



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2025/1602

27 May 2025

Silverstone Landholding No 21 Pty Ltd
C/- Urban Strategies Pty Ltd
Att: Mr Geoff Gibbons
PO Box 3368
SOUTH BRISBANE QLD 4101

Email: g.gibbons@urbanstrategies.com.au

Dear Mr Gibbons

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

**PDA Development Permit for Material Change of Use for multiple dwellings (253 units)
at part of 260 MacArthur Avenue, Hamilton described as part of Lot 6 on SP326594**

On 27 May 2025, 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 Leila Torrens, Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7466 or at Leila.Torrens@edq.qld.gov.au, who will assist.

Yours sincerely

Brandon Bouda
A/Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	Part of 260 MacArthur Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	Part Lot 6	SP326594

PDA development application details	
DEV reference number	DEV2025/1602
'Properly made' date	14 March 2025
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period
Proposed development	Multiple Dwellings (253 units)

PDA development approval details	
Decision of the MEDQ	<p>The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> • Material Change of Use – multiple dwellings
Decision date	27 May 2025
Currency period	6 years from the date of the decision

Assessment Team	
Manager	Leila Torrens
Engineer	Manjurul Alam
Delegate	Brandon Bouda

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.	Ground clearance analysis prepared by Colliers	24BRT0529-02 Rev A	2 May 2025
2.	Site 18b Northshore Hamilton.- Building articulation Supplementary Renders prepared by Carr	V1.0	6 May 2025
3.	Geotechnical and Acid Sulphate Soils Investigation Report site 18 prepared by Core Consultants Pty Ltd	J002466-005-R-Rev1	12 March 2025
4.	Acid Sulphate Soils Management Plan site 18 (Site 18a & 8b) prepared by Core Consultants Pty Ltd	J002466-003-R-Rev1	12 March 2025
5.	Transport Engineering Report Lot 18B, 260 Mac Arthur Avenue prepared by Colliers	24BRT0529 RP01 Rev 2	12 March 2025
6.	Operational Waste Management Plan Lot 18B, 260 Mac Arthur Avenue prepared by Colliers	24BRW0255 Rev 2	12 March 2025
7.	Civil Engineering Report Site 18B, 260 MacArthur Avenue prepared by Meliora	24125 Rev 01	11 March 2025
8.	Flood Assessment, Lot 18B, Northshore Hamilton prepared by Water Engineering Partners	R.30253.003.02	13 March 2025
9.	Schematic Design 330 MacArthur Avenue on part Lot 6 on SP326594 prepared by Dunn and Moran	2404601 Issue D	12 March 2025
10.	Acoustic Report Site 18B 260 MacArthur Avenue prepared by Acoustic Works	2025154 R01A	24 April 2025
11.	Development Summary prepared by Carr	TP3-0002 Rev TP1	11 March 2025
12.	Compliance with planning requirements	TP3-0003 Rev TP1	11 March 2025
13.	Compliance with planning requirements – landscape areas prepared by Carr	TP3-0004 Rev TP1	11 March 2025
14.	Compliance with planning requirements – landscape areas prepared by Carr	TP3-0005 Rev TP1	11 March 2025
15.	Compliance with planning requirements – Communal open spaces prepared by Carr	TP3-0006 Rev TP1	11 March 2025
16.	Area Summary – typical level prepared by Carr	TP3-0007 Rev TP1	11 March 2025
17.	Location Plan prepared by Carr	TP3-0101 Rev TP1	11 March 2025
18.	Proposed Site Plan prepared by Carr	TP3-0103 Rev TP1	11 March 2025
19.	GFA Plans prepared by Carr	TP3-0301 Rev TP1	11 March 2025
20.	GFA plans prepared by Carr	TP3-0302 Rev TP1	11 March 2025
21.	Universal Apartments – GA plans prepared by Carr	TP3-0401 Rev TP1	11 March 2025
22.	Universal Apartments – APT plans prepared by Carr	TP3-0402 Rev TP1	11 March 2025
23.	Universal Apartments – APT plans prepared by Carr	TP3-0403 Rev TP1	11 March 2025
24.	Basement 01 prepared by Carr	TP3- 1001 Rev TP1	11 March 2025

25.	Updated Ground Floor Plan prepared by Carr	TP3-1002 Rev TP2	1 May 2025
26.	Level 1 – podium prepared by Carr	TP3- 1003 Rev TP1	11 March 2025
27.	Level 2 – podium prepared by Carr	TP3- 1004 Rev TP1	11 March 2025
28.	Levels 3-12 – typical prepared by Carr	TP3- 1013 Rev TP1	11 March 2025
29.	Levels 13-16 – typical prepared by Carr	TP3- 1014 Rev TP1	11 March 2025
30.	Roof Level prepared by Carr	TP3- 1015 Rev TP1	11 March 2025
31.	Elevation – North prepared by Carr	TP3- 2001 Rev TP1	11 March 2025
32.	Elevation – East prepared by Carr	TP3- 2002 Rev TP2	11 March 2025
33.	Elevation – South prepared by Carr	TP3- 2003 Rev TP1	11 March 2025
34.	Elevation – West prepared by Carr	TP3- 2004 Rev TP1	11 March 2025
35.	Building Sections prepared by Carr	TP3-3001 Rev TP1	11 March 2025
36.	Building Sections prepared by Carr	TP3-3002 Rev TP1	11 March 2025
37.	Building Sections prepared by Carr	TP3-3003 Rev TP1	11 March 2025
38.	Building Sections prepared by Carr	TP3-3004 Rev TP1	11 March 2025
39.	Material Palette prepared by Carr	TP3-4001 Rev TP1	11 March 2025

Preamble, abbreviations, and definitions

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.

BASIC (SLOW) CHARGERS means an electric vehicle charging facility on a dedicated electrical circuit, typically used in long park situations such as dwellings and workplaces. Basic (slow) EV chargers use AC (240 volts) power and require a minimum 20 Amps, as well as installation of an Electric Vehicle Supply Equipment (EVSE) unit capable of supplying up to 7kW of power.

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.

DC (FAST) CHARGERS means an electric vehicle charging facility capable of supplying a minimum of 50kW of power per parking bay. DC (fast) charging is used for short term parking situations up to 1 hour in duration and provides convenience fast charging. DC (fast) chargers, generally operated by third parties, are suited to developments providing services on highways and major roads.

DESTINATION (FASTER) CHARGERS means an electric vehicle charging facility capable of supplying up to 25kW of power. Destination (faster) charging is typically used for short term parking, up to 2 hours duration. Destination (faster) charging usually requires three-phase (415 volts) power with 20-32 Amps. However, if three-phase power is unavailable, single-phase power with 40 Amps is acceptable.

DCOP means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.

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.

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.

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.

- 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@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

Ref	Condition	Timing
General		
1	Carry out the Approved Development Carry out 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.	Prior to commencement of use or BFP endorsement, whichever occurs first
2	Maintain the Approved Development 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 following commencement of use
Construction Management		
3	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
4	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
5	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6	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: <ul style="list-style-type: none"> 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; 	a) Prior to commencing work

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

Ref	Condition	Timing
	<ul style="list-style-type: none"> iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: <ul style="list-style-type: none"> 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition. 	<ul style="list-style-type: none"> b) During construction c) During construction
7	<p>Erosion and Sediment Management</p> <ul style="list-style-type: none"> a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: <ul style="list-style-type: none"> i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencing work b) During construction

Ref	Condition	Timing
8	<p>Traffic Management Plan</p> <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"> i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. <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 DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i></p>	<p>a) Prior to commencing work</p> <p>b) During construction</p>
9	<p>Construction Noise Management Plan</p> <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"> i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. 	<p>a) Prior to commencing work</p>

Ref	Condition	Timing
	<ul style="list-style-type: none"> b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition. 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. 	<ul style="list-style-type: none"> b) During construction c) As requested by EDQ
11	<p>Public Infrastructure (Damage, Repairs and Relocation)</p> <ul style="list-style-type: none"> a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. 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 the External Authority's design standards. <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>	<ul style="list-style-type: none"> a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
12	<p>Earthworks</p> <ul style="list-style-type: none"> a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <ul style="list-style-type: none"> i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and ii) 'Civil Engineering Report (stormwater management, infrastructure and civil services) prepared by Meliora Consulting Engineers, ref 24125, rev 1 dated 11 March 2025 <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 	<ul style="list-style-type: none"> a) Prior to commencing earthworks

Ref	Condition	Timing
	<ol style="list-style-type: none"> 1. ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). <p>b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ certification that:</p> <ol style="list-style-type: none"> i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material. 	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
13	<p>Acid Sulfate Soils Management Plan</p> <p>a) Where on-site Acid Sulfate Soils (ASS) are encountered, excavate, remove and/or treat on site all disturbed ASS generally in accordance with the approved ASS Management Plan.</p> <p>b) 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.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
14	<p>Retaining Walls</p> <p>a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be:</p> <ol style="list-style-type: none"> i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) design to ensure construction (and associated earthworks) will not compromise road reserve, public infrastructure and private properties. 	<p>a) Prior to commencing earthworks</p>

Ref	Condition	Timing
	<p>b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition.</p> <p>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.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
15	<p>Excavation and Basement Design</p> <p>a) Submit to the EDQ IS an Excavation and Basement Report, certified by a RPEQ, that is to include:</p> <ul style="list-style-type: none"> i) confirmation of design and performance criteria including standards and supporting documents used for the basis of design. ii) consistency with Australian Standard AS 3798, Guidelines on Earthworks for Commercial and Residential Developments. iii) Confirmation that any vibration generated through basement excavation or piling work does not impact on the stability of external road infrastructure and existing buildings on MacArthur Avenue. iv) locations of cut and fill, and the character of material. v) quantity of fill to be deposited. vi) a maintenance regime for site access roads/tracks, ensuring they remain clean and free of material. vii) existing and proposed finished levels in reference to the Australian Height Datum and extending into the adjoining properties. viii) mitigation measures for the protection of adjoining properties and roads from ponding and/or nuisance from stormwater. and ix) Detailed Design and Construction Plans, including staging, for excavation and basement design, certified by a RPEQ. <p>b) Carry out excavation and basement work in accordance with the certified Detailed Design and Construction Plans submitted under part a) of this condition.</p> <p>c) Submit to EDQ IS RPEQ:</p> <ul style="list-style-type: none"> i) certification that excavation and basement work has been undertaken in accordance with part b) of this condition; and ii) certified 'as-constructed' drawings for the excavation and basement work carried out in accordance with part b) of this condition. 	<p>a) Prior to commencing work</p> <p>b) During construction</p> <p>c) Prior to commencement of use or BFP endorsement, whichever occurs first</p>

Ref	Condition	Timing
	<i>NOTE: When submitting 'as constructed drawings', the preferred format is one letter/certificate listing all drawings and signed by the appropriate RPEQ for each discipline of engineering.</i>	
16	Vehicle Access <p>a) Construct vehicle crossovers:</p> <ul style="list-style-type: none"> i) located generally in accordance with the approved plans; and ii) designed generally in accordance with Council's adopted standards for a type B2 6.2m wide (residential/visitor access) and a Tupe B2 of 5.0m wide (service vehicle/loading bay access) crossover <p>b) Submit to EDQ IS RPEQ certification that the crossovers have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
17	Car Parking <p>Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
18	Bicycle Parking <p>a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS 2890.3:2015 Parking facilities, Part 3: Bicycle parking</i> and the approved plans.</p> <p>b) Submit to EDQ IS evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
19	Water Connection <p>Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first
20	Sewer Connection <p>Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.</p>	Prior to commencement of use or BFP endorsement, whichever occurs first

Ref	Condition	Timing
21	<p>Stormwater Connection</p> <p>Connect the approved development to a lawful point of discharge:</p> <ul style="list-style-type: none"> a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability; and b) generally in accordance with Council's current adopted standards. 	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>
22	<p>Stormwater Management (Quality)</p> <ul style="list-style-type: none"> a) Submit to EDQ IS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: <ul style="list-style-type: none"> i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and; ii) Civil Engineering Report (stormwater management, infrastructure and civil services) prepared by Meliora Consulting Engineers, ref 24125, rev 1 dated 11 March 2025 b) Provide evidence that a maintenance management agreement has been reached between the legal entity of the development and the proprietor of the treatment device. c) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. d) Submit to EDQ IS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of stormwater works b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use d) Prior to commencement of use
23	<p>Flood Emergency Management Plan (FEMP)</p> <ul style="list-style-type: none"> a) Submit to EDQ IS a Flood Emergency Management Plan (FEMP), prepared by a suitably qualified RPEQ, generally in accordance with the following: <ul style="list-style-type: none"> i) Northshore Hamilton PDA Development Scheme, ii) Brisbane City Plan 2014, and iii) EDQ's relevant guidelines and standards. <p>The FEMP is to include the following information:</p> <ul style="list-style-type: none"> 1) Management of emergency access or evacuation for the site. 2) Outline procedures for both ingress and egress during a flood event, particularly where adjoining roads are flooded. 	<ul style="list-style-type: none"> a) Prior to commencement of use

Ref	Condition	Timing
	b) Implement the certified FEMP submitted under part a) of this condition.	b) At all times following commencement of use.
24	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
25	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
26	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first b) Prior to commencement of use or BFP endorsement, whichever occurs first
27	Landscape Works a) Submit to EDQ IS detailed landscape plans, certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the following approved plans:	a) Prior to commencement of ground level building work

Ref	Condition	Timing
	<p>I. Landscape Plan, Schematic Design – Lot 18B Hamilton, prepared by Dunn + Moran Landscape Architects Pty Ltd, dated 12 March 2025 (Issue D).</p> <p>The detailed landscape plans are to reflect the stormwater quality treatment chamber and access for maintenance as outlined in the Civil Engineering Report.</p> <p>b) Construct landscape works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
28	<p>Refuse Collection</p> <p>a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development.</p> <p>b) Implement the refuse collection arrangements submitted under part a) of this condition.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) At all times following commencement of use</p>
29	<p>Acoustic Treatments</p> <p>a) Construct the approved development to include the acoustic treatments specified in the following approved document:</p> <p>i) Acoustic report prepared by acousticworks ref 2025154 R01A Lot 18b MacArthur Avenue, dated 24 April 2025</p> <p>b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.</p>	<p>a) Prior to commencement of use or BFP endorsement, whichever occurs first</p> <p>b) Prior to commencement of use or BFP endorsement, whichever occurs first</p>
30	<p>Outdoor Lighting</p> <p>Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>Prior to commencement of use or BFP endorsement, whichever occurs first</p>
31	<p>Electric vehicle readiness</p> <p>a) Include electric vehicle readiness in the development as follows:</p> <p>i. Provision of electrical capacity for Basic (slow) EVSE chargers for 100% of parking bays, including visitor spaces; and</p>	<p>For all parts of this condition, prior to endorsement of the BFP or commencement of the use, whichever occurs first</p>

Ref	Condition	Timing
	<p>ii. Provision of conduits and/or cable trays from car park distribution boards to individual parking spaces to a minimum of 25% of all parking bays (during construction) to enable future Basic (slow) EVSE installation; and</p> <p>iii. Provision of dedicated conduits and circuits to 2% of all parking bays to enable future Destination (regular) EVSE charger installation, located in a time-limited shared car parking bay;</p> <p>b. Electric vehicle charging shall be:</p> <p>i. capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and</p> <p>ii. designed with regard to fire retardance and ventilation</p> <p>c. Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.</p>	
32	<p>Easements over Infrastructure</p> <p>Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets.</p> <p>The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.</p>	Prior to commencement of use or registration of a Building Format Plan, whichever occurs first
33	<p>Road Infrastructure Support Batter Easement</p> <p>Submit to EDQ DA evidence that the Road Infrastructure Support Batter easement has been extinguished.</p>	Prior to commencement of use unless otherwise agreed to in writing by the MEDQ.
36	<p>Affordable Housing</p> <p>Submit to EDQ DA evidence that the approved development delivers 13 affordable units in accordance with the <i>PDA Guideline no. 16 Housing</i>.</p> <p><i>NOTE: For the purposes of this condition, copies of sale prices and an accompanying statement outlining compliance with PDA Guideline no. 16 – Housing are considered evidence.</i></p>	Prior to commencement of use or BFP endorsement, whichever occurs first
37	<p>Accessible Housing</p> <p>Submit to EDQ DA evidence that the approved development delivers 26 accessible units, generally in accordance with the approved plans.</p> <p><i>NOTE: For the purposes of this condition, copies of building work floor plans and an accompanying statement are considered evidence.</i></p>	Prior to commencement of use or BFP endorsement, whichever occurs first

Ref	Condition	Timing
Infrastructure Contributions		
38	<p>Infrastructure Charges</p> <p>Pay to MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.</p> <p>Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.</p>	In accordance with the DCOP

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 ****