

Our ref: DEV-2026-NSH-4461

Economic Development Queensland

1 April 2026

Macarthur Avenue Project 1 Pty Ltd and Macarthur Avenue Project 2 Pty Ltd
C/- Mewing Planning Consultants
Attn: Ms Frances Cassaniti
GPO Box 1506
BRISBANE QLD 4001

Email: frances.cassaniti@mewing.com.au

Dear Applicant

Changed PDA Decision Notice

Notices given for the purposes of section 99 of the Economic Development Act 2012

Priority Development Area (PDA):	Northshore Hamilton
PDA Development Approval:	Change to Development Approval for Material Change of Use for Mixed Use High Density – Multiple Dwelling, Office (Co-Working Space), Shop (Dog Grooming Station), Food and Drink Outlet (Café), and Indoor Sport and Recreation (Gym)
Property Location:	11 and part of 23 Macarthur Avenue, Hamilton
Property Description:	Lot 703 on SP287531, Lot 705 on SP287529 and Lot 951 on SP339942

On 27 March 2026, Economic Development Queensland (EDQ) decided to approve **all** of the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed Decision Notice.

The Changed Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Vivian Lun on (07) 3452 6781 or by email at vivian.lun@edq.qld.gov.au.

Yours sincerely



Beatriz Gomez
Director
Development Services
Economic Development Queensland

Cc: partnershipsteam@brisbane.qld.gov.au

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Northshore Hamilton PDA	
Site address	11 and part of 23 Macarthur Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 703	SP287531
	Lot 705	SP287529
	Lot 951	SP339942
PDA Development Approval details		
DEV Reference No.	DEV2024/1529	
Original Approval details	PDA Development Approval for Development Permit for Material Change of Use for Mixed Use High Density – Multiple Dwelling, Office (Co-Working Space), Shop (Dog Grooming Station), Food and Drink Outlet (Café), Parking Station (Car Share Scheme) And Indoor Sport and Recreation (Gym)	
Change to Approval Decision	EDQ has decided to grant all of the changes to the PDA Development Approval applied for, subject to PDA Development Conditions forming part of this Changed Decision Notice. The approval is for changes to the following: • Removal of Parking Station Use; • Removal of Basement Level; • Condition 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 22, 23, 24, 25, 28-41, and updated approved plans and documents	
Original decision date	22 December 2023	
1 st Change to Approval decision date	16 October 2025	
2 nd Change to Approval decision date	27 March 2026	
Currency Period	6 years from the Original decision date	

Approved Plans and Documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved Plans and Documents		Number	Date
1.	Level 01 Ground Overall Plan prepared by TVS Architects	6481-A-0101, Rev. 11	28/1/2026
2.	Level 02 Overall Plan prepared by TVS Architects	6481-A-0102, Rev. 11	28/1/2026
3.	Level 03 Overall Plan prepared by TVS Architects	6481-A-0103,	28/1/2026

		Rev. 7	
4.	Level 04 Overall Plan prepared by TVS Architects	6481-A-0104, Rev. 6	28/1/2026
5.	Level 05 Overall Plan prepared by TVS Architects	6481-A-0105, Rev. 6	28/1/2026
6.	Sustainability Statement prepared by E-LAB Consulting	P02271, Rev. P1	06/02/2026 and amended in red by MEDQ on 24/03/2026
Plans and Documents Previously Approved on 16 October 2025		Number	Date
7.	Architecture Plans – “Portside 11-23 Macarthur Avenue, Hamilton 4007 Amendment Application”, prepared by Plus Architecture	71084	August 2025 and marked up in red by MEDQ on 14/08/2025
8.	Waste Management Plan for 11-23 Macarthur Avenue, prepared by ITE Consulting	Report No. 001	08/08/2025
9.	Environmental Noise Assessment – Proposed Mixed Development Minor Amendment, prepared by Colliers	Revision 0	01/08/2025
10.	Traffic Impact Statement, prepared by Bitzios Consulting	P7112.002R 11_23 MacArthur Avenue Minor Change TIA 003	06/08/2025
11.	Civil Engineering Report, prepared by Michael Bale and Associates	R001-G23018A Rev 1	06/08/2025
12.	ESD Sustainability Review of amended plans, prepared by E-LAB Consulting	N/A	14/08/2025
13.	Landscape Plan – “Portside 11-23 Macarthur Avenue, Hamilton 4007 Amendment Application”, prepared by Verde	Issue B	August 2025 and marked up in red by MEDQ on 14/10/2025
14.	Portside Build to Rent Wind Assessment Addendum, prepared by CPP Wind Engineering Consultants	CPP18496	06/08/2025
15.	Arborist Comments Report, prepared by Independent Arboricultural Services	IAS19092	07/08/2025
Plans and Documents Previously Approved on 22 December 2023		Number	Date
16.	Existing Ground Plan, prepared by Fender Katsalidis	DA0005 REV.02	06/10/2023 and amended in red by MEDQ on 08/11/2023
17.	Precinct Ground Plan, prepared by Fender Katsalidis	DA0013 REV.03	06/10/2023 and amended in red by MEDQ on 08/11/2023
18.	Basement Floor Plan, prepared by Fender Katsalidis	DA0099 REV.03	06/10/2023

19.	Ground Floor Plan, prepared by Fender Katsalidis	DA0100 REV.03	06/10/2023 and amended in red by MEDQ on 08/11/2023
20.	Mezzanine Floor Plan, prepared by Fender Katsalidis	DA0101 REV.03	06/10/2023 and amended in red by MEDQ on 08/11/2023
21.	Level 2 Floor Plan, prepared by Fender Katsalidis	DA0102 REV.03	06/10/2023 and amended in red by MEDQ on 08/11/2023
22.	Level 3 Floor Plan, prepared by Fender Katsalidis	DA0103 REV.03	06/10/2023 and amended in red by MEDQ on 08/11/2023
23.	Level 4 Floor Plan, prepared by Fender Katsalidis	DA0104 REV.03	06/10/2023 and amended in red by MEDQ on 08/11/2023
24.	Podium Roof Floor Plan, prepared by Fender Katsalidis	DA0105 REV.03	09/10/2023 and amended in red by MEDQ on 08/11/2023
25.	Level 6 Floor Plan, prepared by Fender Katsalidis	DA0106 REV.03	06/10/2023
26.	Level 7-17 Floor Plan, prepared by Fender Katsalidis	DA0108 REV.03	06/10/2023
27.	Level 18-23 Floor Plan, prepared by Fender Katsalidis	DA0118 REV.03	06/10/2023
28.	Roof Terrace/Plant Floor Plan, prepared by Fender Katsalidis	DA0124 REV.03	06/10/2023 and amended in red by MEDQ on 08/11/2023
29.	North – Elevation Trees, prepared by Fender Katsalidis	DA2000 REV.01	09/10/2023 and amended in red by MEDQ on 08/11/2023
30.	North – Elevation, prepared by Fender Katsalidis	DA2001 REV.03	09/10/2023 and amended in red by MEDQ on 08/11/2023
31.	South – Elevation, prepared by Fender Katsalidis	DA2002 REV.03	06/10/2023 and amended in red by MEDQ on 08/11/2023
32.	East – Elevation, prepared by Fender Katsalidis	DA2003 REV.03	06/10/2023
33.	West – Elevation, prepared by Fender Katsalidis	DA2004 REV.03	06/10/2023
34.	East – Internal Façade Elevation, prepared by Fender Katsalidis	DA2005 REV.03	06/10/2023
35.	West – Internal Façade Elevation, prepared by Fender Katsalidis	DA2006 REV.03	06/10/2023
36.	Section A, prepared by Fender Katsalidis	DA2500 REV.03	06/10/2023
37.	Tower Section B, prepared by Fender Katsalidis	DA2501 REV.03	06/10/2023
38.	Tower Section C, prepared by Fender Katsalidis	DA2502 REV.03	06/10/2023

39.	GFA Calculation – Plans, prepared by Fender Katsalidis	DA4013 REV.03	09/10/2023
40.	Materials Palette, prepared by Fender Katsalidis	DA4030 REV.03	06/10/2023
41.	Pool Sections, prepared by Fender Katsalidis	DA4100 REV.02	06/10/2023
42.	Façade Sections – Podium, prepared by Fender Katsalidis	DA4150 REV.02	06/10/2023 and amended in red by MEDQ on 08/11/2023
43.	Façade Sections – Podium, prepared by Fender Katsalidis	DA4151 REV.02	06/10/2023
44.	Tower – Studio / 1 Bed Apartments, prepared by Fender Katsalidis	DA5000 REV.03	06/10/2023
45.	Tower – 2 Bed + 1 Bath Apartments, prepared by Fender Katsalidis	DA5001 REV.03	06/10/2023
46.	Tower – 2 Bed + 2 Bath Apartments, prepared by Fender Katsalidis	DA5002 REV.03	06/10/2023
47.	Tower – 3 Bed + 2 Bath Apartments, prepared by Fender Katsalidis	DA5003 REV.03	06/10/2023
48.	Ground Floor – 2 Bed Double Storey Apartments, prepared by Fender Katsalidis	DA5004 REV.03	06/10/2023
49.	Ground Floor – 3 Bed Double Storey Apartments, prepared by Fender Katsalidis	DA5005 REV.03	06/10/2023
50.	Ground Floor – 3 Bed Double Storey Apartments, prepared by Fender Katsalidis	DA5006 REV.03	06/10/2023
51.	Traffic Engineering Report, prepared by TTM	Revision 3	05/10/23
52.	ESD Report for Portside East prepared by Aspire Sustainability Consulting	116012_1 Rev 1.0	11/05/2023 and amended in red by MEDQ on 21/12/2023
53.	Civil Engineering Report prepared by Michael Bale & Associates	R001-G23018	06/07/2023
54.	Operational Waste Management Plan prepared by TTM	Rev 4	31/07/2023
55.	Environmental Noise Assessment prepared by TTM	22BRA0093 RO1_1 Rev 1	11/05/2023
56.	Portside Build to Rent Qualitative Wind Assessment prepared by CPP Wind Engineering Consultants	18496 R01	25/07/2023
57.	11-23 Macarthur Ave Hamilton Portside BTR Landscape Development Application, prepared by Urbis		09/10/2023
58.	Arboricultural Impact Assessment, prepared by Independent Arboricultural Services	IAS11653	3 April 2023
59.	Portside Build to Rent Wind Assessment, prepared by CPP Wind Engineering Consultants	CPP18496	05 October 2023

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.

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.

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 DS means Economic Development Queensland's – Development Services team.

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

EP Act means the *Environmental Protection Act 1994*.

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 EDQ 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 Services Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DS a duly completed Compliance Assessment form².
 - iii) submit to EDQ DS the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment complies with 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) the Applicant submits items required under a) above to EDQ Development Services 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) 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 MEDQ notifies the Applicant as stated under iv) 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 EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentservices@edq.qld.gov.au

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

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

PDA Development Conditions		
No.	Condition	Timing
4.	Compliance Assessment – Significant Vegetation Protection a) All trees identified in the Arboricultural Impact Assessment prepared by Independent Arboricultural Services dated 7 August 2025, are street trees which are significant vegetation in the Northshore Hamilton PDA Scheme and are located within a Brisbane City Council managed asset. Submit to EDQ DS for Compliance Assessment documented evidence that Brisbane City Council (BCC) supports and approves the extent of pruning works and interference to all of the 24 trees and tree groups identified in the Arboricultural Impact Assessment. b) Submit to EDQ DS for Compliance Assessment an amended Arboricultural Impact Assessment Report that illustrates compliance with part a) of this condition and includes an on-going maintenance and pruning strategy for all trees agreed with BCC. c) Submit to EDQ DS evidence of an approved 'Application for permit to interfere with controlled vegetation' Under the Economic Development (Vegetation Management) By-Law 2013 which outlines the requirements of parts a) and b) of this condition. d) Implement the approved tree protection and management measures as endorsed under parts a)-c) of this condition. Maintain all approved tree protection measures prior to any work taking place on site and only removed upon practical completion and at the written agreement of the project arborist. e) Submit to EDQ DS for Compliance Assessment, details from the project arborist confirming the tree protection requirements have been installed and when they have been removed (and include the following information: i) Completion of tree specific, induction information and record of delivery to site personal ii) Completion of any approved pruning iii) Installation of the approved TPZ fencing and protection/warning signate and any materials (e.g. mulch, where required) iv) Records (including photographs) of any roots that are cut v) Plant Health Care – each and every stage. In particular, certification of the proposed use of any fertiliser, soil ameliorants and soil-injection materials that have been prescribed by the agronomist and their analysis of the soil and foliage test results vi) Provision of monitoring reports every three months. These monitoring reports must include the irrigation log/records	a) Prior to submitting compliance assessment for Conditions 5 and 6 for the relevant stage b) Prior to submitting compliance assessment for Conditions 5 and 6 for the relevant stage c) Prior to commencing site works for the relevant stage d) Prior to commencing site works and during construction e) Within 1 month of the practical completion of the relevant stage and as indicated in condition 4e)vi) being every 3 months.

PDA Development Conditions		
No.	Condition	Timing
	as shown in section 3 on page 24 of the Arboricultural Impact Assessment vii) Any approved works that are carried out within any tree protection zone/s viii) Details of any emergency works eg. Accidental damage ix) Completion of all approved changes to the development that could impact any of the trees that are to be retained (including those on adjacent properties) x) Any recommendations that are made at the practical completion stage of the project. f) Carry out the on-going maintenance recommendations of part b) and c) of this condition. <i>Note – In accordance with the Economic Development (Vegetation Management) By-Law 2013, significant vegetation with the Northshore Hamilton PDA Scheme constitutes Controlled Vegetation. An 'Application for permit to interfere with controlled vegetation' is required for any interference. Removal of Significant Vegetation is subject to an Operational Works application.</i>	f) Ongoing
5.	Sufficient Grounds – Compliance Assessment – Detailed Design Public Realm Strategy a) Submit to EDQ DS for Compliance Assessment, a detailed Public Realm Strategy prepared by a suitably qualified professional, for the areas of public realm as illustrated on the Floor Plan - Ground Level DA100 dated August 2025. The Public realm strategy needs to address all areas where the public will have access within and surrounding the building, and will include at a minimum: i) Detailed designs for the cross block link including consistent pavement/surface treatments, way finding, signage and lighting. ii) The creation of an arrival place (plaza) at both ends of the cross block link. iii) Detailed designs for the overall public movement strategy within the precinct including the prioritisation of pedestrian movement, which may include changes to the layout and design of the driveway. iv) Details, locations, species and sizes of all planting including ground covers, raised planters and trees. Landscaping is to be located in a way that positively contributes to the amenity of the cross block link and maintains a visual connection with the active frontages. v) Details and locations of raised planters including width and depth and soil horizons. vi) Details of all public realm furniture. vii) All pavement details/ surface treatments. viii) Lighting, including feature and wayfinding. ix) Public art strategy.	a) Prior to commencing site works

PDA Development Conditions		
No.	Condition	Timing
	x) Signage way finding. xi) Designed to CPTED principles. xii) Details of proposed irrigation and maintenance. xiii) Designed in accordance with the wind requirements as endorsed under Condition 3. xiv) Designed in accordance with the protection of significant tree requirements as endorsed under Condition 4. b) Submit to EDQ DS for compliance assessment, the public art strategy prepared by a suitably qualified person providing: - the intent and principles for public artworks, - conceptual designs and details of proposed public art, precise locations, finishes and materials; - Where relevant, description of how public art supports the sites wayfinding strategy. c) Submit to EDQ DS for Compliance Assessment amended architectural plans where required as a flow on from the plans endorsed in part a) of this condition. d) Carry out the works in accordance with the plans endorsed under part a) of this condition.	b) Within 6 months of commencement of site works c) Prior to commencing site works d) Prior to commencement of use.
6.	Compliance Assessment – Detailed Landscape plans a) Submit to EDQ DS for compliance assessment, detailed landscape plans prepared by an AILA Registered Landscape Architect, for the development's landscape works generally in accordance with 11-23 Macarthur Ave Hamilton Portside BTR Landscape Development Application, prepared by Verde Design Group, dated 15 August 2025 and include the following: <u>Design – Generally</u> - All landscape areas are to be designed: - to incorporate any required wind mitigation as endorsed under Condition 3; - in accordance with the protection of significant tree requirements as endorsed under Condition 4; - in accordance with CPTED and include appropriate DDA access. - to include appropriate lighting and way finding signage. <u>Planting – Generally</u> - Provide details and locations of all plant species utilised for the development, including ground covers and trees. - Provide details of the proposed maintenance and irrigation strategy for the whole development. Demonstrate that the planting on podium and façade will be designed to achieve and maintain suitable organic matter, nutrient and water balance to establish and sustain vegetation.	a) Prior to commencing site works

PDA Development Conditions		
No.	Condition	Timing
	<u>Planting – Podium Planters</u> i) Location of all proposed podium planters and ensuring they provide media depth of the following minimum requirements: a. Ground covers up to a mature height of 200mm or less – minimum 300mm; b. Ground covers over 200mm in height – suitable depth to support plant growth and longevity, as per media depth requirements established through compliance assessment; c. Shrubs of mature height over 200mm – minimum 500mm; d. Trees – minimum 1500mm. ii) Provide specification for the podium planters of specialised light-weight media types for Horizon A and Horizon B media profile that are suitable for planting on built structures. <u>Planting – Façade</u> i) For any proposed façade landscaping provide further details for the planting and maintenance of the climbers on the podium façade, including: a. Structure – details of all the elements attached to fig tree structure to support plant growth / climbing. b. Media type – specification of light-weight media for suitable for vertical planting on built structures. c. Media volume – upper levels: A. Minimum planting depth 400mm minimum media volume. B. 100L media for every 1m² foliage at 100mm of thickness. C. The system is to be designed to achieve and maintain suitable organic matter, nutrient and water balance to sustain vegetation. <u>Planting – Rooftop and Podium</u> i) Ground covers with a mature height of 200mm or less – minimum 300mm; ii) Ground covers with a mature height of 200mm or more – suitable depth to support plant growth and longevity, as per media depth requirements established through compliance assessment; iii) Shrubs with a mature height of 200mm or more – minimum 600mm; iv) Trees – minimum 1200mm or rootball depth plus 200mm whichever is greater. v) Specify the light-weight media types for Horizon A and Horizon B media profile that are suitable for planting on built structures.	

PDA Development Conditions		
No.	Condition	Timing
	<u>Irrigation and Maintenance</u> i) Provide further design details for all irrigation and maintenance. b) Submit to EDQ DS for Compliance Assessment amended architectural plans as required to satisfy part a) of this condition. c) Carry out the works in accordance with the plans endorsed under part a) of this condition.	b) Prior to commencing site works for the relevant stage c) Prior to commencement of use
7.	Compliance Assessment – Streetscape Works a) Submit to EDQ DS for Compliance Assessment, detailed streetscape works drawings, including a schedule of proposed standard assets to be transferred to Council, certified by an AILA, for any proposed works within the public streetscape. The detailed streetscape plans are to include where applicable: i) location and type of street lighting in accordance with Australian Standard AS1158 – ‘<i>Lighting for Roads and Public Spaces</i>’; ii) footpath treatments; iii) location and types of streetscape furniture; iv) street trees, including species, size and location generally in accordance with the Council adopted planting schedules and guidelines. b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition. c) Submit to EDQ DS, ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.	a) Prior to commencing site works in relation to Stage 2 of the approved development b) Prior to commencement of use c) Prior to commencement of use
8.	Sufficient Grounds – Compliance Assessment – Accessible Housing Submit to EDQ DS evidence that the approved development delivers the following accessible housing outcome, pursuant to the Gold Level Livable Housing Design Guide. - Stage 1: 37 units, including 18 x two bedroom units and 19 x three bedroom units - Stage 2: 37 units, including 18 x two bedroom units and 19 x three bedroom units	Prior to commencement of use or BFP endorsement, whichever occurs first (for the relevant stage)
9.	Sustainability and Efficiency – Compliance Assessment a) Submit to EDQ DS for compliance assessment, a detailed sustainability report prepared by a suitably qualified person with	a) During construction for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	supporting plans, calculations, performance objectives and quantified sustainability measures, prepared generally in accordance with: i) <i>PDA Guideline 14 - Environmental Values and Sustainable Resource Use.</i> ii) <i>Northshore Hamilton Development Scheme; and</i> iii) Approved Sustainability Statement as amended in red The detailed report is to include plans and quantify sustainability measures that demonstrate at a minimum: iv) Sustainable Infrastructure and building materials v) Water management measures vi) Energy efficiency, demand management and renewable energy generation. vii) Waste management strategies for development construction and operation. viii) Transport initiatives.	
	b) Design, construct and operate the development in accordance with the Sustainability report approved in part a) of this condition. c) Submit to EDQ IS evidence from a suitably qualified person that the requirements of part b) of this condition have been met.	b) Prior to commencement of use for the relevant stage c) Prior to commencement of use or BFP endorsement, whichever occurs first (for the relevant stage)
10.	Compliance Assessment – Visitor Parking Submit to EDQ DS for compliance assessment detail of location of the visitor parking. Provide revised plans that identify any changes to public realm, access, activation, servicing arrangements or associated infrastructure.	Prior to commencing site works for Stage 2
11.	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
12.	Out of Hours Work – Compliance Assessment Where out of hours work is proposed, submit to EDQ DS, 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.	Minimum of 10 business days prior to proposed out of hours work commencement date

PDA Development Conditions		
No.	Condition	Timing
	<i>Note: The out of hours work request form is available at EDQ's website.</i>	
13.	Construction Management Plan a) Submit to EDQ DA Engineering a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) complaints procedures; iv) site management: a. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; b. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; c. for safe and functional temporary vehicular access points and frequency of use; d. for the safe and functional loading and unloading of materials including the location of any remote loading sites; e. for the location of materials, structures, plant and equipment; f. of waste generated by construction activities; g. detailing how materials are to be loaded/unloaded; h. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); i. of employee and visitor parking areas; j. of anticipated staging and programming; k. for the provision of safe and functional emergency exit routes; and l. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	a) Prior to commencing work for the relevant stage b) During construction c) During construction
14.	Erosion and Sediment Management a) Submit to EDQ DA Engineering an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); 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.	b) During construction
15.	Construction Traffic Management Plan a) Submit to EDQ DA Engineering a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Prior to commencing site works for the relevant stage b) During construction
16.	Construction Noise Management Plan a) Submit to EDQ DA Engineering 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:	a) Prior to commencing site works for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	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.	
	b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.	b) During construction
	c) Where requested by EDQ, submit to EDQ DA Engineering 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.	c) As requested by EDQ
17.	Structural Monitoring and Vibration Report a) Submit to the EDQ IS a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified RPEQ, including: i) the process for in-situ testing, based upon actual construction equipment, methods and onsite geotechnical conditions, to forecast expected vibration during all works, detailing: a. excavation of basement and shoring; b. new excavation; c. installation of new foundations (i.e. piling); d. proposed methods to mitigate and control vibration and ground movement during construction; ii) an instrumentation and monitoring plan, including drawings, frequency of monitoring, vibration limits and actions to be taken should limits be exceeded. The monitoring must commence prior to excavation, continue during excavation and construction, and finish one month after the completion of permanent works; iii) confirmation that the vibrations limits have been submitted to adjacent utility providers; iv) proposed anchoring, including: a. whether anchors are temporary or permanent; b. anchors' lifespan; c. consent from affected landowners and/or road managers, where required; v) dilapidation survey of surrounding assets and details of on-going monitoring of these assets.	a) Prior to commencing site works for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
	b) Carry out construction work in accordance with the certified SMVR certified under part a) of this condition.	b) During construction
18.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure 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. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to commencement of use b) Prior to commencement of use
19.	Earthworks a) Submit to EDQ DA Engineering detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i>; and - the approved plans and documents. The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, as required by Erosion and sediment management condition in this approval; - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and	a) Prior to commencing earthworks

PDA Development Conditions		
No.	Condition	Timing
	vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DA Engineering RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use c) Prior to commencement of use
20.	Acid Sulfate Soils a) Where on-site ASS are encountered, submit to EDQ DA Engineering an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition. c) Submit to EDQ DA Engineering 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.	a) Prior to commencement of or during earthworks b) Prior to commencement of use or BFP endorsement, whichever occurs first c) Prior to commencement of use or BFP endorsement, whichever occurs first
21.	Vehicle Access Submit to EDQ DA Engineering RPEQ certification that the cycle path crossings at the intersection of Macarthur Avenue with the Western Laneway have been designed and constructed in accordance with the following requirements: i) Cycle path crossings at the intersection of MacArthur Avenue with Western Laneway must be designed in accordance with DTMR Selection & Design of Cycle Tracks Guideline, Oct 2019, relevant Austroads Guides and Australian Standards. ii) The design is required to specifically address the following: a. Clear designation of give way priority (cyclist / pedestrian)	Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	b. Appropriate signage, line marking and surface treatments (at the point of crossing and as required on vehicle/pedestrian/cycle approaches) c. Appropriate horizontal and vertical geometry and landscape interface design to maximise sight distances and minimise vehicle turning speeds d. Consistency with Council's adopted standards and incorporating Council's feedback on treatment suitability and performance	
22.	Car parking a) Submit to EDQ DA Engineering detailed engineering plans, certified by a RPEQ, for all car parking. The RPEQ certified engineering plans must be designed generally in accordance with: i) Provide minimum 60 visitor carparking numbers. ii) Provide minimum 429 resident carparking numbers. iii) Australian Standard AS2890 – Parking Facilities and the approved plans. b) Construct, sign and delineate car parking spaces generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DA Engineering RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of site works for stage 2. b) Prior to commencement of use or BFP endorsement, whichever occurs first (for the relevant stage) c) Prior to commencement of use or BFP endorsement, whichever occurs first (for the relevant stage)
23.	Bicycle Parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 2015 Bicycle parking facilities</i> and the approved plans. b) Submit to EDQ DA Engineering evidence demonstrating bicycle parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use or BFP endorsement, whichever occurs first (for the relevant stage) b) Prior to commencement of use or BFP endorsement, whichever occurs first

PDA Development Conditions		
No.	Condition	Timing
		(for the relevant stage)
24.	Water Connection Connect the approved development to the existing water reticulation network generally in accordance with Urban Utilities' current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first (for the relevant stage)
25.	Sewer Connection Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities' current adopted standards.	Prior to commencement of use or BFP endorsement, whichever occurs first (for the relevant stage)
26.	Private Stormwater Drainage Infrastructure a) Submit to EDQ DA Engineering, detailed engineering drawings, certified by a RPEQ, for the proposed private stormwater reticulation infrastructure designed generally in accordance with PDA Guideline No. 13 Engineering standards. The design is to demonstrate a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to and including the 1% Annual Exceedance Probability event, in accordance with Council's current adopted standards. b) Construct the works generally in accordance with the endorsed plans submitted under part a) of this condition. c) Submit to EDQ DA Engineering 'as constructed' drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the asset owner of all private stormwater works constructed in accordance with this condition.	a) Prior to the commencement of site works for the relevant stage b) and c) Prior to commencement of use for the relevant stage
27.	Flood Emergency Management Plan (FEMP) a) Submit to EDQ DA Engineering for record only a Flood Emergency Management Plan (FEMP). Demonstrate how the emergency access or evacuation to and from the site through the adjoining flooded roads will be undertaken during a flood event. The FEMP must be prepared by a RPEQ in accordance with the NSH PDA Scheme, Brisbane City Council City Plan 2014 and EDQ's relevant guidelines and standards. b) Implement the certified FEMP submitted under part a) of this condition.	a) Prior to commencement of use for the relevant stage b) At all times following commencement of

PDA Development Conditions		
No.	Condition	Timing
		use for the relevant stage
28.	Stormwater Management (Quality) a) Submit to EDQ DA Engineering detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i>; and ii) the approved Civil Engineering Report (Michael Bale & Associates, Revision 1, dated 01/08/2025). b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ DA Engineering RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works for the relevant stage b) Prior to commencement of use or BFP endorsement, whichever occurs first (for the relevant stage) c) Prior to commencement of use or BFP endorsement, whichever occurs first (for the relevant stage)
29.	Acoustic Treatments a) Construct the approved development in accordance with the recommendations of the approved Environmental Noise Assessment Report, prepared by TTM Consulting Pty Ltd (Revision 1), dated 11 May 2023. b) Submit to EDQ DA Engineering evidence that the requirements of part a) of this condition have been met.	a) During construction b) Prior to commencement of use for the relevant stage
30.	Electricity a) Submit to EDQ DA Engineering 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 for the relevant stage b) Prior to commencement of use for the relevant stage

PDA Development Conditions		
No.	Condition	Timing
31.	Telecommunications a) Submit to EDQ DA Engineering 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 for the relevant stage b) Prior to commencement of use for the relevant stage
32.	Broadband a) Submit to EDQ DA Engineering, written agreement from an authorised telecommunications service provider, confirming that broadband internet infrastructure will be provided to the premises in accordance with: - The <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>; and - Telecommunications industry standards for high rise buildings, such as those set by Telstra or NBN Co. b) Construct the infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use for the relevant stage b) Prior to commencement of use for the relevant stage
33.	Gas a) Where gas is proposed submit to EDQ DA Engineering, documentation from an authorised gas service provider, confirming that an agreement has been entered into for the provision of underground gas services to the approved development. b) Connect the approved development to underground gas services in accordance with the agreement mentioned in part a) of this condition.	a) Prior to commencement of use for the relevant stage b) Prior to commencement of use for the relevant stage
34.	Outdoor Lighting a) Design, construct, and maintain outdoor lighting in accordance with the following Australian Standards: - AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting; and - AS1158.1.1 Lighting for Roads and Public Spaces	a) Design and construction – prior to commencement of use or BFP endorsement, whichever occurs

PDA Development Conditions		
No.	Condition	Timing
	b) Submit to EDQ DA Engineering evidence to demonstrate that the design and construction requirements of part a) of this condition have been satisfied.	first (for the relevant stage) b) Prior to commencement of use for the relevant stage
35.	Refuse Collection a) Submit to EDQ DA Engineering evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements generally in accordance with the Operational Waste Management Plan, prepared by ITE Consulting (Revision 01), dated 08/08/2025.	a) Prior to commencement of use or BFP endorsement, whichever occurs first (for the relevant stage) b) At all times following commencement of use
36.	Contaminated Land – Compliance Assessment Should contamination be encountered on site, submit to EDQ DS for compliance assessment evidence prepared by a suitably qualified person (SQP) to demonstrate that the contamination can be managed as per legislated requirements and that the approved uses are appropriate to be established on site. <i>NOTE: For the purpose of this condition a suitably qualified person is defined under the Environmental Protection Act 1994.</i> <i>NOTE: A list of approved auditors can be found at the following website:</i> https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement	At all times
37.	Easements Over Infrastructure Provide public utility easements, in favour of and at no cost to the grantee, over infrastructure located in land (other than road) for Contributed Assets. The terms of public utility easements are to be to the satisfaction of the Chief Executive Officer of the authority which is to accept and maintain the Contributed Assets.	Prior to commencement of use or BFP endorsement, whichever occurs first
38.	Charges Payable Pay to the MEDQ infrastructure charges in accordance with the DCOP in place at the date of payment.	In accordance with the DCOP.

PDA Development Conditions		
No.	Condition	Timing
	Certifies construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	

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 ****