

Our ref: DEV2014/599

10 October 2014

Alceon Group as Trustee of the BTP Trust
C/- Mr Bruce Loxton
Graystone Pty Ltd
PO Box 1493
MILTON QLD 4064

Dear Bruce

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - OFFICE, RESEARCH AND TECHNOLOGY FACILITY, WAREHOUSE, SHOWROOM, MEDICAL CENTRE, SHOP, FOOD PREMISES, CONFERENCE CENTRE, EDUCATIONAL ESTABLISHMENT AND COMMUNITY FACILITY; AND OPERATIONAL WORKS - TIDAL WORKS (PEDESTRIAN BRIDGES AND MARINE PLANT REMOVAL) AT 319, 371, 385 MACARTHUR AVENUE AND 210 CURTIN AVENUE WEST, EAGLE FARM DESCRIBED AS LOTS 802, 803, 809 AND PART LOT 806 ON SP210924, PART LOT 5 ON SP205057 AND PART OF CURTIN AVENUE WEST (ROAD RESERVE AND CLOSED ROAD)

On 10 October 2014 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://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 Brianna Fyffe on 3452 7167.

Yours sincerely



Lyndy Rapson
A/Director - EDQ Development Assessment

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PDA Decision Notice - Approval

Site information		
Name of urban development area (PDA)	Northshore Hamilton	
Site address	319, 371, 385 Macarthur Avenue and 210 Curtin Avenue West, Eagle Farm	
Lot on plan description	Lot number	Lot description
	Lots 802, 803, 809 and Part Lot 806	SP210924
	Part Lot 5	SP205057
	Part of Curtin Avenue West (Road Reserve and Closed Road)	
PDA development application details		
MEDQ reference number	DEV2014/599	
Lodgement date	27 August 2014	
Type of application	☒ New development involving:- ☒ Material change of use ☒ Development permit ☒ Operational works ☒ Development permit	
Description of proposal applied for	Material Change of Use – Office, Research and Technology Facility, Warehouse, Showroom, Medical Centre, Shop, Food Premises, Conference Centre, Educational Establishment and Community Facility Operational Works – Tidal Works (pedestrian bridges and marine plant removal)	

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.	
Decision date		10 October 2014	
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.	Development Summary	A-DA1-01-02, Issue P4	15/08/14
2.	Illustrative Site Plan	A-DA1-01-06, Issue P10	15/08/14
3.	Overall Typical Floor Plan	A-DA1-01-07, Issue P5	15/08/14
4.	Block A – Ground, 1 st , 2 nd & 3 rd Floor Plan	A-DA1-02-01, Issue P4	15/08/14
5.	Block A – Elevations	A-DA1-02-02, Issue P2	15/08/14
6.	Block A – Sections	A-DA1-02-03, Issue P2	15/08/14
7.	Block B – Ground Floor & 1 st Floor Plan	A-DA1-03-01, Issue P4	15/08/14
8.	Block B – Elevations	A-DA1-03-02, Issue P2	15/08/14
9.	Block B – Sections	A-DA1-03-03, Issue P2	15/08/14
10.	Block C – Ground & 1 st Level Floor Plan	A-DA1-04-01, Issue P5	15/08/14
11.	Block C – Elevations	A-DA1-04-02, Issue P2	15/08/14
12.	Block C – Sections	A-DA1-04-03, Issue P2	15/08/14
13.	Block D – Ground & 1 st -2 nd Floor Plan	A-DA1-05-01, Issue P4	15/08/14
14.	Block D – Elevations	A-DA1-05-02, Issue P2	15/08/14
15.	Block D – Sections	A-DA1-05-04, Issue P2	15/08/14
16.	Carparking Building – Floor Plan	A-DA1-06-01, Issue P5	15/08/14
17.	Carparking Building – Floor Plan Typical	A-DA1-06-02, Issue P3	15/08/14
18.	Carparking Building – Elevations	A-DA1-06-03, Issue P2	15/08/14

PDA Development Conditions

General

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 for the relevant stage and to be maintained
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 the Department of State Development, Infrastructure and Planning (DSDIP), in accordance with the relevant approval(s).	Prior to commencement of use
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.	As indicated

Engineering

4.	Pedestrian bridge a) Submit to the Principal Engineer EDQ Development Assessment DSDIP, detailed engineering drawings of the proposed pedestrian bridges as located on approved Illustrative Site Plan A-DA1-01-06 Issue P10 dated 15/8/2014. The drawings are required to clearly define the type, location and extent of the works and must be certified by a Registered Professional Engineer of Queensland (RPEQ). The drawings submitted must: (i) Show the current real property descriptions and boundaries of property which abut the proposed works and the tidal land on which the works to occur (ii) Show the relevant mean high water spring levels (iii) Clearly define the works for which endorsement is sought (iv) Show the location and dimensions of existing works on the water frontage which abut the proposed works and existing works on adjacent properties within 20m of the proposed works	a) Prior to commencement of building works for the relevant stage
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	(v) Indicate the construction details of the proposed works (vi) Show the finished levels of the works (including pile head levels) (vii) Show the levels of LAT, MHWS and HAT (viii) Show the design criteria for the proposed works (ix) Show the AHD (x) The bridges should be designed to achieve a 2 year ARI flood immunity Additionally, provide an assessment demonstrating how the proposed bridges comply with the following relevant provisions of <i>Module 10. Coastal protection of the State Development Assessment Provisions (SDAP), 20 June 2014, Version 1.4</i>: (i) Table 10.1.1 All development; and (ii) Table 10.1.2 Operational work. b) Construct the pedestrian bridges in accordance with the endorsed plans required under part a) of this condition. c) On completion of the works, submit to the Principal Engineer EDQ Development Assessment DSDIP, structural certification of the pedestrian bridges, certified by a Registered Professional Engineer of Queensland (RPEQ), or equivalent, as per the structural certification form <i>Certification of Construction of Tidal Works</i>, which relates to Schedule 4A of the <i>Coastal Protection and Management Regulation 2003</i>	b) Prior to commencement of use for the relevant stage c) Prior to commencement of use for the relevant stage
5.	Erect sign A sign is to be placed in a position on, or near, the pedestrian bridges that: (i) is visible at all times; and (ii) states the maximum live load that may be applied to the bridges, in terms of the maximum number of persons that may be on the bridge at any given time.	Prior to commencement of use for the relevant stage
6.	Safety and risk assessment a) Submit to the Principal Engineer EDQ Development Assessment DSDIP a safety and risk assessment report, prepared by a suitably qualified professional. The report must detail all physical, operational (e.g. induction and evacuation) and management measures to mitigate potential environmental impacts from the nearby Large Dangerous Goods (LDGL's) locations and Major Hazard Facilities (MHF's).	a) Prior to commencement of use for the relevant stage

	b) Implement all physical, operational (e.g. induction and evacuation) and management measures recommendations from the submitted safety and risk assessment.	b) Prior to commencement of use for the relevant stage and to be maintained
7.	Flooding All commercial and retail areas are to have a minimum floor level of RL3.5m AHD.	Prior to commencement of use for the relevant stage
8.	Screening to External AC and/or Other Mechanical Plant Provide screening for any external or roof mounted air conditioning or mechanical plant installations in accordance with the following requirements: (i) No unscreened installations on the proposed development are to be visible from the surrounding sites; (ii) Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located; and (iii) The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building.	Prior to commencement of use for the relevant stage
9.	Acid Sulphate a) If acid sulfate soils are found on the site, submit to the Principal Engineer, EDQ Development Assessment, DSDIP an Acid Sulfate Soils Management Plan (ASSMP) certified by a suitably qualified and experienced professional, in accordance with the <i>State Planning Policy, December 2013</i> and relevant guidelines. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of works for the relevant stage b) During site works.
10.	Carpark a) Submit to the Principal Engineer EDQ Development Assessment DSDIP, detailed engineering plans for the approved carpark including signage and linemarking, certified by a Registered Professional Engineer Queensland (RPEQ) and: (i) generally in accordance with approved	Prior to commencement of use for the relevant stage and to be maintained

	Illustrative Site Plan A-DA1-01-06, Issue P10 dated 15/08/2014; (ii) in accordance with AS2890.1.2004 <i>Off-street carparking</i> provision is made for carparking for persons with disabilities in the ratio of 2% of the total spaces with a minimum of one (1) space per office block designed in accordance with AS2890.6.2009 <i>Off-street parking for people with disabilities</i>; and (iii) internal paved areas are to be signed and delineated in accordance with the <i>Manual of Uniform Traffic Control Devices</i>. b) Construct the car park generally in accordance with the certified plans required under part a) of this condition. c) Install a suitably approved system of lighting, designed by a Registered Professional Engineer Queensland (RPEQ), to illuminate carparking areas compliant with AS/NZS 1158.1.2:2010 (<i>Category P11 for car parks</i>) and AS4282 - <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.	
11.	End of trip facilities End of trip facilities for pedestrians and cyclists are to be provided including secure, undercover bicycle storage facilities, showers and lockers to a standard consistent with AS2890.3. Bicycle facility numbers are to be: (i) workers - to have secure space per 200m² of net lettable area (NLA) according with AS2893.0 and (ii) visitors - to have secure space per 1000m² of net lettable area (NLA) according with AS2893.0.	Prior to commencement of use for the relevant stage and to be maintained
12.	Erosion and Sediment Control (ESC) Plan a) Submit to the Principal Engineer EDQ Development Assessment DSDIP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: Urban Stormwater Quality Planning Guidelines 2010 (Department of Environment and Heritage Protection) (i) Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works for the relevant stage b) At all time during construction

13.	Construction Management Plan a) Submit to the Principal Engineer EDQ Development Assessment DSDIP, a Site Based Construction Management Plan prepared by the principal site contractor that includes but is not necessarily limited to the following: (i) management of noise and dust generated from the site during and outside construction work hours; (ii) management of stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties. (iii) management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site; b) Undertake all works generally in accordance with the construction management plan which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works for the relevant stage b) At all times during construction
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14.	Traffic Management Plan a) Submit to the Principal Engineer, EDQ Development Assessment, DSDIP a Traffic Management Plan (TMP) prepared and certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must ensure adverse traffic impacts are minimised during construction. The TMP must include: (i) provision for the management of traffic around and through the site during and outside of construction work hours; (ii) provision for parking and materials delivery during and outside of construction hours of work; (iii) Planning including risk identification and assessment, staging, etc.; (iv) implementation; (v) monitoring and measurement; (vi) management review; and (vii) traffic control plans or traffic control diagrams in accordance with <i>Manual of Uniform Traffic Control Devices</i> (MUTCD) for any temporary part or full road closures of any Council or State road(s) A permit will need to be sought from Brisbane City Council prior to any temporary road closure or road opening works. b) Implement the certified TMP, which must be current and available on site at all times.	a) Prior to commencement of site works b) At all times during construction
15.	Filling and Excavation a) Submit to the Principal Engineer EDQ Development Assessment DSDIP an earthworks plan and cross sections, certified by a Registered Professional Engineer of Queensland (RPEQ) in accordance with Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. b) Carry out the filling and excavation generally in accordance with the certified plans required under part a) of this condition. c) Submit to the Principal Engineer EDQ Development Assessment DSDIP certification by a RPEQ that all filling and excavation works have been carried out in generally accordance with the	a) Prior to commencement of works for the relevant stage b) Prior to commencement of use for the relevant stage c) Prior to commencement of use for the relevant stage

	b) Provide a screened bin corral for the storage of bulk bins, which is to be shared between all tenants.	b) Prior to commencement of use for the relevant stage and to be maintained.
21.	Outdoor Lighting Any proposed external lighting is to be designed and installed in accordance with <i>AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use for the relevant stage
22.	Electricity Submit to the Principal Engineer EDQ Development Assessment DSDIP either: (i) written evidence demonstrating that existing underground low-voltage electricity supply is available to each building; or (ii) written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services.	Prior to commencement of site works for the relevant stage
23.	Telecommunications Submit to the Principal Engineer EDQ Development Assessment DSDIP documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to the proposed development.	Prior to commencement of site works for the relevant stage
24.	Broadband Submit to the Principal Engineer EDQ Development Assessment DSDIP 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 site works for the relevant stage
25.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alteration to public utility mains, existing mains, services or installations required in connection with the approved development.	Prior to commencement of use for the relevant stage
26.	Repair any damage Repair any damage to existing kerb and channel,	Prior to commencement of use for

	footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.	the relevant stage
Landscape and Vegetation		
27.	Landscape Works a) Submit to the Principal Engineer EDQ Development Assessment DSDIP, for compliance assessment, detailed Landscape Plans certified by a suitably qualified Australian Institute of Landscape Architects (AILA) Landscape Architect, identifying the extent of landscaping around each building, the carpark and common areas including adjacent to bin collection point. The plans must, where relevant: (i) include an area of soft landscaping in the front setback. This may be to the front of blank walls or to provide privacy. (ii) ensure landscaping maintains visibility along pathways, driveways and to front entries (iii) include details and heights of fencing/walls to the street or open space (iv) include species which are low maintenance and water-wise (v) ensure species are selected taking into account the location of overhead or underground services (vi) indicate where one hose cock can be provided within each private open space where on ground level (vii) ensure turfed areas proposed are accessible externally by standard lawn mowing equipment and receive adequate sunlight (viii) identify opportunities for water infiltration on-site to be maximised on-site through landscaped areas and permeable paving where possible An overall site landscape plan should be provided which outlines areas of hard and soft external treatments and the interface with the streetscape. b) Construct the works in accordance with the endorsed drawings required by part a) of this condition. c) On completion of the works, submit to the Principal Engineer EDQ Development Assessment DSDIP written certification from a registered and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with this condition.	a) Prior to commencement of works for the relevant stage b) Prior to commencement of use for the relevant stage c) Prior to commencement of use for the relevant stage

28.	Marine plant removal a) Submit to EDQ Development Assessment DSDIP a scaled plan, certified by a qualified ecologist or arborist, indicating the details, methods, location and scope of all required marine plant (e.g. mangrove) removal as a result of the approved development. b) All marine plant removal approved under part a) of this condition is to be conducted by a qualified ecologist or arborist in accordance with the Queensland State Governments <i>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 January 2013</i>.	a) Prior to commencement of building works for the relevant stage b) As indicated and to be maintained
29.	Curtin Avenue West streetscape works a) Submit to the Principal Engineer EDQ Development Assessment DSDIP, for compliance assessment, a Streetscape Works Plan for works to be undertaken within the Curtin Avenue West footpath reserve. The plan is to be prepared at a scale of 1:100 by a suitably qualified and experienced Landscape Architect. The plans are to include: (i) Full width pavement; (ii) Street trees in tree grates with tree guard; (iii) Location of underground and above-ground services; (iv) Location of service pits; (v) Finished surface levels including cross-falls and longitudinal grades; (vi) Proposed road use adjacent to the kerbing (eg. public transport stops, parking bays, No Standing zones); and (vii) Streetscape standards and materials consistent with the requirements of Brisbane City Council's <i>Centres Detail Design Manual (CDDM)</i> and <i>Subdivision and Development Guidelines</i>. b) Construct the works in accordance with the endorsed plans from part a) of this condition c) On completion of the works, submit to the Principal Engineer EDQ Development Assessment DSDIP, written certification from a Registered Professional Engineer Queensland (RPEQ) that the constructed footpath works are in accordance with the endorsed Streetscape Works Plan.	a) Prior to commencement of works for the relevant stage b) Prior to commencement of use for the relevant stage c) Prior to commencement of use for the relevant stage

Infrastructure Contributions		
30.	Infrastructure Contributions Pay to the Minister for Economic Development Queensland the infrastructure charges calculated in accordance with the Infrastructure Funding Framework, dated July 2014.	In accordance with the Infrastructure Funding Framework for the relevant stage

STANDARD ADVICE

Please note that in order 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 ****

