

Our ref: DEV2012/206

5 November 2014

Peloton Group
C/- Ms Melody Kazzi
11/2 Kings Lane
DARLINGHURST NSW 2010

Dear Melody

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - MULTIPLE
RESIDENTIAL TOWER AND SHOP AT 37B HARBOUR ROAD, HAMILTON
DESCRIBED AS LOT 815 ON SP172649**

On 5 November 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.dsip.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 Gerard McCafferty on 3452 7424.

Yours sincerely



Lyndy Rapson
A/ Director - EDQ Development Assessment

PDA Decision Notice - Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	37B Harbour Road, Hamilton	
Lot on plan description	Lot number	Lot description
	815	SP172649
PDA development application details		
MEDQ reference number	DEV2012/206	
Lodgement date	04 November 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	Material Change of Use (Multiple Residential Tower and Shop)	

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	17 April 2012
Change to approval date	24 June 2014
Change to approval date	7 October 2014
Change to approval date	5 November 2014
Currency period	4 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 as previously approved on XX November 2014		Number (if applicable)	Date (if applicable)
1.	Floor Plan – Levels 05, 07, 09, 11, 13	SD 2007 Issue 01	Jan. 2012
Approved plans, reports and specifications as previously approved on 7 October 2014		Number (if applicable)	Date (if applicable)
2.	Floor Plan – Level 14	SD 2017 Issue 03	130730
3.	Typical Floor Plan – Levels 04, 06, 08, 10, 12 as amended in red 2 October 2014	SD 2006 Issue 01	Jan. 2012
Approved plans, reports and specifications as previously approved on 24 June 2014		Number (if applicable)	Date (if applicable)
4.	Site Plan	WD 1001 Issue 01	21/05/14
5.	Floor Plan – Basement 01	WD 2009 Issue 02	20/05/14
6.	Floor Plan – Ground Floor	WD 2010 Issue 01	20/05/14
Approved plans, reports and specifications as previously approved on 17 April 2012		Number (if applicable)	Date (if applicable)
7.	3D Drawings and Renders	SD 0201 Issue 01	Jan. 2012
8.	3D Drawings and Renders	SD 0202 Issue 01	Jan. 2012
9.	3D Drawings and Renders	SD 0203 Issue 01	Jan. 2012
10.	3D Drawings and Renders	SD 0204 Issue 01	Jan. 2012
11.	Location Plan	SD 1001 Issue 02	Jan. 2012
12.	Floor Plan – Level 01	SD 2003 Issue 02	Jan. 2012
13.	Floor Plan – Level 02	SD 2004 Issue 02	Jan. 2012

14.	Floor Plan – Level 03	SD 2005 Issue 01	Jan. 2012
15.	Disabled Units	SD 2008 Issue 00	Jan. 2012
16.	Roof Plan	SD 2101 Issue 01	Jan. 2012
17.	North Elevation	SD 3001 Issue 03	Jan. 2012
18.	East Elevation	SD 3002 Issue 03	Jan. 2012
19.	South Elevation	SD 3003 Issue 03	Jan. 2012
20.	West Elevation	SD 3004 Issue 03	Jan. 2012
21.	Section A	SD 3101 Issue 01	Jan. 2012
22.	Section B	SD 3102 Issue 01	Jan. 2012
23.	Sections Adjoining Buildings	SD 3103 Issue 00	Jan. 2012
24.	Portside Landscape DA Package, prepared by Lat 27, Amended in Red	10131.01_Portside DA Building 5_A3_111222_rev D	22 December 2011
25.	Traffic Engineering Report, prepared by TTM Group	27486Trep.docx Final Report	21 December 2011
26.	Engineering Report, prepared by Bornhorst + Ward Consulting Engineers	11001A Rev. BB	December 2011
27.	Noise Impact Assessment, prepared by Acoustic Logic	20111177.1/1912A/R0/JS	19 December 2011
28.	Acid Sulfate Soil Investigation, prepared by Butler Partners	03900	13 March 2008
29.	Energy Compliance Report for Development Application, prepared by Energy Solutions	ABSA 60841	21 December 2011
30.	Waste Management Plan, prepared by EnviroCom Australia		February 2012

PDA Development Conditions

General/ Planning Requirements

1	Carry out and construct the approved development Carry out and complete the development in accordance with the approved plan(s), drawing(s) and document(s).	Prior to commencement of use 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	Prior to commencement of use

	drawing(s), and/or documents or, if requiring a further approval from EDQ Development Assessment, DSDIP in accordance with the relevant approval(s).	
3	General development works Repair any damage to existing kerb and channel, footpath, roadway or other infrastructure that may occur during any works carried out in association with the development.	Prior to commencement of use
4	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
5	Site preparation a) Demolish or relocate any buildings/structures and uses on the approved development site in accordance with the approved drawing(s) and ensure that only one building remains on each lot. b) If construction for the approved development does not commence within 4 months of the existing use of the site ceasing, the site is to be landscaped in accordance with a landscape plan that has been submitted and approved by EDQ Development Assessment, DSDIP	a) Prior to commencement of use b) As indicated
6	Approval of 'as constructed' sustainable design a) Ensure the development achieves a minimum 3 star rating with an average 3.5 star rating in accordance with the stamped and endorsed <i>Energy Compliance Report</i> , prepared by Energy Solutions, dated 21 December 2011. b) Submit written confirmation from a suitably qualified sustainability professional to EDQ Development Assessment, DSDIP certifying that the development has been constructed to meet the objectives and recommendations as outlined in the <i>Energy Compliance Report</i> , prepared by Energy Solutions, dated 21 December 2011.	a) Prior to commencement of building works b) Prior to commencement of use
7	Flooding All habitable floor levels are located above the defined flood event (DFE) flood level in accordance	Prior to approval for building works

	with Brisbane City Council's policy or standard. Where no policy or standard is applicable, as per the default DFE identified in <i>State Planning Policy 1/03 – Mitigating the adverse impacts of flood, bushfire and landslide</i> as amended from time to time.	
8	Light reflectivity and heat a) To ensure that glass and other reflective surfaces do not reflect specular rays that create undue nuisance, discomfort or hazard, submit to EDQ Development Assessment, DSDIP details of the proposed glazing ensuring that: - the level of light reflectivity is no greater than twenty (20) per cent; and - a level of heat transmission of not less than twenty (20) per cent. b) Install and maintain glazing in accordance with the Manufacturer's specification.	a) Prior to building work commencing b) Prior to commencement of use and to be maintained
9	Lighting a) Enter into an agreement with an electricity supplier to provide a lighting system. b) Install and maintain a suitable system of lighting to operate from dusk to dawn within all areas where the public will be given access, including car parking areas. c) Ensure that all external lighting areas lights the building, particularly entrances and vegetated areas but does not overspill into other buildings or the sky. d) Ensure that all external lighting is in accordance with AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting so as not to cause nuisance to nearby residents or passing motorists. e) Ensure lighting over publically accessible footpaths covered by permanent awnings to a minimum of 20 lux (horizontal plane) at footpath level. f) Ensure lighting is to be maintained by the owner of the building in a safe and good working order.	Prior to commencement of use and to be maintained

10	Public access – 24 hours through site Provide and maintain unimpeded and safe 24-hour public access through the subject site and public plaza areas, and ensure that access ways are designed to cater for disabled persons in accordance with “ <i>Australian Standard AS1428.1</i> ”.	Prior to commencement of use and then to be maintained
11	Affordable housing Submit to EDQ Development Assessment, DSDIP evidence that Building 5 delivered a minimum of 8 affordable units. The total delivery of affordable housing units for Building 5 is to be a minimum of 8 units at \$385,000 or less.	Prior to commencement of use
Architecture and Design		
12	Active streetscape treatments The following design features are to be included to ensure the achievement of an active ground level streetscape: a) A street awning is to be provided to the continuous length of the commercial entries along Main Street and into the main entry foyer of the residential building. b) The commercial tenancy(s) along Main Street, the pool area and bicycle areas along the pedestrian spine provide overlooking and activation through windows and openings in accordance with the stamped approved plan(s).	a) Prior to commencement of use and to be maintained b) Prior to commencement of use and to be maintained
13	Screening requirements All podium parking is to be adequately screened from the public realm. Prior to the approval for building works, submit for approval to EDQ Development Assessment, DSDIP the proposed screening materials and colour/s in accordance with the stamped approved plans.	As indicated
14	Window sill treatments Window sills on all ground floor and Shop tenancies are to be within 100-300mm above the corresponding footpath level. The use of reflective glass for all Shop at both Ground and Level 1 is not appropriate.	Prior to approval for building works

15	Submit external details Submit the following for approval to EDQ Development Assessment, DSDIP: a) facade treatments; b) sun shading devices; and a) external materials, colours and finishes.	Prior to building work approval
16	Balcony design All balconies are to be constructed in accordance with stamped approved architectural drawings and are to remain unenclosed.	Prior to commencement of use and to be maintained
17	Screening to external AC and/or other mechanical plant a) No unscreened installations on the proposed development are to be visible from the surrounding sites, including from taller surrounding buildings. Submit for approval to the EDQ Development Assessment, DSDIP, details of the proposed roof plant screening that is complementary to the overall design of the roof. b) Any installations located on walls or in garden areas are to be appropriately screened or shaped so as to integrate in a complementary manner with the overall design of the wall or garden area in which the installation is to be located. c) The screening structures outlined in a) and b) above must be constructed from using materials that are consistent with materials used elsewhere on the facade of the building.	a) Prior to approval for building works b) Prior to commencement of use c) Prior to commencement of use
Engineering		
18	Access, grades, manoeuvring, carparks, signs, and lines Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout: a) Delineate and sign the designated vehicle entry point illustrated on Floor Plan – Ground Floor, SD 2002 Issue 02, dated December 2011. b) Construct a pavement of minimum Type A standard and surface with an impervious material (including associated drainage) to the	Prior to commencement of use and to be maintained

	area on which motor vehicles will be driven and/or parked. c) Manoeuvring on site for the loading and unloading of the vehicles(s). d) 1 SRV will be provided in accordance with the stamped and endorsed Traffic Engineering Report, prepared by TTM Group. e) Parking on site for 124 cars and for the loading and unloading of vehicles within the site to be delivered in the following configuration • 112 regular spaces • 11 small car spaces • 1 disabled car space f) A minimum of 2.3 metres height clearance to all undercover parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. g) A height clearance sign located at the entrance(s) to undercover car parking areas. h) An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. i) The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads.	
19	Bicycle spaces Provide bicycle spaces and end of trip facilities in accordance with the Northshore Hamilton Urban Development Area Development Scheme. <i>Note. It is requested that provided bicycle spaces be in accordance with the following UDA provisions due to the accepted reduced car parking spaces.</i> <i>In residential:</i> Residents – a secure space per dwelling = 127 Visitors – a secure space per 400m² = 23 <i>In non-residential</i> Workers – a secure space per 200m² NLA = 0.2 space Visitors – a secure space per 1000m² = 0.04 space	Prior to commencement of use and to be maintained

20	Construct main street a) Submit engineering plans certified by a Registered Professional Engineer Qld (RPEQ) for the construction of Main Street in accordance with <i>Brisbane City Council Subdivision and Development Guidelines</i>. b) Construct Main Street in accordance with a) above c) Provide 'as constructed' drawings plans certified by a Registered Professional Engineer Qld (RPEQ)	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
21	Construct driveway crossing a) Submit to the Principal Engineer, EDQ Development Assessment DSDIP engineering plans certified by a Registered Professional Engineer Qld (RPEQ) that illustrates the design of the proposed crossing / intersection of Main Street and Harbour Road. The engineering plans shall be in accordance with <i>Brisbane City Council Subdivision and Development Guidelines</i>. b) Construct the driveway crossing in accordance with a) above c) Submit to the Principal Engineer, EDQ Development Assessment DSDIP 'as-constructed' plans 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 approved in part (a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
22	Construct footpath a) Submit to the Principal Engineer, EDQ Development Assessment DSDIP engineering plans certified by a Registered Professional Engineer Qld (RPEQ) illustrating that the design of the footpath to Harbour Road is generally in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> and <i>Centres Detailing Design Manual (CDDM)</i> including any signs and traffic safety signs, markings and devices. b) Construct footpaths in accordance with part a) of this condition	a) Prior to commencement of site works b) Prior to commencement of use and to be maintained

23	Streetscape improvements a) Submit for approval to EDQ Development Assessment, DSDIP detailed landscape plans for all proposed streetscape works along Main Street and Harbour Road, including planting, footpath treatment and any streetscape furniture. Streetscape works are to be in accordance with the Northshore Hamilton Urban Development Area Development Scheme and the <i>City Wide Streetscape Hierarchy</i> located in Brisbane City Council's <i>Centres Details Design Manuel</i>. b) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from the Principal Engineer, EDQ Development Assessment DSDIP that planting is satisfactory.	a) Prior to commencement of use and to be maintained b) As indicated
24	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 survey plan endorsement
25	Construction management plan a) Submit for approval to the Principal Engineer, EDQ Development Assessment DSDIP 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 during in ground construction work; • 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; • that the construction does not pose a	a) Prior to commencement of site works

	permanent or temporary obstruction or potential hazard to air craft movements in accordance with BCA, CASA and the Brisbane Airport Master Plan requirements. 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. b) 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) As indicated
26	Waste management plan Submit to the Principal Engineer, EDQ Development Assessment DSDIP written confirmation that the requirements of the Waste Management Plan, prepared by EnviroCom Australia and dated February 2012 has been complied with.	Prior to commencement of use and to be maintained
27	Easements over infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour and at no cost to the relevant Authority. The terms of the easements must be to the satisfaction of the relevant Chief Executive Officer.	Prior to commencement of use
28	Filling and excavation a) Submit to the Principal Engineer, EDQ Development Assessment DSDIP an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. The plan is to demonstrate that the finished level of all allotments is at least the ARI 100 flood level plus 300mm. b) Undertake all works in accordance with the endorsed plan required in part (a) and submit	a) Prior to commencement of site works b) Prior commencement of use

	certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	
29	Acid sulphate a) Submit to the Principal Engineer, EDQ Development Assessment DSDIP an Acid Sulphate Soils Management Plan (ASSMP), prepared and certified by a suitable qualified and experienced professional, generally in accordance with Butler Partners 'Acid Sulphate Investigation Portside Wharf – Stage 2, Buildings 2, 4 & 5 Harbour Road Hamilton Project No 03900' dated 13th March 2008. The ASSMP shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) Excavation and removal of Acid Sulphate Soils will be undertaken in accordance with the approved ASSMP.	a) Prior to commencement of works b) During the site works.
30	On site erosion a) Submit to the Principal Engineer, EDQ Development Assessment DSDIP, 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 Sediment Control Standard" (Version 9 or later). b) 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.	a) Prior to site works commencing b) While site works /operational works /building works is occurring
31	Protecting existing infrastructure a) New work in the vicinity of existing infrastructure must not damage or compromise the working ability of the existing infrastructure.	a) While site works are occurring, then to be

	b) Where alterations are required to public utility mains, existing mains, services or installations, the alterations are to be carried out in accordance with Brisbane City Council's "Subdivision and Development Guidelines" and all costs are to be borne by the developer.	maintained b) While site works are occurring, then to be maintained
32	Sewer connection – Queensland Urban Utilities Nominated Assessment Authority a) Obtain written approval from QUU regarding connection into the existing sewerage infrastructure. b) Submit for approval to QUU engineering plans showing the design for any proposed augmentation of the sewer network and the design of any sewer property connections to serve the development. A Registered Professional Engineer of QLD (RPEQ) is to verify the plan and ensure the design is in accordance with QUU's current Standards. c) Construct the sewer connection in accordance with the approved plans and documents required in part/s (a) and (b) of this condition. Submit to the QUU and EDQ Development Assessment as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans. d) Submit to the Principal Engineer, EDQ Development Assessment DSDIP, all of the approval correspondence from QUU relating to part (a) (b) and (c) of this condition.	a) Prior to commencement of site works b) Prior to commencement of site works c) Prior to survey plan endorsement d) Prior to survey plan endorsement
33	Water – Queensland Urban Utilities Nominated Assessment Authority a) Obtain written approval from QUU to connect into the existing water infrastructure. b) Submit for approval to the QUU engineering plans showing the design for any proposed augmentation of the water network and of any water property connections to serve the development. A Registered Professional Engineer of QLD (RPEQ) is to verify the plan and ensure the design is in accordance with	a) Prior to commencement of site works b) Prior to commencement of site works

	QUU's current Standards. c) Construct the water connection in accordance with the approved plans required in part (b) of this condition. Submit to the QUU and EDQ 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 d) Submit to the Principal Engineer, EDQ Development Assessment DSDIP all of the approval correspondence from QUU relating to part (b & c) of this condition. <i>Note – Water reticulation works within the development must be designed and constructed in accordance with the requirements of the Plumbing and Drainage Act 2002</i>	c) Prior to survey plan endorsement d) Prior to survey plan endorsement
34	Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of proposed development in accordance with the WSA 03-2002 <i>Water Supply Code of Australia</i> V2.3 and Brisbane City Council's <i>Supplementary Manual</i>.	Prior to survey plan endorsement
35	Stormwater a) Submit to the Principal Engineer, EDQ Development Assessment DSDIP stormwater engineering drainage and management plans checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). b) The plans must demonstrate that the stormwater runoff from the site does not adversely impact on flooding or drainage (i.e. 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) Construct the stormwater drainage and management plans in accordance with the submitted stormwater drainage and management plans required in part (a) of this condition. Submit to EDQ Development Assessment as-constructed plans and asset register verified and signed by a Registered Professional Engineer of QLD (RPEQ)	a) Prior to commencement of site works b) Prior to commencement of site works c) Prior to survey plan endorsement

	confirming all works have been completed in accordance with the approved plans.	
36	Integrated Water Management Plan Submit to the Principal Engineer, EDQ Development Assessment DSDIP for approval a Integrated Water Management Plan prepared a suitable qualified professional.	Prior to the commencement of site works
37	Electricity (underground supply area) Provide underground electricity services in accordance with an approved electricity reticulation plan, Translink Requirements and the Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use
38	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.	Prior to commencement of use
39	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
40	Broadband Provide infrastructure within the development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to commencement of use
Certification Process <i>The following certification process applies due to the applicant signing up for Self Certification</i>		
41	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the MEDQ Certification Procedure Manual.	Prior to commencement of site works

	No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by EDQ Development Assessment.	
42	Pre-Construction Certification No work shall commence until EDQ Development Assessment acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with the MEDQ Certification Procedures Manual.	Prior to commencement of construction
43	Post-Construction 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 commencement of use
Landscaping		
44	Detailed Landscape Plan Submit for approval to EDQ Development Assessment a detailed landscape plan prepared by an Australian Institute of Landscape Architects registered landscape architect that: a) Is generally in accordance with the stamped approved Site Plan Drawing Number WD 1001 Issue 01 Dated 21/05/2014. b) Illustrates the Pedestrian Spine and show how it transitions seamlessly from the Mirvac approved landscaping to the north of the site across Main Street. c) Demonstrates unimpeded pedestrian access around the gas enclosure adjacent to Main Street. d) On completion, provide written certification to EDQ Development Assessment from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the approved detailed landscape plan.	a) Prior to certificate of classification b) Prior to certificate of classification c) Prior to certificate of classification d) Prior to survey plan endorsement

45	Construct and maintain the works a) Carry out the landscaping and associated works documented in the approved detailed Landscape Plan in accordance with Best Trade Practice and to Industry Standards. b) Maintain all landscaping works generally in accordance with the detailed plans and to industry standards.	a) Prior to commencement of use b) To be maintained
Pollution		
46	Acoustics Submit written confirmation to Principal Engineer, EDQ Development Assessment DSDIP from a Registered Professional Engineer of Queensland (RPEQ) that the development has been constructed to meet the recommendations as outlined in Acoustic Logic 'Portside Building 5 Noise Impact Assessment' dated 19th December 2011.	Prior to commencement of use
47	Food outlet refuse bin washing facility If the development involves a food outlet, construct an on-site refuse bin washing facility for food outlet refuse bins. The area must be provided with a tab, paved with an impervious material, graded and drained to sewer subject to the requirements and recommendations of Queensland Urban Utilities.	Prior to commencement of use and to be maintained
Monetary Contributions		
48	Infrastructure Contributions Pay to the Minister for 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>Interim Infrastructure Framework</i> (The Framework). The Framework specifies that the charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index. The applicable general infrastructure charge as at the original date of decision (17 April 2012) is as follows:	Prior to survey plan endorsement

77 Small units @ 0-60m ² GFA	\$11,785/ unit	\$907,445.00
48 Medium units @ 60-100m ² GFA	\$16,450/ unit	\$789,600.00
1 Large unit @ 100m ² + GFA	\$27,237/ unit	\$27,237.00
49m ² Retail	\$14,115/ 100m ² GFA	\$14,115.00
TOTAL		*\$1,738,397.00
<i>* This charge has been calculated as at the original date of decision, the charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index</i>		

STANDARD 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* (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.

Affordable Housing

You are notified of your responsibility to meet the requirements of condition number 28 of the development approval for a material change of use dated 5 June 2009. The approval relates to land located at 45 Harbour Road Hamilton.

**** End of Package ****