



Our ref: DEV2015/737/6

14 December 2022

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

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

Email: kgrainger@ethosurban.com

Dear Keri

Section 99 Approval - application to change PDA development approval

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 Lots 5-7 and 10 on SP320602 and Lot 9 on SP320640 (Formerly 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 SP273096)

On 14 December 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 Chris Hinton, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7494 or at chris.hinton@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 PDA	
Site address	385-401 Macarthur Avenue and 210 Curtin Avenue West, Eagle Farm	
Lot on plan description	Lot number	Plan description
	Lots 5-7 and 10	SP320602
	Lot 9	SP320640
	(Formerly 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 SP273096)	
PDA development application details		
DEV reference number	DEV2015/737/6	
'Properly made' date	day/month/year	
Type of application	☒ Application to change 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 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: • Condition 6(a) now Condition 4(a) – Pedestrian Bridges • Condition 7 now Condition 13 – Pedestrian Bridges – Signage • Condition 18 now Condition 24 – Car parking • Condition 19 now Condition 5 – Compliance Assessment – Stormwater • Condition 21 now Condition 8 – Compliance Assessment – Building 6 Design • Condition 21(a) now Condition 10(a) – Landscape Works • New Condition 6 – Compliance Assessment – Waterway Maintenance Strategy • New Condition 9 – Compliance Assessment – Carpark Easements • Administrative changes	
Original Decision date	22 March 2016	

1 st Change to approval date	8 July 2019
2 nd Change to approval date	1 June 2020
3 rd Change to approval date	14 December 2022
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 decision date

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.	'Precinct 8a West Development Summary', prepared by AG Architects	A-DA-01-02, Revision P2	20 November 2015 (Amended in Red 5 December 2022)
2.	'Precinct 8a Lot Plan', prepared by AG Architects	A-DA-01-04, Revision P1	20 November 2015 (Amended in Red 5 December 2022)
3.	'Precinct 8a Masterplan', prepared by AG Architects	A-DA-01-05, Revision P2	20 November 2015 (Amended in Red 5 December 2022)
4.	'Master Plan', prepared by BlightRayner	A03.00	24 November 2022 (Amended in Red 5 December 2022)
5.	'Precinct 8a West Illustrative Site Plan', prepared by AG Architects	A-DA-01-06, Revision P2	20 November 2015 (Amended in Red 5 December 2022)
6.	'Carpark Building – Level 1 / Ground Floor Plan', prepared by AG Architects	A-DA-06-01, Revision P1	20 November 2015 (Amended in Red 5 December 2022)
7.	'Carpark Building – Level 2 Floor Plan', prepared by AG Architects	A-DA-06-02, Revision P1	20 November 2015 (Amended in Red 5 December 2022)
8.	'Carpark Building – Elevations', prepared by AG Architects	A-DA1-06-03 Issue P3	9 November 2015 (Amended in Red 5 December 2022)
Plans and documents previously approved on 1 June 2020		Number	Date
9.	'Building 5 – Site Plan – Proposed', prepared by BlightRayner	A03.02, Revision 5	3 April 2020 (Amended in Red 26 May 2020)
10.	'Building 5 – General Arrangement Plan – Ground Floor', prepared by BlightRayner	A10.00, Revision 12	3 April 2020 (Amended in Red 26 May 2020)
11.	'Building 5 – General Arrangement Plan – Level 1', prepared by BlightRayner	A10.01, Revision 11	3 April 2020
12.	'Building 5 – General Arrangement Plan – Level 2', prepared by BlightRayner	A10.02, Revision 11	3 April 2020
13.	'Building 5 – General Arrangement Plan – Roof', prepared by BlightRayner	A10.03, Revision 10	3 April 2020
14.	'Building 5 – Building Elevations', prepared by BlightRayner	A20.00, Revision 11	3 April 2020
15.	'Building 5 – Building Elevations', prepared by BlightRayner	A20.01, Revision 10	3 April 2020
16.	'Building 5 – Building Sections', prepared by BlightRayner	A30.00, Revision 9	3 April 2020

17.	'Building 5 – Building Sections', prepared by BlightRayner	A30.01, Revision 9	3 April 2020
18.	'Traffic Management Plan, 385-401 Macarthur Avenue & 210 Curtin Avenue West, Eagle Farm (Lot 5)' prepared by TTM	20BRT0058	9 April 2020

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

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

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

BFP means Building Format Plan.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

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.

COUNCIL means the relevant local government for the land the subject of this approval.

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

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:
 - 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.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@dsdilgp.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au.

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.

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	Certification of Operational Works All operational works, for contributed assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways, and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated
Compliance assessment		
4.	Compliance Assessment – Stormwater a) Submit to EDQ IS, 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 use of Building 6, unless otherwise agreed in writing by the MEDQ b) Prior to commencement of use for each building
5.	Compliance Assessment – Waterway Maintenance Strategy a) Submit to EDQ IS, for compliance assessment, a detailed strategy for the ongoing maintenance of the full extent of the waterway both in the interim and ultimate scenarios. b) Submit to EDQ IS, for compliance assessment, evidence that all measures endorsed under part a) of this condition have been appropriately implemented. c) Maintain all measures implemented under part b) of this condition	a) and b) by 30 June 2024 or prior to commencement of use of Building 7, whichever is the earlier, unless otherwise agreed in writing by the MEDQ c) At all times, unless otherwise agreed in writing by the MEDQ

PDA Development Conditions		
No.	Condition	Timing
6.	Compliance Assessment – Curtin Avenue West Streetscape Works a) Submit to EDQ IS, 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 (CDDM)</i> 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 IS, '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 site works for the carpark b) and c) Prior to commencement of use of the carpark
7.	Compliance Assessment – Detailed Design – Buildings 6, 7 and 10 a) Submit to EDQ DA, for compliance assessment plans/supporting information for Buildings 6, 7 and 10. The plans and/supporting information must be prepared by a suitably qualified professional/s and detail the following: - site location - lot size and configuration - full set of architectural plans (site plan, floor plans, elevations, sections, roof plans, building materials, private and semi-private open space etc.) - height, gross floor area and site cover - interface with adjoining buildings - on-site parking and servicing arrangements - public realm and landscape plans in accordance with the requirements of Condition 9 - survey plans demonstrating that appropriate vertical and horizontal clearances to any proximate easements have been provided - where relevant, evidence of permission from all easement beneficiaries to build within or over an impacted easement Each building is to be designed in accordance with the approved plans and the following: - Section 2.6.4 of the Northshore Hamilton Priority Development Area Development Scheme Amendment no.1 (October 2022) - building height: 3 storeys - front setback: 3-5m	a) Prior to commencement of building works of each relevant stage (Building 6, 7 and 10)

PDA Development Conditions		
No.	Condition	Timing
	iv. side setback to each approved (or constructed) neighbouring building: 12m (external wall to external wall) v. For Building 6, the main entrance is to be 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 each building viii. extension of the 3m-wide walkway along the length of the northern edge of Lot 6, Lot 7 and Lot 10 between the carpark and waterway. b) Construct the works in accordance with the plans endorsed under part a) of this condition.	b) Prior to commencement of use
8.	Compliance Assessment – Carpark Staging and Construction a) Submit to EDQ DA, for compliance assessment plans/supporting information prepared by a suitably qualified professional, a staging plan for the delivery of the carpark that considers the number of carparks allocated to each Lot on approved plan '<i>Precinct 8a West Development Summary</i>', prepared by AG Architects (A-DA-01-02, Revision P2, dated 20 November 2015 (Amended in Red 5 December 2022)). b) Provide car parking spaces, delineated, and signed attributable to each lot generally in accordance with the following approved/endorsed plans: i. The staging plan endorsed under part a) of this approval; ii. '<i>Carpark Building – Level 1 / Ground Floor Plan</i>', prepared by AG Architects (A-DA-06-01, Revision P1, dated 20 November 2015 (Amended in Red 5 December 2022)); and iii. '<i>Carpark Building – Level 2 Floor Plan</i>', prepared by AG Architects (A-DA-06-02, Revision P1 dated 20 November 2015 (Amended in Red 5 December 2022)). c) Car parking spaces are to be designed in accordance with AS2890 – Parking Facilities. d) Submit to EDQ IS, detailed evidence certified by a RPEQ, that parking facilities have been provided in accordance with parts a) and b) of this condition.	a) By 30 June 2024 or prior to commencement of use of Building 7, whichever is the earlier, unless otherwise agreed in writing by the MEDQ b) to d) Prior to commencement of use of each relevant stage (Building 7 and 10), unless otherwise agreed in writing by the MEDQ
9.	Compliance Assessment – Carpark Easements a) Submit to EDQ DA, for review and acceptance plans/supporting information prepared by a suitably qualified professional/s: i. survey plans demonstration that appropriate vertical and horizontal clearances to any proximate easements have been provided; and ii. where relevant, evidence of permission from all easement beneficiaries to build within or over an impacted easement	a) or b) prior to commencement of building works of each stage of carpark

PDA Development Conditions		
No.	Condition	Timing
	b) Where evidence of permission from an easement beneficiary to build within or over an impacted easement cannot be obtained, submit amended plans to EDQ DA, for compliance assessment, generally in accordance with the approved plans, demonstrating that the amended design does not impact on any easement where permission cannot be obtained. c) Construct the works in accordance with the plans endorsed under either part a) or part b) (where relevant) of this condition.	c) Prior to commencement of use of each stage of carpark
10.	Compliance Assessment – Landscape Works a) Submit to EDQ DA, for compliance assessment, 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 and/supporting information submitted must be in accordance with the plans endorsed under Condition 7, Condition 8 and Condition 9 (where relevant), and: i. include an area of soft landscaping in the front 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 endorsed under part a) of this condition.	a) Prior to commencement of building works for each building, carpark or common area b) Prior to commencement of use for each building, carpark or common area
11.	Compliance Assessment – Pedestrian Bridges a) Submit to EDQ IS, for compliance assessment, 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: i. Module 10. Coastal protection of the State Development Assessment Provisions (SDAP); and ii. the Waterway Maintenance Strategy endorsed under Condition 5 of this approval.	a) Prior to commencement of site works for each bridge

PDA Development Conditions		
No.	Condition	Timing
	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. The bridges shall be designed to achieve a minimum 2-year ARI flood immunity. b) Construct the pedestrian bridges in accordance with the plans endorsed under part a) of this condition. c) Submit to EDQ IS, 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 <i>Note: Unless otherwise agreed in writing by the MEDQ, a Waterway Maintenance Strategy <u>must</u> be endorsed via Condition 5(a) before the plans submitted via Condition 11(a) can be endorsed for either Bridge 4 or 5 (in accordance with Condition 11(a)(ii)). This is to allow for consideration of the endorsed Waterway Maintenance Strategy when assessing the appropriateness of each bridge (E.g. location, design, and whether to construct).</i>	b) and c) Prior to commencement of use of each bridge
Engineering		
12.	Construction Management Plan a) Submit to EDQ IS, 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. vehicular traffic ingressing and egressing the site; iii. vehicle parking for construction workers; iv. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the Environmental Protection Act 1994), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; and v. 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 which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works for each building, carpark and pedestrian bridge b) At all times during construction

PDA Development Conditions		
No.	Condition	Timing
13.	Filling and Excavation a) Submit to EDQ IS, 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: - 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 required under part a) of this condition. c) Submit to EDQ IS, 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 each 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
14.	Pedestrian Bridges – Signage Submit to EDQ IS, evidence that clearly visible signs have been erected 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
15.	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
16.	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
17.	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
18.	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

PDA Development Conditions		
No.	Condition	Timing
19.	Flooding All commercial and retail areas are to have a minimum floor level of RL3.5m AHD.	Prior to commencement of use
20.	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
21.	Electricity Submit to EDQ IS either: i. 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 ii. 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
22.	Telecommunications 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 proposed development.	Prior to commencement of site works for each building
23.	Broadband Submit to EDQ IS, 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
24.	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
25.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ IS, 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	a) Prior to commencement of or during site works for each building, carpark and pedestrian bridge

PDA Development Conditions		
No.	Condition	Timing
	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.	b) Prior to commencement of use for each building, carpark and pedestrian bridge
26.	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 (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). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works for the relevant building, carpark or pedestrian bridge b) At all times during construction
27.	Solid Waste Collection Submit to EDQ IS, a solid waste collection strategy approval from Council or a private waste contractor.	Prior to commencement of site works for each building
28.	Marine Plant Removal a) Submit to EDQ IS, 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		
29.	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

PDA Development Conditions		
No.	Condition	Timing
Infrastructure Contributions		
30.	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 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 ****