



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

Our ref: DEV2014/560

29 September 2014

Economic Development Queensland
C/- Ms Ashleigh Cox
GHD
GPO Box 668
BRISBANE QLD 4001

Dear Ashleigh

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS (TIDAL WORKS, CLEARING OF SIGNIFICANT VEGETATION [10 MANGROVE TREES] AND FILLING AND EXCAVATION - MANGROVE WALK) AT 327, 329 AND 331 MACARTHUR AVENUE, EAGLE FARM DESCRIBED AS LOTS 110, 111 AND 112 ON SP224971

On 29 September 2014 the Minister for Economic Development (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to 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 Department of State Development, Infrastructure and Planning website <http://www.dsdiq.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 Brandon Bouda on 3452 7422.

Yours sincerely

Lyndy Rapson
A/Director, EDQ Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	327, 329 and 331 Macarthur Avenue, Eagle Farm	
Lot on plan description	Lot number	Lot description
	110	SP224971
	111	SP224971
	112	SP224971
PDA development application details		
MEDQ reference number	DEV2014/560	
Lodgement date	16 September 2014	
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	Tidal works, interfering with significant vegetation and filling and excavation.	

PDA development approval details			
Decision of the MEDQ		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.	
Original Decision date		2 June 2014	
Change to approval date		29 September 2014	
Currency period		2 years from original 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.	Tree Removal/Trim and Tidal Plan	C031 Revision H	19.09.14
Plans, reports and specifications approved on 2 June 2014		Number (if applicable)	Date (if applicable)
1.	Drawing List and Locality Plan	C000 Revision C	10.03.14
2.	Control Line Setout	C001 Revision E	21.03.14
3.	Earthworks Layout, Notes and Details	C010 Revision E	21.03.14
4.	Erosion & Sediment Control Layout, Notes and Details	C020 Revision C	10.03.14
5.	Footpath Layout	C030 Revision E	21.03.14
6.	Footpath Longitudinal and Typical Cross Sections	C040 Revision C	10.03.14
7.	Footpath Cross Sections Sheet 1	C041 Revision E	21.03.14
8.	Footpath Cross Sections Sheet 2	C042 Revision E	21.03.14
9.	Footpath Cross Sections Sheet 3	C043 Revision E	21.03.14
10.	Marine Vegetation Management Plan Hamilton Reach Development (ULDA)	PR109009-2 Rev A	05/04/2012
11.	General Arrangement Cover Sheet	L_NSH_MW_GA_0001 Revision A	12.03.14
12.	General Arrangement Legend and Plant Schedule	L_NSH_MW_GA_0002 Revision A	12.03.14
13.	General Arrangement Landscape Plan 01	L_NSH_MW_GA_0003 Revision A	12.03.14
14.	General Arrangement Landscape Plan 02	L_NSH_MW_GA_0004 Revision A	12.03.14
15.	General Arrangement	L_NSH_MW_GA_0005	12.03.14

	Landscape Plan 03	Revision A	
16.	General Arrangement Landscape Plan 04	L_NSH_MW_GA_0006 Revision A	12.03.14
17.	General Arrangement Typical Sections	L_NSH_MW_GA_0007 Revision A	12.03.14

PDA Development Conditions

1	Carry out the approved development Carry out and complete the development generally in accordance with the approved plan/s, drawing/s and document/s and the conditions contained in this approval.	Prior to the commencement of use and to be maintained
2	Complete all Operational Works Complete all operational and building work associated with this development approval, including work required by any of the following conditions. Such work is to be carried out generally in accordance with the approved plans.	While site works/ operational works/ building works is occurring
3	Significant Vegetation Clearing Works Removal of significant vegetation (26 Mangrove Trees) is to be conducted by a qualified arborist in accordance with: • Earthworks layout, Notes and Details drawing number C010 revision E dated 21.03.14 • Tree Removal / Trim and Tidal Plan, drawing number C031, revision H dated 19.09.14 • Marine Vegetation Management Plan Hamilton Reach Development (ULDA), report number PR109009-2 Rev A, dated 05/04/2012; • General Arrangement Legend and Plant Schedule drawing number L_NSH_MW_GA_0002 Revision A dated 12.03.14 • General Arrangement Landscape Plan 01 drawing number L_NSH_MW_GA_0003 Revision A dated 12.03.14 • General Arrangement Landscape Plan 02 drawing number L_NSH_MW_GA_0004 Revision A dated 12.03.14 • General Arrangement Landscape Plan 03 drawing number L_NSH_MW_GA_0005 Revision A dated 12.03.14 • General Arrangement Landscape Plan 04 drawing number L_NSH_MW_GA_0006 Revision A dated 12.03.14 • General Arrangement Typical Sections drawing number L_NSH_MW_GA_0007 Revision A	While site works/ operational works/ building works is occurring

	dated 12.03.14 • Code for self-assessable development: Minor impact works in a declared fish habitat area or involving the removal, destruction or damage of marine plants Code Number: MP06 July 2011. <i>Note: Trimming of significant vegetation may require further approval under the Economic Development (Vegetation Management) By-law 2013.</i>	
4	Rehabilitation works Conduct rehabilitation works in accordance with the Marine Vegetation Management Plan Hamilton Reach Development (ULDA), report number PR109009-2 Rev A, dated 05/04/2012.	While site works/ operational works/ building works is occurring
5	Erosion and Sediment Control (ESC) Management Plan a) Prepare an Erosion and Sediment Control (ESC) Management Plan, certified by a Registered Professional Engineer Queensland (RPEQ) or an accredited professional in erosion and sediment control (CPESC), 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 Sediment Control Standard" (Version 9 or later). b) Implement and maintain the Erosion and Sediment Control (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.	a) Prior to commencement of works b) At all times during operational works
6	Protecting Existing Infrastructure 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, drainage infrastructure 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" and Queensland Urban Utilities' current Standards.	While site works are occurring, then to be maintained

7	Filling and Excavation a) Submit to the Principal Engineer PDA Development Assessment DSDIP a detailed earthworks plan and cross sections, checked and certified by a Registered Professional Engineer Queensland (RPEQ-Civil). The earthworks are to generally be undertaken in accordance with the following documents:- 1. AS3798-1996-Guidelines on Earthworks for Commercial and Residential Developments. Supervise Bulk Earthworks to level 1 and have a frequency of field density testing done in accordance with Table 8.1 of AS3798-1996; and 2. Earthworks Layout, Notes and Details drawing number C010 revision E dated 21.03.14. b) Carry out the filling and excavation in accordance with Part (a) of this conditions c) Submit certification to the Principal Engineer PDA Development Assessment DSDIP certification filling and excavation has been carried out in accordance with Part (a) of this condition and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to the commencement of site work b) Prior to commencement of use c) Prior to the commencement of use
8	Raised Boardwalk and Footpath Works a) Submit to the Principal Engineer PDA Development Assessment DSDIP engineering plans for the raised boardwalk and footpaths, checked and certified by a Registered Professional Engineer of Queensland (RPEQ) generally in accordance with: 1. Drawing List and Locality Plan drawing number C000 revision C dated 10.03.14 2. Control Line Setout drawing number C001 revision E dated 21.03.14 3. Earthworks Layout, Notes and Details drawing number C010 revision E dated 21.03.14 4. Erosion & Sediment Control Layout, Notes and Details drawing number C020 revision C dated 10.03.14 5. Footpath Layout drawing number C030 revision E 6. Tree Removal / Trim and Tidal Plan drawing number C031 revision H dated	a) Prior to commencement of works

	19.09.14 7. Footpath Longitudinal and Typical Cross Sections drawing number C040 revision C dated 10.03.14 8. Footpath Cross Sections Sheet 1 drawing number C041 revision E dated 21.03.14 9. Footpath Cross Sections Sheet 2 drawing number C042 revision E dated 21.03.14 10. Footpath Cross Sections Sheet 3 drawing number C043 revision E dated 21.03.14 b) Construct the retaining structures in accordance with the approved plans required in part (a) of this condition. Submit to the PDA Development Assessment DSDIP 'As-Constructed' plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans. As Constructed information must be in a format acceptable to Brisbane City Council.	b) Prior to the commencement of use
9	Open Space Landscape Works a) Submit to the Principal Engineer PDA Development Assessment DSDIP detailed landscape plan certified by a qualified (AILA accredited) landscape architect for improvement works and rehabilitation works within the proposed open space generally in accordance with: 1. Marine Vegetation Management Plan Hamilton Reach Development (ULDA), report number PR109009-2 Rev A, dated 05/04/2012 2. General Arrangement Cover Sheet drawing number L_NSH_MW_GA_0001 Revision A dated 12.03.14 3. General Arrangement Legend and Plant Schedule drawing number L_NSH_MW_GA_0002 Revision A dated 12.03.14 4. General Arrangement Landscape Plan 01 drawing number L_NSH_MW_GA_0003 Revision A dated 12.03.14 5. General Arrangement Landscape Plan 02 drawing number L_NSH_MW_GA_0004 Revision A dated 12.03.14 6. General Arrangement Landscape Plan 03 drawing number L_NSH_MW_GA_0005 Revision A dated 12.03.14 7. General Arrangement Landscape Plan 04 drawing number L_NSH_MW_GA_0006	a) Prior to commencement of works

	Revision A dated 12.03.14 8. General Arrangement Typical Sections drawing number L_NSH_MW_GA_0007 Revision A dated 12.03.14 9. Relevant Brisbane City Council guidelines/ standards The plan should document the following: ▪ existing contours or site levels; ▪ location of existing under- and above-ground services within the proposed parkland (e.g. drainage, water reticulation, sewerage, electricity, gas, telecommunications etc.); ▪ removal of weed species, barbed wire, building materials, rubbish, debris and other obstacles which may present a public liability risk; and ▪ location and description of existing fencing and retaining walls within and abutting the park. <i>Site Preparation</i> ▪ Proposed finished levels, including sections across and through the parkland at critical points (e.g. Interface with roads or water bodies, retaining walls or batters). <i>New Works</i> ▪ location of proposed drainage and stormwater works within the park, including cross-sections and descriptions; ▪ provision of electricity and water connections to the park; ▪ construction of vehicle barriers/bollards/landscaping along park frontages where required to prevent unauthorised vehicular access; ▪ provision of a lock-rail access point (positioned at a level and logical point) and associated vehicular crossover to each road frontage to parkland that includes fencing and gates to limit unauthorised vehicular access; ▪ details and locations of any proposed building works or planting, including: bridges, park furniture, picnic facilities and play equipment; ▪ surface treatments, including the preparation of all open ground within the proposed parkland to ensure that it is topsoiled, grassed and suitable for mowing.	
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	Grassing is to achieve 80% coverage at the time of On Maintenance inspection; and ▪ provision of a sub-tropical plant schedule listing all proposed plants by botanical name, quantity and size at time of planting. b) Construct the works generally in accordance with the approved landscape works required under part a) of this condition c) On completion of this work submit to the Principal Engineer PDA Development Assessment DSDIP written certification and “as constructed” plans in a format acceptable to Brisbane City Council demonstrating compliance with this condition d) On Maintenance: Provide 12 months maintenance to the parks, commencing on receipt of written confirmation from the Principal Engineer PDA Development Assessment DSDIP that the works are satisfactory. e) Off Maintenance Inspection: On completion of the 12 months maintenance period, contact the Principal Engineer and Brisbane City Council to arrange an off maintenance inspection.	b) Prior to the commencement of use c) Prior to the commencement of use d) Prior to the commencement of use e) Prior to the commencement of use
10	Construction Management Plan a) Submit to the Principal Engineer PDA Development Assessment DSDIP a site based construction management plan that will include but not be limited to: a. provision for the management of traffic during and outside of construction work hours; b. provision for parking and materials delivery during and outside of construction hours of work; c. management of sedimentation, erosion and dust generated from the work sites during and outside construction work hours; d. management of groundwater and surface water collection, treatment and disposal to accepted environmental standards; e. if found, management of acid sulphate and contaminated soils including removal, treatment and replacement in accordance	a) Prior to commencement of works

	with site remediation plans prepared and approved specifically for the site. Any acid sulphate soil found shall be managed, treated and removed in accordance with the Queensland Acid Sulphate Soil Technical Manual, Soil Management Guidelines V3.8 or later. 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.	b) Prior to commencement of works c) At all times during construction
11	Outdoor Lighting a) Install and maintain a suitable system of outdoor lighting to operate from dusk to dawn and to be illuminated in accordance with AS/NZS 1158.3.1-2005. b) Minimise the amount of light spill from the outdoor lighting into adjacent habitat areas in accordance with the relevant Australian Standards.	a) Prior to the commencement of use and then to be maintained b) At all times
12	Public Use of Mangrove Walk a) The Mangrove Walk is to be dedicated to Brisbane City Council, (either in trust or title) as Public Use Land at no cost or compensation to Brisbane City Council. b) EDQ, as the master developer, is to maintain all aspects of the Mangrove Walk until such time the asset is formerly handed over to Brisbane City Council.	a) Prior to the commencement of use b) As indicated
13	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the EDQ Certification Procedures Manual.	Prior to commencement of works

	No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by PDA Development Assessment DSDIP.	
14	Pre-Construction Self Certification No work shall commence until PDA Development Assessment DSDIP acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with EDQ Certification Procedures Manual.	Prior to commencement of works
	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

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 *Economic Development Act 2012* as well as the *Sustainable Planning Act 2009* (eg for building work), the *Plumbing and Drainage Act 2002*, the *Commonwealth Environmental Protection and Biodiversity Act 1999*, and the *Economic Development (Vegetation Management) Bylaw 2013*. 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.

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*. Pursuant to *Division 3 Section 440R of the Environmental Protection Act 1994*, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work on

- (a) Sundays or public holidays, at any time; or
- (b) Saturdays or business days, before 6.30 a.m. or after 6.30 p.m.