

Department of State Development, Infrastructure, Local Government and Planning

Our ref: DEV2022/1357

22 March 2023

Portside Wharf Commercial CTS 36242 C/- Urbis Pty Ltd Att: Mr Alex Moody Level 32, 300 George Street BRISBANE QLD 4000

Email: amoody@urbis.com.au

Dear Alex

S89(1)(a) Approval of PDA development application

PDA Development Permit for Operational Works for LSA alteration and public realm works at 35A Harbour Road, Hamilton described as Common Property on Lot 0 on SP172640 and Lot 601 on SP313543

On 22 March 2023, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the Department website at www.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Marissa Bais, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7344 or at Marissa.bais@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Beatriz Gomez Director Development Assessment Economic Development Queensland

PDA Decision Notice

Site information				
Name of priority development area (P	(א חפ	Northshore Hamilton		
Site address		35A Harbour Road, Hamilton		
Lot on plan description		Lot number	Plan description	
		Common Property on Lot 1	SP172640	
		Common Property on Lot 601	SP313543	
PDA development application detail	ils			
DEV reference number		DEV2022/1357		
'Properly made' date		06/12/2023		
Type of application		 PDA development application for: Material change of use Preliminary approval Development permit Reconfiguring a lot Preliminary approval Development permit Operational work Preliminary approval Development permit Application to change PDA development approval Application to extend currency period 		
Proposed development		Operational work to upgrade various public realm elements and install new structure for licenced seating area		
PDA development approval details				
Decision of the MEDQ	approv	IEDQ has decided to grant <u>all</u> of the PDA development val applied for, <u>subject to</u> PDA development conditions ng part of this decision notice.		
Decision date	22 Ma	arch 2023		
Currency period	2 year	ars from the date of the 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.

Арр	roved plans and documents	Number	Date
1.	PORTSIDE RETAIL – SCHEDULE 01	Rev E	06/03/2023
2.	NTH PLAZA - GA DEMO PLAN prepared by Cavill Architects	DWG NO. A-04-002 REV.G	23/02/2023
3.	NTH PLAZA - GA PLAN prepared by Cavill Architects	DWG NO. A-04-101 REV.H as amended in red 3/03/23	23/02/2023
4.	NTH PLAZA - GA RCP prepared by Cavill Architects	DWG NO. A-04-201 REV.F as amended in red 3/03/23	23/02/2023
5.	NTH PLAZA - GA ELEV prepared by Cavill Architects	DWG NO. A-04-301 REV.E	23/02/2023
6.	NTH PLAZA - GA SCTN prepared by Cavill Architects	DWG NO. A-04-401 REV.F	23/02/2023
7.	DETAILS - TYPICAL LSA SHELTER prepared by Cavill Architects	DWG NO.A-03-001 REV.C	21/11/2022
8.	DETAILS - TYPICAL LSA SHELTER prepared by Cavill Architects	DWG NO.A-03-002 REV.C	21/11/2022
9.	DETAILS - TYPICAL AWNING EXTENSION & PLANTERS prepared by Cavill Architects	DWG NO.A-03-021 REV.C	21/11/2022
10.	DETAILS - TYPICAL BOLLARD & HANDRAILS prepared by Cavill Architects	DWG NO.A-03-041 REV.C	21/11/2022
11.	Schematic Design Report, Portside Wharf prepared by Cavill Architects	Issue E pages 1-5	6/03/2023

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITONS

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.

EP Act means the *Environmental Protection Act* 1994.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

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: <u>EDQ_PrePostConstruction@dsdilgp.qld.gov.au</u>.

PDA	PDA development conditions		
No.	Condition	Timing	
1.	Carry out the approved development	Prior to expiration of the currency period	
	Carry out the approved development generally in accordance with the approved plans.		
2.	Hours of work - construction	As indicated	
	Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.		
3.	Certification of Operational Work	At all times	
	Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .		
4.	Streetscape Landscape Works		
	 a) Submit to EDQ DA, detailed streetscape works plans by a suitably qualified and experienced landscape architect for works to be undertaken within the development area in accordance with the approved plans. 	a) Prior to commencement of new on-site works	

PDA	development conditions	
No.	Condition	Timing
	 b) Construct the works in accordance with the plans endorsed under part (a) of this condition. 	b) During construction
	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.	c) Prior to issue of Certificate of Classification/ Final Inspection Certificate
5.	Streetscape works	
	a) Submit to EDQ IS, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with the approved plans/ documents.	a) Prior to commencement of streetscape works
	 The certified drawings are to include, where relevant: 1. location and type of street lighting in accordance with AS1158 – <i>'Lighting for Roads and Public Spaces';</i> 2. footpath treatments; 3. location and specifications of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines. 	
	 b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. 	 b) Prior to commencement of use or BFP endorsement, whichever occurs first
	c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	 c) Prior to commencement of use or BFP endorsement, whichever occurs first
6.	RPEQ Construction Plans	
	 Submit to EDQ IS, detailed construction plans certified by a RPEQ, demonstrating that there are no impacts to the structural stability of underground basement structures. 	 a) Prior to commencement of new on-site works
	 b) Construct the approved structures generally in accordance with part (a) of this condition. 	b) During construction
	c) Submit to EDQ IS, certification by a RPEQ that all construction works have been carried out generally in accordance with the certified plans under part (a) of this condition.	 c) Prior to issue of Certificate of Classification/ Final Inspection Certificate

PDA	development conditions	
No.	Condition	Timing
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:	a) Prior to commencing site work
	 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, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; 	
	 iv) complaints procedures including the display of details of a contact person on site for the duration of works; 	
	 v) site management: for the provision of safe and functional alternative pedestrian routes, past, through or around the site; to mitigate impacts to surrounding residents; to mitigate impacts to public sector entity assets, including street trees, on or external to the site; for safe and functional temporary vehicular access points and frequency of use; for the safe and functional loading and unloading of materials including the location of any remote loading sites; for the location of materials, structures, plant and equipment; of waste generated by construction activities; detailing how materials are to be loaded/unloaded; of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); of employee and visitor parking areas; of anticipated staging and programming; for the provision of safe and functional emergency exit routes. 	
	 A copy of the CMP submitted under part a) of this condition must be current and available on site. 	b) During construction
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
8.	Maintenance Plan	
	a) Submit to EDQ DA, a strategy for the ongoing maintenance of the proposed streetscape works. The strategy must include details of the relevant entity responsible for the works and the schedule of maintenance.	a) Prior to issue of Certificate of Classification/ Final Inspection Certificate

PDA	PDA development conditions			
No.	Condition		Timing	
	b)	Implement and maintain all measures implemented under part (a) of this condition.	b) As indicated	
9.	Pu	blic infrastructure (damage, repairs and relocation)		
	a)	Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.	a) Prior to practical completion	
	b)	Should existing public infrastructure require 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 adopted design standards.	b) Prior to practical completion	
	of th	E: It is recommended applicants record their own dated photographic evidence condition of relevant existing public infrastructure both before and after works ied out in association with the approved development.		

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 **