Prior to commencing site work for both Stages 1 and 2

PDA Development Conditions – Material Change of Use – Stages 1 and 2		
Ref	Condition	Timing
	a) for the provision of safe and functional alternative pedestrian routes, past, through or around the site; b) to mitigate impacts to public sector entity assets, including street trees, on or external to the site; c) for safe and functional temporary vehicular access points and frequency of use; d) for the safe and functional loading and unloading of materials including the location of any remote loading sites; e) for the location of materials, structures, plant and equipment; f) of waste generated by construction activities; g) detailing how materials are to be loaded/unloaded; h) of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); i) of employee and visitor parking areas; j) of anticipated staging and programming; k) for the provision of safe and functional emergency exit routes; and l) any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction of each relevant Stage c) During construction of each relevant Stage
8.	Hours of work - construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays	During construction unless otherwise endorsed
9.	Out of Hours – Compliance Assessment a) Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include payment of the applicable fee and a duly completed out of hours work request form³.	a) Minimum of 10 business days prior to proposed out of hours work commencement date

³ The out of hours work request form is available at EDQ's website.

PDA Development Conditions – Material Change of Use – Stages 1 and 2		
Ref	Condition	Timing
	b) Undertake all Out-of-Hours Works in accordance with the approval obtained under part a) of this condition	b) At all times
10.	Erosion and sediment management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); and ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i> b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
11.	Traffic management plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing work for both Stage 1 and 2 b) During construction of each relevant Stage

PDA Development Conditions – Material Change of Use – Stages 1 and 2		
Ref	Condition	Timing
12.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure requires repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use of Stage 1 and maintained b) Prior to commencement of use of Stage 1 and maintained
13.	Earthworks a) Submit to EDQ IS detailed earthworks plans, for any proposed earthworks on the site, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments;</i> ii) the following approved plans: a. <i>'Earthworks Plan – Stage 1' prepared by Blok (Drawing 2601, Issue DD16, dated 1 December 2021, Amended in Red 17 December 2021);</i> b. <i>'Earthworks Plan – Stage 2' prepared by Blok (Drawing 2602, Issue DD16, dated 1 December 2021, Amended in Red 17 December 2021);</i> c. <i>'Earthworks Sections - Stage 2' prepared by Blok (Drawing 2603, Issue DD16, dated 1 December 2021);</i> d. <i>'Sections S-01 & S-02 – Stage 1' prepared by Blok (Drawing 4000, Issue DD16, dated 1 December 2021);</i> e. <i>'Sections S-03 & S-04 – Stage 1' prepared by Blok (Drawing 4000, Issue DD16, dated 1 December 2021);</i> f. <i>'Sections S-01 & S-02 – Stage 2' prepared by Blok (Drawing 4100, Issue DD16, dated 30 November 2021); and</i> g. <i>'Sections S-03 & S-04 – Stage 1' prepared by Blok (Drawing 4101, Issue DD16, dated 30 November 2021);</i>	a) Prior to commencing site works for Stage 1

PDA Development Conditions – Material Change of Use – Stages 1 and 2		
Ref	Condition	Timing
	The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 9 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail contaminated areas and proposed treatment in accordance with the recommendations of the approved advice '<i>Site contamination capping, Flipside Circus Use Areas</i>' prepared by Butler Partners (Project No. 018-150H, dated 28 January 2021) and '<i>Site contamination capping, Flipside Circus Use Areas</i>' prepared by Butler Partners (Project No. 018-150H, dated 14 October 2021); v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; and 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development. b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use of Stage 1 c) Prior to commencement of use of Stage 1
14.	Acid sulfate soils a) Where on-site ASS are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).	a) Prior to commencement of or during any earthworks

PDA Development Conditions – Material Change of Use – Stages 1 and 2		
Ref	Condition	Timing
	b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition. c) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	b) Prior to commencement of use of each relevant Stage or BFP endorsement, whichever occurs first c) Prior to commencement of use of each relevant Stage or BFP endorsement, whichever occurs first
15.	Retaining walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; and ii) designed generally in accordance with AS4678 – <i>Earth Retaining Structures</i> and relevant material standards (e.g. AS3600 – <i>Concrete Structures</i>); b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS 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 the commencing of works b) Prior to commencement of use of each relevant Stage c) Prior to commencement of use of each relevant Stage
16.	Internal private roadworks a) Submit to EDQ IS detailed engineering plans, certified by an RPEQ, for private roadworks as illustrated on '<i>Pedestrian & Vehicle Movement Plan</i>' prepared by Blok (Drawing 1004, Issue DD16, dated 1 December 2021 (Amended in Red 13 December 2021)). The RPEQ certified engineering plans must be designed generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i>. b) Construct roadworks generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing site works b) Prior to commencement of use of Stage 1 and maintained

PDA Development Conditions – Material Change of Use – Stages 1 and 2		
Ref	Condition	Timing
	c) Submit to EDQ IS certification from a suitably qualified and experienced RPEQ that all private roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition.	c) Prior to commencement of use of Stage 1
17.	Vehicle access a) Construct vehicle crossovers to the site: i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a for a cross over b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.	a) Within six (6) months of the commencement of use of Stage 1 and maintained b) Within six (6) months of the commencement of use of Stage 1
18.	Car parking Submit to EDQ IS evidence that car parking to be used by the development has been constructed, signed and delineated generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.	Prior to commencement of use of Stage 1 and maintained
19.	Water connection Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities' current adopted standards.	Prior to commencement of use of Stage 1 and maintained
20.	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities' current adopted standards.	Prior to commencement of use of Stage 1 and maintained
21.	Stormwater connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use of Stage 1 and maintained
22.	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development	a) Prior to commencement of use of Stage 1

PDA Development Conditions – Material Change of Use – Stages 1 and 2		
Ref	Condition	Timing
	b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	b) Prior to commencement of use of Stage 1 and maintained
23.	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use of Stage 1 b) Prior to commencement of use of Stage 1 and maintained
24.	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>. b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use of Stage 1 b) Prior to commencement of use of Stage 1 and maintained
25.	Refuse collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use of Stage 1 b) At all times following commencement of use of Stage 1
26.	Outdoor Lighting a) Submit to EDQ DA an outdoor lighting plan, certified by a RPEQ, for all pedestrian paths, passenger loading zones, vehicle paths and street/car parking indicated on the approved plan '<i>Pedestrian & Vehicle Movement Plan</i>' prepared by Blok (Drawing 1004, Issue DD16, dated 1 December 2021 (Amended in Red 13 December 2021) designed and constructed in accordance with Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.	a) Prior to commencement of work.

PDA Development Conditions – Material Change of Use – Stages 1 and 2		
Ref	Condition	Timing
	b) Submit to EDQ IS evidence that the recommendations of part a) of this condition have been met.	b) Prior to commencement of use of Stage 1
27.	Contaminated land a) Submit to EDQ IS a copy of a site suitability statement, confirming that the site is suitable for the proposed use, as required under the EP Act. The site suitability statement must be prepared by a suitably qualified person and be certified by an approved auditor in accordance with the EP Act b) Submit to EDQ IS evidence that all exposed fill located on the site has been tested and, where contaminated, removed from the site. <i>NOTE: For the purpose of this condition a suitably qualified person is defined in the EP Act.</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.	a) Prior to commencement of use of Stage 1 and where necessary Stage 2 b) Prior to commencement of use of Stage 1 and (where additional exposed fill is created during construction of Stage 2) Stage 2
28.	Easements over infrastructure Where relevant, provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	Prior to commencement of use of Stage 1
29.	End of trip facilities a) Construct, sign and delineate end of trip facilities generally in accordance with: - approved plans 'End of Trip Plan – Stage 1' prepared by Blok (Drawing 2002, Issue DD16, dated 1 December 2021 (Amended in Red 13 December 2021) and 'End of Trip Plan – Stage 2' prepared by Blok (Drawing 2003, Issue DD16, dated 1 December 2021 (Amended in Red 13 December 2021); and - the requirements of <i>Section 3.8 Transport, access, on-site parking and servicing</i> of the Northshore Hamilton PDA. b) Submit to EDQ IS evidence demonstrating end of trip facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use of each relevant Stage b) Prior to commencement of use of each relevant Stage

PDA Development Conditions – Material Change of Use – Stages 1 and 2		
Ref	Condition	Timing
30.	Pedestrian pathways a) Submit to EDQ IS, detailed works drawings certified by a RPEQ for all pedestrian paths indicated on the approved plan <i>'Pedestrian & Vehicle Movement Plan'</i> prepared by Blok (Drawing 1004, Issue DD16, dated 1 December 2021 (Amended in Red 13 December 2021)). The certified drawings are to include: i) location and type of outdoor lighting; ii) footpath treatments; iii) location and specifications of streetscape furniture; and iv) unimpeded and safe public access including lighting within and around the site. Ensure that access ways are designed to cater for disabled persons in accordance with "Australian Standard AS1428.1". b) Construct works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ IS, RPEQ-certification that all pedestrian pathways have been constructed in accordance with part a) of this condition	a) Prior to commencement of use of Stage 1 b) Prior to commencement of use of Stage 1 and maintained c) Prior to commencement of use of Stage 1
Compliance Assessment		
31.	Future Landscape Works – Compliance Assessment a) Within 6 years of the commencement of use, submit to EDQ DA for Compliance Assessment detailed landscape plans, certified by an AILA, for the required future landscape works. The detailed future landscape plans must: i. Provide for additional high-quality landscaping in the areas indicated on approved plan <i>'Site Plan 1:250 – Stage 2'</i> prepared by Blok (Drawing 1003, Issue DD16, dated 1 December 2021, Amended in Red 13 December 2021); and ii. Be designed generally in accordance with the relevant landscaping requirements of the Northshore Hamilton PDA in place at the time of the Compliance Assessment. b) Construct landscape works generally in accordance with the certified plans compliance approved under part a) of this condition.	a) Prior to commencement of work required under this condition. b) Within six (6) years of commencement of use.

PDA Development Conditions – Material Change of Use – Stages 1 and 2		
Ref	Condition	Timing
32.	Future Activation and Passive Surveillance Strategy – Compliance Assessment a) Within 6 years of the commencement of use, submit to EDQ DA an activation and passive surveillance strategy, prepared by a qualified Crime Prevention Through Environmental Design (CPTED) professional, evaluating, addressing and providing recommendations on how increased activation and passive surveillance from both ground and upper levels of the development can be provided in the areas indicated on approved plans: i. <i>‘Overhead Power Lines Plan’ prepared by Blok (Drawing 2404, Issue DD16, dated 1 December 2021, Amended in Green 13 December 2021)</i> ii. <i>‘Elevations North & South – Stage 2’ prepared by Blok (Drawing 3010, Issue DD16, dated 1 December 2021, Amended in Red 17 December 2021); and</i> iii. <i>‘Elevations West & East – Stage 2’ prepared by Blok (Drawing 3101, Issue DD16, dated 1 December 2021, Amended in Red 13 December 2021).</i> b) Submit to EDQ DA for Compliance Assessment any amended drawings required to implement the recommendations of part a) of this condition c) Submit to EDQ IS evidence that the requirements of the approved drawings under part b) of this condition have been met.	a) Prior to commencement of work required under this condition. b) Prior to commencement of work required under this condition c) Within six (6) years of commencement of use.
33.	Future Acoustic treatments – Compliance Assessment a) Submit to EDQ DA an acoustic report, prepared by a qualified professional, evaluating and addressing potential noise impacts, and recommending appropriate noise mitigation measures where required (E.g. additional noise attenuation or a change in approved operating hours under Condition 8). b) Submit to EDQ DA any amended drawings for Compliance Assessment required to implement the recommendations of part a) of this condition	a) Prior to commencement of work required to satisfy part c) of this condition. b) Prior to commencement of work required to satisfy part c) of this condition.

PDA Development Conditions – Material Change of Use – Stages 1 and 2		
Ref	Condition	Timing
	c) Prior to the commencement of use of any approved sensitive land use on Lot 302 on SP257483, Lot 13 on SP214221, Lot 848 on SL4269, Lot 1201 on SP160055, or Lot 1162 on SP108458, submit to EDQ TS evidence that the recommendations of part a) of this condition have been met.	c) As indicated
Infrastructure contributions		
34.	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: i. where a plan of subdivision or building format plan is submitted for endorsement and the interim use has a duration of more than 6 years from the original decision date - in accordance with the IFF in force at the time of the payment. ii. Infrastructure charges are NOT APPLICABLE where the interim use has a duration of six or less than six years from the original decision date; and iii. Where the application is an MCU, certified construction plans detailing the GFA and impervious areas must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the IFF

STANDARD ADVICE

Please note that 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 ****