



Our ref: DEV2024/1485

01 August 2024

Minister for Economic Development Queensland  
C/- Urbis Pty Ltd  
Att: Mr Rueben Gumina  
Level 32, 300 George Street  
BRISBANE QLD 4006

Email [rgumina@urbis@urbis.com.au](mailto:rgumina@urbis@urbis.com.au)

Dear Mr Gumina

**S89(1)(a) Approval of PDA Development Application**

**PDA Development Permit for Reconfiguring a Lot a Lot – 15 lots into 19 lots at Macarthur Avenue, Cullen Avenue West, Cullen Avenue and Theodore Street, Hamilton described as Lot 12 on SP317637; Lot 301 on SP257483; Lot 302 on SP338484; Lot 303 on SP338484; Lot 1162 on SP108458; Lot 886 on SL6135; Lot 100 on SP294919; Lot 968 on SL5770; Lot 711 on SL4546; Lot 1 on SP338484; Lot 800 on SP210924; Lot 1 on 238221; Lot 5 on SP273062; Lot 1 on SP140140 and Lot 1161 on SP108457**

On 01 August 2024, 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 website at [Current applications and approvals](#).

If you require any further information, please contact Jocelyn Bowyer, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3214 9579 or at [jocelyn.bowyer@dsdilgp.qld.gov.au](mailto:jocelyn.bowyer@dsdilgp.qld.gov.au), who will assist.

Yours sincerely

Beatriz Gomez  
**Director**  
**Development Assessment**  
**Economic Development Queensland**



## PDA Decision Notice

### Site information

Name of priority development area (PDA)	Northshore Hamilton	
Site address	Macarthur Avenue, Cullen Avenue West, Cullen Avenue and Theodore Street, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 12	SP317637
	Lot 301	SP257483
	Lot 302	SP338484
	Lot 303	SP338484
	Lot 1162	SP108458
	Lot 886	SL6135
	Lot 100	SP294919
	Lot 968	SL5770
	Lot 711	SL4546
	Lot 1	SP338484
	Lot 800	SP210924
	Lot 1	SP238221
	Lot 5	SP273062
	Lot 1161	SP108457
	Lot 1	SP140140

### PDA development application details

DEV reference number	DEV2024/1485
'Properly made' date	18 April 2024
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period
Proposed development	Reconfiguring a Lot – 15 lots into 19 lots

PDA development approval details	
Decision of the MEDQ	The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice
Decision date	01 August 2024
Currency period	4 years from the date of the decision
Assessment Team	
Assessment Manager (Lead)	Jocelyn Bowyer, Principal Planner, EDQ DA
Manager	Peita McCulloch, Manager, EDQ DA
Engineer	Manjurul Alam, Principal Engineer, EDQ IS
Delegate	Beatriz Gomez, Director, EDQ DA

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.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Sheet 1	06/02/2024
2.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Sheet 2	06/02/2024
3.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Sheet 3	06/02/2024
4.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Sheet 4	06/02/2024
5.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Sheet 5	06/02/2024
6.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Shet 6	06/02/2024
7.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Sheet 7	06/02/2024
8.	Proposed Reconfiguration Sheets 1 – 8, prepared by LANDPARTNERS surveyors and planners	BRMM7695-000-410-2 Sheet 8	06/02/2024
9.	Northshore Hamilton Major Road Package Engineering Services Report, prepared by ADG – as amended in red	26575 – Revision 3	04/06/2024
10.	Northshore Telecommunication Master Plan, prepared by Gravelroad	Version 1-4	Not dated
11.	Northshore Hamilton PDA Water Supply and Sewer Preliminary Analysis, prepared by Cardno	DSDMIP-EDQ-1502-19 Version 6	4/11/2020
12.	Traffic Impact Memorandum, prepared by Urbis	P0042473	22/07/2024
13.	Reconfiguration of Lot Cover Sheet – as amended in red	NSH_CIV_SK_0_0300 Revision 4	11/06/2024

14.	Reconfiguration of lot drawing index	NSH_CIV_SK_0_0301 Revision 5	11/06/2024
15.	Reconfiguration of lot works extent plans – as amended in red	NSH_CIV_SK_0_0311 Revision 5	11/06/2024
16.	Reconfiguration of lot works extent plan sheet 1	NSH_CIV_SK_0_0321 Revision 4	11/06/2024
17.	Reconfiguration of lot works extent plan sheet 2 – as amended in red	NSH_CIV_SK_0_0322 Revision 4	11/06/2024
18.	Reconfiguration of lot works extent plan sheet 3 – as amended in red	NSH_CIV_SK_0_0323 Revision 4	11/06/2024
19.	Reconfiguration of lot works extent plan sheet 4 – as amended in red	NSH_CIV_SK_0_0324 Revision 4	11/06/2024
20.	Reconfiguration of lot works extent plan sheet 5 – as amended in red	NSH_CIV_SK_0_0325 Revision 4	11/06/2024
21.	Reconfiguration of lot typical road cross section Theodore Street	NSH_CIV_SK_0_0331 Revision 4	11/06/2024
22.	Reconfiguration of lot typical road cross section Brett Street	NSH_CIV_SK_0_0332 Revision 4	11/06/2024
23.	Reconfiguration of lot typical road cross section Macarthur Avenue	NSH_CIV_SK_0_0333 Revision 4	11/06/2024
24.	Reconfiguration of lot typical road cross section Macarthur Avenue North	NSH_CIV_SK_0_0334 Revision 4	11/06/2024
25.	Reconfiguration of lot typical road cross section Cullen Avenue	NSH_CIV_SK_0_0336 Revision 4	11/06/2024
26.	Reconfiguration of lot typical road cross section Road 1	NSH_CIV_SK_0_0338 Revision 4	11/06/2024
27.	Reconfiguration of lot typical road cross section Macarthur Ave NW Karakul St, Road 5 & 6	NSH_CIV_SK_0_0342 Revision 4	11/06/2024
28.	Reconfiguration of lot bulk earthworks layout plan sheet 1	NSH_CIV_SK_0_0351 Revision 3	11/06/2024
29.	Reconfiguration of lot bulk earthworks layout plan sheet 2 – as amended in red	NSH_CIV_SK_0_0352 Revision 3	11/06/2024
30.	Reconfiguration of lot bulk earthworks layout plan sheet 3 – as amended in red	NSH_CIV_SK_0_0353 Revision 3	11/06/2024
31.	Reconfiguration of lot bulk earthworks layout plan sheet 4 – as amended in red	NSH_CIV_SK_0_0354 Revision 3	11/06/2024
32.	Reconfiguration of lot bulk earthworks layout plan sheet 5 – as amended in red	NSH_CIV_SK_0_0355 Revision 3	11/06/2024
33.	Reconfiguration of lot annotated cross sections sheet 1 Theodore St	NSH_CIV_SK_0_0371 Revision 2	11/06/2024
34.	Reconfiguration of lot annotated cross sections sheet 2 Brett St	NSH_CIV_SK_0_0375 Revision 2	11/06/2024
35.	Reconfiguration of lot annotated cross sections sheet 3 Macarthur Ave	NSH_CIV_SK_0_0381 Revision 2	11/06/2024

36.	Reconfiguration of lot annotated cross sections sheet 4 Macarthur Ave	NSH_CIV_SK_0_0382 Revision 2	11/06/2024
37.	Reconfiguration of lot annotated cross sections sheet 5 Macarthur Ave North	NSH_CIV_SK_0_0385 Revision 2	11/06/2024
<b>Supporting Plan</b>			
38.	Transport Master Plan Northshore Hamilton PDA, prepared by Cardno	QTT17008	23/09/2021

## Preamble, abbreviations, and definitions

### PREAMBLE

Compliance assessment applications will be referred to Council for comment for the following conditions:

- Condition 16 – Roadworks
- Condition 23 – Stormwater (Quality)
- Condition 24 – Stormwater (Quantity)
- Condition 25 - Stormwater Waterway and Stormwater Treatment Devices Maintenance Strategy
- Condition 30 – Streetscape Works
- Condition 31 – Wayfinding and Signage
- Condition 34 – Landscape Works (Open Space and Drainage)

### 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.

**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:

- External Authority** means a public-sector entity other than the MEDQ;
- Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- 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;
- Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- 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.

**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*.

**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).

**LTA** means *Land Title Act 1994*.

**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 Schedule<sup>1</sup> (as amended from time to time).
  - ii) submit to EDQ DA a duly completed Compliance Assessment form<sup>2</sup>.
  - 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.

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

<sup>2</sup> 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.

- 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@edq.qld.gov.au](mailto:pdadevelopmentassessment@edq.qld.gov.au)  
b) EDQ IS: [PrePostConstruction@edq.qld.gov.au](mailto:PrePostConstruction@edq.qld.gov.au)

### PDA Development Conditions

No.	Condition	Timing
1.	<b>Carry out the approved development</b>  Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement
2.	<b>Maintain the Approved Development</b>  Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times
3.	<b>Street naming</b>  Submit to EDQ DA a schedule of street names approved by Council.	Prior to survey plan endorsement
<b>Construction</b>		
4.	<b>Hours of Work – Construction</b>  Unless otherwise endorsed, via Compliance Assessment for out of hours work under Condition 5 of this approval, 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
5.	<b>Out of Hours Work – Compliance Assessment</b>  Where out of hours work is proposed, submit to EDQ IS, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form <sup>3</sup> and the relevant supporting documents.	Minimum of 10 business days prior to proposed out of hours work commencement date

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





PDA Development Conditions		
No.	Condition	Timing
	<i>Note: Any interaction with assets with potential Asbestos Containing Materials (ACM) must be carried out in a safe manner and in accordance with the relevant Occupational Health and Safety and Environmental regulations.</i>	
8.	<b>Construction Noise Management Plan</b> <p>a) Submit to EDQ IS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities:</p> <ul style="list-style-type: none"> <li>i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies;</li> <li>ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors;</li> <li>iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source;</li> <li>iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and</li> <li>v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy.</li> </ul> <p>b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.</p> <p>c) Where requested by EDQ, submit to EDQ IS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) As requested by EDQ</p>
9.	<b>Erosion and Sediment Management</b> <p>a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a suitably qualified RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following:</p> <ul style="list-style-type: none"> <li>i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A);</li> <li>ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>;</li> <li>iii) Site Based Stormwater Management Plan, prepared by Water Engineering Plus, dated 22 March 2024 (Issue 3);</li> <li>iv) Stormwater Management Strategy prepared by BMT (Version 02), dated 19 December 2023;</li> <li>v) Any dispersive soil management plan submitted under condition 10; and</li> <li>vi) Acid Sulfate Soil management plan submitted under Condition 14.</li> </ul> <p>b) Implement the certified ESCP submitted under part a) of this condition.</p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>

PDA Development Conditions		
No.	Condition	Timing
10.	<b>Dispersive Soil Management</b> <p>a) Where dispersive soils are identified on site, submit to EDQ IS a Dispersive Soil Management Plan, prepared and certified by a suitably qualified soil science/soil chemistry specialist that details management of dispersive soil during the design, construction, and operational phases of the development including:</p> <ul style="list-style-type: none"> <li>i) details of the areas where dispersive soils will be disturbed and treated/rehabilitated,</li> <li>ii) the suite of methods required to identify and address potential issues associated with the exposure and re-use of dispersive soils.</li> </ul> <p>b) Carry out the development in accordance with the recommendations identified in the Dispersive Soil Management Plan as required under part a) of this condition.</p>	<p>a) Prior to commencing site works</p> <p>b) At all times during construction</p>
11.	<b>Traffic Management Plan</b> <p>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:</p> <ul style="list-style-type: none"> <li>i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours for all road users including pedestrians, cyclists, scooters and mobility devices;</li> <li>ii) provision of parking for workers and materials delivery;</li> <li>iii) risk identification, assessment and mitigation measures;</li> <li>iv) ongoing monitoring, management review and provision of certified updates (as required); and</li> <li>v) Traffic Guidance Scheme prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures.</li> </ul> <p>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.</p> <p><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 TMR as road manager. It is recommended that applicants engage directly with the relevant road manager.</i></p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
12.	<b>Public Infrastructure (Damage, Repairs and Relocation)</b> <p>a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development.</p>	<p>a) Within a reasonable timeframe as agreed with the relevant authority</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>b) Where 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.</p> <p><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></p>	b) Prior to survey plan endorsement
Engineering		
13.	<p><b>Earthworks – Compliance Assessment</b></p> <p>a) Submit to EDQ IS, a whole of site earthworks staging plan.</p> <p>b) Submit to EDQ IS for compliance assessment, detailed earthworks plans, certified by a suitably qualified RPEQ, and designed generally in accordance with:</p> <ol style="list-style-type: none"> <li><i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and</li> <li>the approved earthworks drawings.</li> </ol> <p>The certified earthworks plans, and a report where required, must:</p> <ol style="list-style-type: none"> <li>Include a geotechnical soils assessment and management of the site. Assessment to include a preloading strategy that includes analysis outputs, settlement criteria, management strategy to limit post construction settlement, and settlement monitoring approach;</li> <li>Include the location and finished surface levels of any cut and/or fill;</li> <li>Provide details of any areas where surplus soils are to be stockpiled;</li> <li>Where dispersive soils will be disturbed on site, provide details of treatment and their rehabilitation;</li> <li>Detail protection measures to: <ol style="list-style-type: none"> <li>ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development;</li> <li>preserve all retained drainage structures from structural loading impacts resulting from earthworks associated with the approved development;</li> </ol> </li> <li>Existing utilities and services within the road networks that will be decommissioned or retained. Include the location of drainage pits and pipes within each lot that will be affected;</li> <li>Batters and retaining wall designs with reference to the property boundaries in interim and ultimate cases including detailed information, such as the location, type, height, cross- and long-sectional information of any interim and ultimate retaining walls;</li> <li>The interim and ultimate cross-sectional profiles of the entire site and adjoining properties;</li> </ol>	<p>a) Prior to commencing works</p> <p>b) Prior to commencing earthworks for the relevant stage pursuant to condition 13a)</p>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>xi) Accord with the Erosion and Sediment Control Plans, as required by condition 9 – Erosion and sediment management;</li> <li>xi) Accord with the Acid Sulfate Soil management Plan as required by condition 14 – Acid Sulfate Soil Management Plan.</li> <li>xii) Where relevant, accord with any Dispersive soils management plan submitted under Condition 10.</li> </ul> <p>c) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>d) Submit to EDQ IS RPEQ certification that:</p> <ul style="list-style-type: none"> <li>i) all earthworks have been carried out generally in accordance with the certified plans endorsed under part a) of this condition; and</li> <li>ii) any unsuitable material encountered has been treated, managed or replaced with suitable material.</li> </ul>	<p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
14.	<b>Acid Sulfate Soil Management Plan (ASSMP)</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS an Acid Sulfate Soil Management Plan, certified by a suitably qualified and experienced person or a suitably qualified RPEQ in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time).</li> <li>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.</li> <li>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.</li> </ul>	<p>a) Prior to the commencement of earthworks</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
15.	<b>Retaining Walls</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all interim and ultimate retaining walls 1m or greater in height. Retaining walls must be: <ul style="list-style-type: none"> <li>i) certified to achieve a minimum 50-year design life;</li> <li>ii) designed generally in accordance with <i>AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>);</li> <li>iii) located and designed generally in accordance with the approved plans and documents.</li> </ul> </li> <li>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</li> <li>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.</li> </ul>	<p>a) Prior to commencing roadworks for the relevant earthworks stage as submitted under condition 13a)</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>

PDA Development Conditions		
No.	Condition	Timing
16.	<p><b>Roadworks – Compliance Assessment</b></p> <p>a) Submit to EDQ IS, for Compliance Assessment, detailed engineering plans, certified by a suitably qualified RPEQ, for all roadworks including parking and bus bays, traffic control devices, signal plans, footpaths, cycleways, line marking and signage at a minimum. The certified engineering plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards</i>; and</li> <li>ii) the Transport Master Plan, NSH prepared by Cardno, dated 23 September 2021; and</li> <li>iii) the approved Transport Impact Memorandum, prepared by Urbis, dated 22 July 2024.</li> </ul> <p>The submitted detailed designs are to include:</p> <ul style="list-style-type: none"> <li>i) all intersection modifications;</li> <li>ii) signal plans that demonstrate full pedestrian protection from right turn movements for all signalised crossings;</li> <li>iii) cross sections for all proposed road hierarchies</li> <li>iv) any proposed shared zone(s);</li> <li>v) horizontal and vertical alignment, pavement depth, service corridors, access points, cross sections, signage and servicing;</li> <li>vi) the function of shared zone(s) for pedestrians, cyclists and vehicles;</li> <li>vii) clear sight lines to ensure legibility and visibility for all users. This should include sightline checks for cycle streets;</li> <li>viii) effective wayfinding treatments (e.g. visual and textural cues including paving, materiality, lighting, planting, bollards and signage) to clearly define the function of the road and the use of shared zone(s);</li> <li>ix) safe and effective design treatments to address user conflicts between pedestrians, cyclists and vehicles;</li> <li>x) on street car parking spaces generally in accordance with Australian Standard AS2890 – Parking Facilities and the approved plans;</li> <li>xi) indicative vehicle crossover locations for constrained sites or within close vicinity to intersections.</li> </ul> <p>b) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>c) Submit to EDQ IS the following:</p> <ul style="list-style-type: none"> <li>i) RPEQ certification that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition;</li> <li>ii) all documentation as required by the <i>Construction Procedures Manual</i>;</li> <li>iii) as-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all works constructed in accordance with this condition.</li> </ul>	<p>a) Prior to commencing roadworks for the relevant stage as submitted under condition 13a)</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>

PDA Development Conditions		
No.	Condition	Timing
	<i>Note: where any non-standard element is proposed within the road reserve, and these elements are proposed to be handed over to the local authority, further details (such as unique patterns, colours, material palettes for street furniture and signage elements), the proposed ownership and maintenance regime and a written confirmation of acceptance in relation to the non-standard assets must be provided as part of the submission under part c) of this condition.</i>	
17.	<b>Public transport – bus stops</b> <p>a) Construct bus stops:</p> <ol style="list-style-type: none"> <li>located generally in accordance with the approved plans; and</li> <li>designed generally in accordance with <i>Chapter 5: Bus stop infrastructure in Part 2 – Modal Infrastructure Chapters of the Public Transport Infrastructure Manual and / or Councils Standards.</i></li> </ol> <p>b) Submit to EDQ IS RPEQ certification that the bus stops have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to survey plan endorsement or as agreed to in writing by the MEDQ</p> <p>b) Prior to survey plan endorsement or as agreed to in writing by the MEDQ</p>
18.	<b>Street Lighting</b> <p>a) Design and install a metered street lighting system, certified by a suitably qualified RPEQ, to all roads, including footpaths/bikeways within road reserves. The design of the street lighting system must:</p> <ol style="list-style-type: none"> <li>meet the relevant standards of Energex;</li> <li>be endorsed by Energex;</li> <li>be endorsed by Council as the Energex ‘billable customer’;</li> <li>be generally in accordance with <i>Australian Standards AS1158 – ‘Lighting for Roads and Public Spaces’</i>;</li> <li>meet the requirements of AS3000 – ‘SAA Wiring Rules’.</li> </ol> <p>b) Submit to EDQ IS ‘as-constructed’ plans and test documentation, certified by a RPEQ, in a format acceptable to Council.</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p>
19.	<b>Water Supply – Compliance assessment</b> <p>a) Submit to EDQ IS for compliance assessment, an updated Water Network Analysis report, generally in accordance with:</p> <ol style="list-style-type: none"> <li><i>PDA Guideline No. 13 Engineering standards</i>; and</li> <li><i>The Northshore Hamilton PDA - Water Supply and Sewer Preliminary Analysis</i> report, prepared by Cardno and dated 4 November 2020.</li> </ol> <p>b) Submit to EDQ IS detailed water reticulation design plans, certified by a suitably qualified RPEQ. The certified water reticulation design plans must be designed generally in accordance with:</p> <ol style="list-style-type: none"> <li><i>PDA Guideline No. 13 Engineering standards</i>; and</li> <li>the endorsed Water Network Analysis endorsed under part a) of this condition.</li> </ol>	<p>a) Prior commencing water reticulation work</p> <p>b) Prior to commencing water supply works</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>c) Construct water reticulation works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ IS 'as constructed' plans, certified by a suitably qualified RPEQ, of all water reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and bacterial test results in accordance with:</p> <ul style="list-style-type: none"> <li>i) Urban Utilities current adopted standards; and</li> <li>ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</li> </ul>	<p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
<b>20.</b>	<b>Sewer Reticulation – Compliance assessment</b>	
	<p>a) Submit to EDQ IS for compliance assessment, preliminary design plans for the sewer to be constructed within the site and any works external to site to support the sewer network, generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards</i>; and</li> <li>ii) The Northshore Hamilton PDA - Water Supply and Sewer Preliminary Analysis report, prepared by Cardno and dated 4 November 2020.</li> </ul> <p>b) Submit to EDQ IS detailed sewer reticulation design plans, certified by a suitably qualified RPEQ. The certified sewer reticulation design plans must be designed generally in accordance with:</p> <ul style="list-style-type: none"> <li>i) <i>PDA Guideline No. 13 Engineering standards</i>; and</li> <li>ii) the endorsed preliminary design plans required as part of part a) of this condition.</li> </ul> <p>c) Construct sewer reticulation works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to EDQ IS 'as constructed' plans, certified by a suitably qualified RPEQ, of all sewer reticulation infrastructure constructed in accordance with this condition, including an asset register, pressure and CCTV results in accordance with:</p> <ul style="list-style-type: none"> <li>i) Urban Utilities current adopted standards; and</li> <li>ii) the SEQ Water Supply and Sewerage Design and Construction Code - Asset Information.</li> </ul>	<p>a) Prior the commencing sewer reticulation work</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p> <p>d) Prior to survey plan endorsement</p>
<b>21.</b>	<b>Flood Impact Assessment – Compliance Assessment</b>	
	<p>a) Submit to EDQ IS for compliance assessment a Technical Memorandum providing the updated flood impact assessment, certified by a RPEQ, for flooding and flood impacts generally in accordance with the Northshore Hamilton Priority Development Area Scheme, Brisbane City Council Flood Planning Scheme Policy (SC6.11), and the Stormwater Management Strategy prepared by BMT (Version 02), dated 19 December 2023. The Technical Memorandum is to demonstrate the following:</p>	<p>a) Prior to commencement of the earthworks for the first stage pursuant to condition 13a)</p>

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>i) The proposed earthworks and associated pre-loading plans endorsed under Condition 13 (b) are appropriately considered in the model.</li> <li>ii) The works have resulted in no hydraulic impacts external to the site.</li> </ul> <p>b) Submit to EDQ IS for compliance assessment, a Technical Memorandum providing an updated flood impact assessment, certified by a RPEQ, for flooding and flood impacts generally in accordance with the Northshore Hamilton Priority Development Area Scheme, Brisbane City Council Flood Planning Scheme Policy (SC6.11), and the Stormwater Management Strategy prepared by BMT (Version 02), dated 19 December 2023. The Technical Memorandum is to demonstrate the following:</p> <ul style="list-style-type: none"> <li>i) The proposed earthworks and associated pre-loading plans endorsed under Condition 13 (b) are appropriately considered in the model.</li> <li>ii) The works have resulted in no adverse hydraulic impacts external to the site.</li> </ul> <p>c) Submit to EDQ IS for compliance assessment an updated flood impact assessment, certified by a suitably qualified RPEQ, for flooding and flood impacts generally in accordance with the Northshore Hamilton Priority Development Area Scheme, Brisbane City Council Flood Planning Scheme Policy (SC6.11), and the Stormwater Management Strategy prepared by BMT (Version 02), dated 19 December 2023. The flood impact assessment is to demonstrate the following:</p> <ul style="list-style-type: none"> <li>iii) The proposed drainage channel works, earthworks and associated hydraulic structures are appropriately considered in the models.</li> <li>iv) The works have resulted in no hydraulic impacts external to the site.</li> <li>v) Addresses peak flood levels for a 2100 climate change scenario.</li> </ul> <p>d) Design and construct the development in accordance with the updated flood impact assessment report endorsed under part a of this condition.</p>	<p>b) Prior to commencement of the first earthworks stage pursuant to condition 13a)</p> <p>c) Prior to commencement of the earthworks for the second stage or 3 months after endorsement of part a) of this condition - whichever occurs first</p> <p>d) Prior to survey plan endorsement</p>
22.	<p><b>Flood Risk and Flood Emergency Response Assessment – Compliance Assessment</b></p> <p>a) Submit to EDQ IS for compliance assessment a Flood Risk and Flood Emergency Response Assessment prepared and certified by a registered professional engineer (RPEQ or equivalent) specialised in hydraulic engineering accompanied by evidence that the report has been reviewed by risk management specialist. The Flood Risk and Flood Emergency Response Assessment must be prepared in accordance with the Northshore Hamilton Priority Development Area Scheme, Brisbane City Council's Flood Planning Scheme Policy (SC6.11) and PDA Guideline No. 13 Engineering standards. The report should include the following information:</p>	<p>a) Prior to commencement of road works</p>



PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> <li>i) Long- and cross-sectional profiles of the road network that demonstrate all lots included in this application will have access to a flood free road network to access Kingsford Smith Drive.</li> <li>ii) Detail any flood risk management strategies for lots having no such flood free access/egress during an interim period.</li> <li>iii) Passive and active flood measures including monitoring, evacuation, trigger levels, roles and responsibilities, training and post flood response measures.</li> <li>iv) Reference to the following documents:               <ul style="list-style-type: none"> <li>1. State Planning Policy, July 2017</li> <li>2. AS/NZS ISO 31000:2009 Risk management – Principles and guidelines; and</li> <li>3. The <i>Australian Disaster Resilience Handbook Collection Handbook 7 – Managing the Floodplain</i> and <i>A guide to Best Practice Flood Risk Management in Australia Handbook 10 – National Emergency Risk Assessment Guidelines</i>.</li> </ul> </li> </ul> <p>b) Implement the certified Flood Risk and Flood Emergency Response Assessment submitted under part a) of this condition.</p>	<p>b) At all times</p>
23.	<p><b>Stormwater Management (Quality) - Compliance Assessment</b></p> <p>a) Submit to EDQ IS for Compliance Assessment an updated Stormwater Quality Management Plan, certified by a suitably qualified RPEQ, for the management of stormwater within the subject site, generally in accordance with <i>PDA Guideline No. 13 Engineering standards</i> and the Northshore Hamilton PDA Major Road Package Site Based Stormwater Management Plan prepared by Water Engineering Plus dated 22 March 2024. The updated stormwater quality management plan shall include the following:</p> <ul style="list-style-type: none"> <li>i) Details of the proposed stormwater infrastructure;</li> <li>ii) Plans showing the locations of proposed street tree bio-retention basins, including the corresponding contributing catchment and lawful point of discharge;</li> <li>iii) Updated MUSIC modelling;</li> <li>iv) Any temporary stormwater treatment measures (construction and operational phases) that are required to achieve prescribed water quality objectives;</li> <li>v) Demonstrate that the invert of the outlet pipe connecting to the bio-retention basins are located above the highest astronomical tide (HAT) level;</li> <li>vi) The outlet pipe, headwall and associated erosion protection measures will be located outside the remnant vegetation / environmental corridor;</li> <li>vii) The stormwater from the adjoining lots, in the interim, can be connected to the elevated road stormwater infrastructures by gravity;</li> <li>viii) Identify all existing and proposed pits and pipes within the lots with the following information:               <ul style="list-style-type: none"> <li>1. Size of the pits and pipes</li> </ul> </li> </ul>	<p>a) Prior to commencement of stormwater works</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>2. The pits and pipes to be decommissioned.</p> <p>b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ, including an asset register, in a format acceptable to Council</p>	<p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>
24.	<p><b>Stormwater Management (Quantity) – Compliance Assessment</b></p> <p>a) Submit to EDQ IS for compliance assessment, a stormwater management plan (quantity) certified by a suitably qualified RPEQ that provides a hydraulic impact assessment and engineering drawings generally in accordance with PDA Guideline No. 13 Engineering standards, Stormwater Quantity and the updated Flood Impact Assessment report approved under Condition 22 to include the following:</p> <ul style="list-style-type: none"> <li>i) Hydraulic calculations of the pipe drainage systems within the road networks that will cater for the 10% AEP flow while the remaining overland flows up to 1% AEP from the roads and adjoining lots with appropriate blockage consideration (i.e., assuming no detention is required) will be managed by the road surface.</li> <li>ii) that the entire road drainage network will be safe from overland flood hazards as per QUDM, by considering all types of road users including people with different mobility requirements.</li> <li>iii) Hydrologic and hydraulic assessment of open drainage channels to demonstrate that the peak flood levels for the critical 1% AEP flood event (including climate change) does not exceed the Defined Flood extent levels identified in the endorsed flood impact assessment.</li> <li>iv) Plans detailing stormwater runoff from any part of the road and road batter that will be discharged to the adjoining lot. Provide necessary measures to manage the runoff associated with drainage (such as swales, pits and pipes).</li> <li>v) Outlet pipes, headwall and associated erosion protection measures will be located outside remnant vegetation / environmental corridor.</li> <li>vi) Provide appropriate safety measures, as per QUDM, for the road sections where the overland flow safety will be compromised.</li> <li>vii) Include an appropriate safety fence or equivalent safety measure along the drainage channel.</li> </ul> <p>b) Submit to EDQ IS for compliance assessment, an addendum / technical memorandum to the stormwater management plan (Quantity) approved in Part a) of this condition certified by a suitably qualified RPEQ, detailing any temporary stormwater works required as interim measures to support construction of the development.</p>	<p>a) Prior to commencement of stormwater works</p> <p>b) Prior to commencement of temporary stormwater works</p>

PDA Development Conditions		
No.	Condition	Timing
	<p>c) Submit EDQ IS detailed engineering design plans and associated calculations, certified by a suitably qualified RPEQ, for the proposed stormwater infrastructure generally in accordance with the endorsed plans required under part a) and b) of this condition.</p> <p>The submitted drawings and calculations must demonstrate that appropriate culvert blockages are considered, as per QUDM, to ensure a safe overland flow regime at and around the conveyance corridor.</p> <p>For any non-standard asset, submit evidence to EDQ IS that an agreement with the final asset owner has been entered into.</p> <p>d) Construct stormwater works generally in accordance with the certified plans endorsed under part a) of this condition.</p> <p>e) Submit to EDQ IS "as constructed" plans, certified by a suitably qualified RPEQ, demonstrating the device functioning as designed and any other documents required under CPM.</p>	<p>c) Prior to commencement of the relevant stormwater works</p> <p>d) Prior to survey plan endorsement</p> <p>e) Prior to survey plan endorsement</p>
25.	<p><b>Stormwater Waterway and Stormwater Treatment Devices Maintenance Strategy – Compliance Assessment</b></p> <p>a) Submit to EDQ IS for Compliance Assessment, a detailed strategy for the ongoing maintenance of the full extent of the waterway and stormwater treatment devices. The submitted strategy must detail the following:</p> <ol style="list-style-type: none"> <li>How the waterway will be maintained to keep it purposeful at all times;</li> <li>Plans detailing the location and components of the drainage infrastructure. Include any maintenance access points, inspection or monitoring points;</li> <li>What specific (engineering &amp; non-engineering) measures are required to be implemented to enable its ongoing maintenance;</li> <li>For the specific measures required in part ii., when each measure will be implemented;</li> <li>A description of associated rectification procedures.</li> </ol> <p>b) Submit to EDQ IS an updated waterway maintenance strategy to reflect any necessary adjustments identified during the maintenance period, accompanied by evidence of agreement from the final asset owner.</p> <p>c) Submit to EDQ IS evidence that all measures endorsed under part a) and b) of this condition have been appropriately implemented.</p> <p>d) Maintain all measures implemented under part b) of this condition.</p>	<p>a) Prior to on maintenance or survey plan endorsement whichever occurs first</p> <p>b) At off maintenance</p> <p>c) Prior to survey plan endorsement or otherwise agreed by MEDQ in writing</p> <p>d) At all times</p>

PDA Development Conditions		
No.	Condition	Timing
26.	<p><b>Stormwater Connection</b></p> <p>a) Where the levels of new roads are above the existing or interim property levels, connect the newly created lots to the stormwater drainage system in accordance with Council standards.</p> <p>b) Connect the approved development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability, and generally in accordance with Council's current adopted standards.</p> <p><i>Note: Where stormwater infrastructure forms part of the network where the final asset owner is Council and/or another entity, an easement is required.</i></p>	<p>a) During construction</p> <p>b) Prior to survey plan endorsement</p>
27.	<p><b>Electricity</b></p> <p>a) Submit to EDQ IS a Certificate of Electricity Supply from ENERGEX for the provision of underground electricity supply to the approved development.</p> <p>b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.</p>	<p>a) Prior to survey plan endorsement</p> <p>b) Prior to survey plan endorsement</p>
28.	<p><b>Telecommunications</b></p> <p>a) Submit to EDQ IS detailed design documentation certified by a suitably qualified person, for telecommunications infrastructure prepared in accordance with the approved Telecommunications plan. The documentation should include:</p> <ul style="list-style-type: none"> <li>i) Detailed telecommunications plan showing the layouts and details of smart poles and non-standard infrastructures.</li> <li>ii) Location and type of non-standard infrastructure to align with the landscape plan and road work drawings submitted under the respective conditions.</li> <li>iii) Demonstration that communication throughout the precinct for traffic signal or otherwise is via fibre optic cabling (ducted linkages), not 4G.</li> <li>iv) Identification of any easements.</li> <li>v) Written agreement from Council for any non-standard assets.</li> </ul> <p>b) 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.</p> <p>c) Connect the approved development to telecommunication infrastructure in accordance with the documentation submitted under part a) and b) of this condition.</p>	<p>a) Prior to commencement of roadworks</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>

PDA Development Conditions		
No.	Condition	Timing
29.	<b>Broadband</b> <ul style="list-style-type: none"> <li>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>.</li> <li>b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to survey plan endorsement</li> <li>b) Prior to survey plan endorsement</li> </ul>
<b>Environment</b>		
30.	<b>Streetscape Works – Compliance Assessment</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ DA, for Compliance Assessment, 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 certified drawings are to include, where relevant: <ul style="list-style-type: none"> <li>i) location and type of street lighting in accordance with AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’;</li> <li>ii) footpath treatments;</li> <li>iii) location and specifications of streetscape furniture;</li> <li>iv) location and size of stormwater treatment devices; and</li> <li>v) street trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines;</li> <li>vi) Accord with the endorsed road works plans.</li> </ul> </li> <li>b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition.</li> <li>c) Submit to EDQ IS ‘as constructed’ plans, certified by an AILA, and asset register in a format acceptable to Council.</li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencing streetscape work</li> <li>b) Prior to survey plan endorsement</li> <li>c) Prior to survey plan endorsement</li> </ul>
31.	<b>Wayfinding and Signage – Compliance Assessment</b> <ul style="list-style-type: none"> <li>a) Submit to EDQ DA for Compliance Assessment a Wayfinding Strategy that addresses both the strategic and local context, and details at a minimum: <ul style="list-style-type: none"> <li>i) Wayfinding principles and elements within the development and how these: <ol style="list-style-type: none"> <li>1. Integrate into the citywide landscape, including with Council’s wayfinding strategy; and</li> <li>2. Stitch together to create a coherent navigable urban landscape.</li> </ol> </li> <li>ii) How the following key design elements have been used to deliver wayfinding throughout the development:</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>a) Prior to commencing streetscape works</li> </ul>

PDA Development Conditions		
No.	Condition	Timing
	<ol style="list-style-type: none"> <li>1. Place specific qualities and architectural clues (landscape, heritage, architecture and public art);</li> <li>2. Graphic communication;</li> <li>3. Audible communication; and</li> <li>4. Tactile communication.</li> </ol> <p>iii) Outcomes of consultation undertaken with Council, including the date(s) of consultation, the information supplied to Council, a list of the persons consulted, comments received from Council (both written and verbal), and a response to the comments received.</p> <p><i>Note: The purpose of the consultation is to obtain Council's confirmation that the approach to wayfinding is acceptable in the context of the existing City arrangements and meets Council's current adopted standards.</i></p> <p>b) Implement the Wayfinding Strategy approved under part a) of this condition.</p> <p>c) Submit to EDQ DA, evidence that the Wayfinding Strategy has been carried out.</p>	<p>b) Prior to survey plan endorsement and maintained at all times</p> <p>c) Prior to survey plan endorsement</p>
32.	<p><b>Significant Vegetation Removal - Compliance Assessment</b></p> <p>a) Where significant vegetation is to be removed in accordance with conditions of this approval, submit to EDQ DA for compliance assessment an ecological impact report prepared by a suitably qualified ecologist. The submitted documentation is to include:</p> <ol style="list-style-type: none"> <li>i) a plan showing the extent of significant vegetation required to be removed;</li> <li>ii) temporary and permanent vegetation removal;</li> <li>iii) a plan showing areas to be replanted, including species, sizes and any required offsets;</li> <li>iv) An ecological survey of the areas subject to the removal of significant vegetation;</li> <li>v) Details regarding any potential impacts to fauna and flora populations (including migratory and local populations) within and outside the site boundary that may be impacted by the required vegetation clearing.</li> </ol> <p>b) Remove significant vegetation in accordance with part a) of this condition.</p> <p>c) Submit to EDQ IS certification from a qualified ecologist that vegetation clearing has been carried out in accordance with part b) of this condition.</p> <p><i>Note: Significant vegetation is defined in accordance with the Northshore Hamilton Development Scheme and includes all vegetation (including marine plants) along drainage corridors, street trees, all significant landscape trees as defined by Brisbane City Plan. Significant vegetation may also be deemed Controlled Vegetation which is mapped in Northshore Hamilton Control</i></p>	<p>a) Prior to removal of any significant vegetation</p> <p>b) Prior to survey plan endorsement</p> <p>c) Prior to survey plan endorsement</p>

PDA Development Conditions		
No.	Condition	Timing
	<i>Vegetation Map and subject to the Economic Development (Vegetation Clearing) By-Law 2013.</i>	
33.	<p><b>Vegetation Management Plan – Compliance Assessment</b></p> <p>Submit to EDQ DA for compliance assessment, a Vegetation Management Plan for the planting out of mangrove vegetation and vegetation in open channels. At a minimum, the plan is to include:</p> <ul style="list-style-type: none"> <li>i) A plan showing the areas proposed for planting;</li> <li>ii) The rehabilitation strategy for the planting of significant vegetation;</li> <li>iii) A design strategy that integrates with nearby areas of existing remnant vegetation (ie. RE 12.3.16 and RE12.1.3);</li> <li>iv) Monitoring and maintenance methodology;</li> <li>v) Key performance criteria;</li> <li>vi) Accord with the ecological impact report endorsed under Condition 32.</li> </ul>	Prior to the removal of any vegetation
34.	<p><b>Landscape Works (Open Space and Drainage Channel) – Compliance Assessment</b></p> <p>a) Submit to EDQ DA, for Compliance Assessment, detailed landscape plans, certified by an AILA, for proposed landscape works within open space and drainage channel. The certified plans must include a schedule of proposed standard and non-standard contributed Assets.</p> <p>The certified plans are to include, where relevant:</p> <ul style="list-style-type: none"> <li>i) existing contours or site levels, services and features;</li> <li>ii) proposed finished levels, including sections across and through the open space at critical points (e.g. interface with roads or water bodies, retaining walls or batters);</li> <li>iii) location of proposed drainage and stormwater works including maintenance accesses, cross-sections and descriptions;</li> <li>iv) locations of any electricity and water connections;</li> <li>v) location and details of vehicle barriers/bollards/landscaping along park frontages to prevent unauthorised vehicular access;</li> <li>vi) details and locations of any proposed building works including bridges, park furniture, picnic facilities, play equipment, public amenities, car parking, driveways, footpaths and cycling paths;</li> <li>vii) trees and plants, including species, size and location generally in accordance with Council's adopted planting schedules and guidelines;</li> <li>viii) public lighting in accordance with <i>Australian Standard AS1158 –Lighting for Roads and Public Spaces</i>;</li> <li>ix) Accord with the stormwater management plan – quality &amp; quantity endorsed under Condition 23 and 24; and</li> <li>x) Accords with the Vegetation management plan endorsed under Condition 33.</li> </ul> <p>b) Construct landscape works generally in accordance with the plans endorsed under part a) of this condition.</p>	<p>a) Prior to commencement of landscape work</p> <p>b) Prior to survey plan endorsement</p>

PDA Development Conditions		
No.	Condition	Timing
	c) Submit to EDQ IS, 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	c) Prior to survey plan endorsement
<b>35.</b>	<b>Tree Protection Fencing</b>  Install tree protection fencing to protect any tree that is to be retained in accordance with the approved plans. All tree protection fencing is to be generally in accordance with <i>AS 4970-2009 Protection of trees on development sites</i> .	Prior to commencing work and to be maintained until work has been completed
<b>36.</b>	<b>Fauna Spotter and Catcher</b>  a) For any work being undertaken in vegetated areas including existing mangrove habitat, a licensed Wildlife Spotter/Catcher under the <i>Nature Conservation Act 1992</i> is required to undertake a survey of the site to identify any fauna or habitat features and certify that any necessary fauna protection measures or relocation procedures have been implemented.  b) A licensed Wildlife Spotter/Catcher to be present during works.  c) Submit to EDQ DA certification from the licensed Wildlife Spotter/Catcher that vegetation clearing, and fauna protection measures were carried out generally in accordance with the conditions of approval.	a) Prior to the removal of any vegetation  b) During vegetation removal  c) Within 3 months of the completion of works removing vegetation
<b>37.</b>	<b>Protection of Marine Fauna - Fish</b>  a) Minimise the risk of fish kills arising from tidal works that could occur through entrapment of fish. Provisions to include: i) Regular monitoring for fish entrapment; ii) Fish salvage to be carried out by a suitably qualified person; iii) Fish salvage must be carried out in accordance with the Fisheries Queensland <u>Guidelines for Fish Salvage</u> or under a General Fisheries Permit issued under the <i>Fisheries Act 1994</i> ; iv) Any screening to be designed and operated in accordance with the <u>Design specifications for fish-protection screens in Australia</u> .  b) If fish have been trapped by the works, fish salvage activities are to occur in accordance with the Fisheries Queensland <u>Guidelines for Fish Salvage</u> and implemented immediately.	a) For the duration of Works  b) At all times
<b>38.</b>	<b>Contaminated Land – Site Management</b>  a) Submit to EDQ IS, Contamination Management Plans certified by a suitably qualified person for road and associated embankment works for land listed on the Environmental Management Register (EMR) and/or Contaminated Land Register (CLR). The site Contaminated Management Plan is to be prepared in accordance with the framework and provisions set out in the <i>Environmental Protection Act 1994</i> .	a) Prior to commencement of earthworks for the relevant stage pursuant to Condition 13a)



PDA Development Conditions		
No.	Condition	Timing
	<p>b) Submit to EDQ IS, Remediation Action Plans (RAP) for lots listed on the EMR and/or CLR that detail the remediation works required in order to prepare a Site Suitability Statement.</p> <p>c) Undertake remediation works in accordance with the Contaminated Management Plans and RAP submitted under part a) and b) of this condition.</p> <p>d) Submit to EDQ IS confirmation from an approved auditor that land remediation and land contamination management has been carried out in accordance with the RAP's and Contaminated Management Plans submitted under part a) and b) of this condition.</p> <p><i>NOTE: For the purpose of this condition a suitably qualified person is defined in the EP Act.</i></p> <p><i>NOTE: A list of approved auditors can be found at the following website:  <a href="https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement">https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement</a>.</i></p>	<p>b) Prior to commencement of earthworks for the relevant earthworks stage pursuant to Condition 13a)</p> <p>c) During earthworks for the relevant lot/road.</p> <p>d) Prior to survey plan endorsement</p>
<b>39.</b>	<p><b>Water Contamination</b></p> <p>a) For the proposed works, only use clean materials which are free from prescribed water contaminants.</p> <p>b) Spoil is not disposed of within waterways, and where required, is managed to prevent acid soil development.</p>	<p>a) At all times</p> <p>b) At all times</p>
Surveying, Land Transfers and Easements		
<b>40.</b>	<p><b>Land Transfers – Contaminated Land</b></p> <p>Submit to EDQ IS a copy of a site suitability statement, as required under the EP Act, for land that will be ultimately transferred to a trustee, and that it is suitable for the intended purpose(s). 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.</p> <p><i>NOTES:</i>  <i>For the purpose of this condition a suitably qualified person is defined in the EP Act.</i></p> <p><i>A list of approved auditors can be found at the following website:  <a href="https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement">https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement</a>.</i></p>	<p>Prior to survey plan endorsement, unless otherwise agreed in writing by the MEDQ</p>



<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
<b>45.</b>	<b>Property Note – Flooding</b>  a) A request in writing shall be submitted to Council that written advice be included on rates notices/property notes for all lots affected by land below the defined flood level. The property note is to include the following information: i) The lot is impacted by flood and ground level is below the defined flood level. ii) Any property owner and/or future purchaser of the relevant lot and building certifier is to be made aware that the land requires filling or excavation for building basement, to meet flood level requirements.  b) Submit to EDQ DA a copy of the agreed wording to be included in the Property Note.	a) Prior to survey plan endorsement          b) Prior to survey plan endorsement
<b>46.</b>	<b>Property Note – Contaminated Land</b>  a) A request in writing shall be submitted to Council that written advice be included on rates notices/property notes for any lots affected by contaminated land and have not been removed from the CLR/EMR prior to plan sealing. The property note is to include the following information: i) Any property owner and/or future purchaser of the relevant lot and building certifier is to be made aware that the land is contaminated and a Contamination Management Plan or RAP associated with the lot has been prepared and can be made available.  b) Submit to EDQ DA a copy of the agreed wording to be included in the Property Note.	a) Prior to survey plan endorsement          b) Prior to survey plan endorsement
<b>47.</b>	<b>Road Dedication</b>  Dedicate as new road at no cost to Council, land identified on the approved reconfiguration of a lot plan as proposed new road.	Prior to survey plan endorsement
<b>48.</b>	<b>Permanent Road Closure – Part of Curtain Avenue West</b>  Close existing section of road (part of Curtain Avenue West) to accommodate proposed open drainage channel.	Prior to commencement of open drainage channel works
<b>49.</b>	<b>Plan of Reconfiguration – Compliance Assessment</b>  Submit to EDQ DA, an updated Reconfiguration of a Lot plan to accommodate the open drainage channel proposed within the existing Curtin Avenue West Road Reserve.	Prior to the road closure specified in Condition 48
<b>Infrastructure</b>		
<b>50.</b>	<b>Infrastructure Charges</b>  Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.	In accordance with the DCOP

PDA Development Conditions		
No.	Condition	Timing
51.	<b>Contributed Asset(s) – Non-standard</b>  Where contributed assets are not endorsed through a compliance assessment and are to be delivered to a standard other than the relevant Council standard (the relevant standard in force at the time of this PDA decision notice), submit to EDQ IS, evidence of liaising with Council or another third party regarding the ownership and maintenance of that Contributed Asset.	Prior to survey plan endorsement

### 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.

The construction of the open drainage channel within Curtin Avenue West will require approval to close the road to traffic to allow construction to occur. Applicant is advised that an application to permanently close the road is required to be approved by the MEDQ. The road closure may require approvals to be issued by other entities.

The removal of vegetation may require a separate approval by the MEDQ in accordance with the *Economic Development (Vegetation Management) By-law 2013*.

Contaminated soil cannot be transported across neighboring lots or used in drainage outside of the lot/plan. Contaminated soil cannot be removed from an EMR listed site without a soil disposal permit. You need a disposal permit to remove contaminated soil for treatment or disposal from land listed on the EMR or Contaminated Land Register (CLR). The department's guideline [Disposal permit to remove, treat and dispose of contaminated soil \(PDF, 565KB\)](#) provides more detailed information about when a disposal permit is needed, and how to apply.

Works within a watercourse may require separate approvals and/or permits under the *Planning Act 2016* and /or the *Fisheries Act 1994* or require compliance with certain self-assessable codes for waterway barrier works.

For any protected plants and animals regulated under the *Nature Conservation Act 1992*:

1. Where threatened plants or near threatened plants are present in a clearing impact area and cannot be avoided, a clearing permit will be required. Further information regarding the clearing of protected plants can be found here: <https://www.qld.gov.au/environment/plants-animals/plants/protected-plants/clearing>.
2. For animal breeding places, an approved Species Management Program (SMP) is required to tamper or destroy an animal breeding place. Further information regarding SMP's can be found here: <https://environment.des.qld.gov.au/licences-permits/plants-animals/species-management-program>
3. Management activities including roost destruction and disturbance or dispersal of flying-foxes while occupying a roost will usually require a Flying-fox Roost Management Permit (FFRMP) from the department. Further information regarding flying-fox management can be found here: <https://environment.des.qld.gov.au/wildlife/animals/living-with/bats/flying-foxes/roost-management>

**\*\* End of Package \*\***