

DEV2012/335
10 July 2013

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

Brookfield Residential Properties
C/- Mr Michael Forwood
RPS
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Michael

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
RECONFIGURATION OF A LOT (2 INTO 3 LOTS), 1 ACCESS EASEMENT AND
COMMON PROPERTY AT 23 AND 221 MACARTHUR AVENUE, HAMILTON
DESCRIBED AS LOT 61 AND 62 ON SP231794**

On 05 July 2013 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website
<http://edq.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Brianna Fyffe on 3174 0206.

Yours Sincerely



Patrick Atkinson
Manager – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Northshore Hamilton	
Site address	23 & 221 MacArthur Avenue, Hamilton	
Lot on plan description	Lot number	Lot description
	Lot 61	SP231794
	Lot 62	SP231794
PDA development application details		
MEDQ reference number	DEV2012/335	
Lodgement date	27 November 2012	
Type of application	☒ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☒ Operational work ☐ Preliminary approval ☒ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	2 into 3 lots & common property and 1 access easement	

PDA development approval details

Decision of the MEDQ [delete other than the applicable decision]	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.
Decision date	05 July 2013
Currency period	4 Years from Decision Date

Plans and specification

The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

Approved plans, reports and specifications	Number (if applicable)	Date (if applicable)
1. Proposed Subdivision Portside East	6121-190B	26 February 2013
2. Serviceability Report – Bornhorst + Ward Consulting Engineers – Rev B	Project No. 12185	May 2012

PDA Development Conditions**General/ Planning Requirements**

1.	Carry out the Approved Development Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).	Prior to commencement of use and to be maintained / endorsement of survey plan
2.	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the conditions included in the Conditions Package. Such operational work is to be carried out generally in accordance with the approved drawing(s), and/or documents or, if requiring a further approval from EDQ, in accordance with the relevant approval(s).	Prior to commencement of use / endorsement of survey plan
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant engineering or other approval/s required by the conditions.	To be maintained
4.	Demolish Buildings Provide to EDQ's Manager – Development Assessment, evidence that the buildings have been demolished to the extent shown on the approved Proposed Subdivision Portside East, 6121-190B, dated 26 February 2013.	Prior to Survey Plan endorsement
5.	Construction Management Plan a) Prepare and submit a site based construction management plan, certified by a Registered Professional Engineer of QLD (RPEQ) that includes but is not limited to: • A construction monitoring programme for the construction work.	Prior to commencement of site works

	• Provision for the management of traffic around and through the site during and outside of construction work hours. • Provision for parking and materials delivery during and outside of construction hours of work. • Management of dust generated from the site during and outside construction work hours. • Management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later). • Management of groundwater and surface water collection, treatment and disposal. • If acid sulphate soils are found on the site, submit an Acid Sulphate Soils Management Plan (ASSMP), prepared and certified by a suitable qualified and experienced professional. The ASSMP shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. Excavation and removal of acid sulphate soils will be undertaken in accordance with the approved ASSMP. b) The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. c) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	As indicated While site works / operational works / building works are occurring
6.	Easements over Infrastructure Where public utilities are located on private land, public utility easements must be provided in favour and at no cost to the relevant service provider entities. The terms of the easements must be to the satisfaction of the Chief Executive Officers of the entities.	Prior to survey plan endorsement
7.	Access Easements a) Provide access easements generally in accordance with the approved plan. b) Should the dedication of the 'future road' that abuts the eastern boundary not occur in the near future, provide a temporary access easement over Lot 18 in favour of Lots 16 and 17. The temporary access easement is to be surrendered upon completion of the future road. c) Surrender existing Easement A upon completion of the 'future road' and establishment of proposed Easement B.	Prior to survey plan endorsement
8.	On site Erosion and Stormwater Runoff a) Minimise on-site erosion and the release of sediment or sediment-laden stormwater from the site at all times. b) Prepare an Erosion and Sediment Control (ESC) Management Plan for the site in accordance with the Healthy Waterways document "Controlling Stormwater Pollution on Your Building Site" 2006 (or later version) and Brisbane City Council's "Erosion and	a) As indicated b) Prior to site works commencing

	Sediment Control Standard" (Version 9 or later). c) Implement and maintain the ESC Management Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped). The prepared ESC Management Plan must be available on-site during these works.	c) While site works/operational works/building works is occurring
9.	Protecting Existing Infrastructure a) Where there is existing infrastructure in the vicinity of the proposed work, then the new work must not damage or compromise the working ability of the existing infrastructure. Should it be required to provide alterations to public utility mains, existing mains, services or installations, then the developer is required to meet the costs of the alteration/s, which is to be carried out in accordance with Brisbane City Council's "Subdivision and Development Guidelines". b) A building over sewer (BOS) application and a building over/near stormwater (BONSW) are to be submitted to ensure no loading is transferred to the trunk main during construction and no diversion for the trunk main over site is required. The BOS & BONSW are to be approved by the relevant service provider entities.	a) While site works are occurring, then to be maintained b) Prior to commencement of works on site
10.	Sewer Connection – Queensland Urban Utilities Nominated Assessment Authority a) Submit and obtain approval from QUU engineering design plans detailing the sewerage system including connections to existing sewerage infrastructure, checked and certified by a Registered Professional Engineer of QLD (RPEQ) required to service the development. The RPEQ is to verify the plans and ensure the design is in accordance with QUU's current Standards. b) Construct the sewer connection in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and EDQ 'As-Constructed' drawings verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans. c) Provide to EDQ all approval correspondence from QUU relating to part (a) and (b) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
11.	Water – Queensland Urban Utilities Nominated Assessment Authority a) Submit and obtain approval from QUU, engineering design plans detailing the water system including connections to existing water infrastructure, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil) to service the development. The RPEQ is to verify the plans and ensure the design is in accordance with QUU's current Standards. b) Construct the water connection in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and EDQ 'As-Constructed' drawings verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans c) Provide to EDQ all approval correspondence from QUU relating to	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to

	part (a) and (b) of this condition.	commencement of use
12.	Service, Meter Assembly & Meter box Provide water services, approved meter assemblies and meter boxes to the boundary of each lot in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Brisbane City Council's <i>Supplementary Manual</i> .	Prior to commencement of use
13.	Stormwater System – Brisbane City Council (BCC) Nominated Assessment Authority a) Submit and obtain approval from BCC engineering plans detailing stormwater drainage including any relocation of existing stormwater infrastructure, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). b) Demonstrate that the stormwater runoff from the site does not adversely impact on flooding or drainage (peak discharge and duration for all events up to the 100 year Average Recurrence Interval (ARI)) of properties that are upstream, downstream or adjacent to the site. c) Submit to EDQ in writing approval from BCC to connect the proposed storm water infrastructure to the existing infrastructure. d) Construct the stormwater drainage in accordance with the submitted stormwater drainage plans required in part (a) of this condition. Submit to EDQ 'As-Constructed' drawings and asset register verified and signed by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the plans from part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of site works c) Prior to commencement of use d) Prior to commencement of use
14.	Electricity Provide underground electricity services in accordance with an approved electricity reticulation plan and the Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use
15.	Telecommunications a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> . b) Construct services in accordance with the agreement.	a) Prior to commencement of use. b) Prior to commencement of use
16.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use.

17.	Broadband Provide to EDQ a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Act (Fibre Deployment Bill 2011) can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of use.									
18.	Repair Damage to Kerb, Footpath or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development	Prior to commencement of use									
19.	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the ULDA Self Certification Procedure Manual. No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by EDQ.	Prior to commencement of site works									
20.	Pre-Construction Self Certification No work shall commence until EDQ acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with ULDA Certification Procedures Manual.	Prior to commencement of construction									
21.	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved forms and "as Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" are in accordance with the approved plans.	Prior to the commencement of use									
22.	Infrastructure Contributions Pay to Economic Development Queensland a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with the ULDA's <i>Infrastructure Framework October 2012</i> (The Framework). The Framework specifies that the charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index. The current applicable charge is: <table border="1"> <tr> <td>Detached dwelling charge</td><td>\$28,319 x 3</td><td>\$84,957</td></tr> <tr> <td>Credit for existing lot</td><td>\$28,319 x 2</td><td>-\$56,638</td></tr> <tr> <td>Total Infrastructure Charge</td><td></td><td>\$28,319</td></tr> </table> * Charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index	Detached dwelling charge	\$28,319 x 3	\$84,957	Credit for existing lot	\$28,319 x 2	-\$56,638	Total Infrastructure Charge		\$28,319	Prior to survey plan endorsement
Detached dwelling charge	\$28,319 x 3	\$84,957									
Credit for existing lot	\$28,319 x 2	-\$56,638									
Total Infrastructure Charge		\$28,319									

ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, some specific advices are outlined below. Other advices may include other approvals under the Urban Land Development Authority Act 2007 as well as the Sustainable Planning Act 2009 (e.g. for building work), the Plumbing and Drainage Act 2002 and the Commonwealth Environmental Protection and Biodiversity Act 1999. Carrying out development may also be subject to 'duty of care' legislation such as the Aboriginal Cultural Heritage Act 2003. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

Plan Sealing and Uncompleted Works Bonds

EDQ procedures and required forms regarding plan sealing and uncompleted works bonds are contained within the ULDA Certification Procedures Manual downloadable on the EDQ website or contact EDQ on 3024 4150.

**** End of Package ****

