

Our ref: DEV2014/606

4 November 2014

Alceon Group Pty Ltd
C/- Mr Ben Cowan
Planning Initiatives
PO Box 1774
NEW FARM QLD 4005

Dear Ben

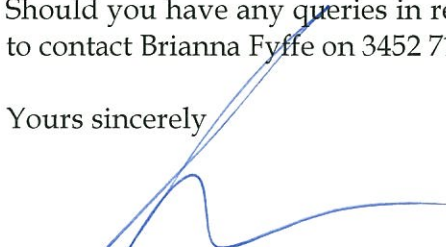
SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE (MULTIPLE RESIDENTIAL - 19 DWELLING UNITS) AND RECONFIGURING A LOT (1 LOT INTO 19 LOTS AND COMMON PROPERTY) AT 351 MACARTHUR AVENUE, HAMILTON DESCRIBED AS LOT 808 ON SP210924

On 4 November 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.dsdip.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 Fyfe on 3452 7167.

Yours sincerely



Steve Conner
Executive Director - Development Assessment

PDA Decision Notice - Approval

Site information		
Name of urban development area (PDA)	Northshore Hamilton	
Site address	351 Macarthur Avenue, Hamilton	
Lot on plan description	Lot number	Lot description
	Lot 808	SP210924
PDA development application details		
MEDQ reference number	DEV2014/606	
Lodgement date	18 September 2014	
Type of application	☒ New development involving:- ☒ Material change of use ☒ Development permit ☒ Reconfiguring a lot ☒ Development permit	
Description of proposal applied for	Material Change of Use – Multiple Residential (19 dwelling units) Reconfiguring a Lot – 1 lot into 19 lots and Common Property	

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		4 November 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.	Proposed Reconfiguration Plan prepared by Jensen Bowers	S-7788-003-B	13 October 2014, Amended in Red 4/11/2014
2.	Overall Site Plan prepared by MPS Architects	MPS2600 DA-05	10 September 2014
3.	Lots 1-4	MPS2600 DA-06	10 September 2014
4.	Lots 5-8	MPS2600 DA-07	10 September 2014
5.	Lots 9-12	MPS2600 DA-08	10 September 2014
6.	Lots 13-16	MPS2600 DA-09	10 September 2014
7.	Lots 17-19	MPS2600 DA-10	14 October 2014
8.	Overall Elevations	MPS2600 DA-11	10 September 2014
9.	Elevations Lots 1-4	MPS2600 DA-12	10 September 2014
10.	Elevations Lots 5-8	MPS2600 DA-13	10 September 2014
11.	Elevations Lots 9-12	MPS2600 DA-14	10 September 2014
12.	Elevations Lots 13-16	MPS2600 DA-15	10 September 2014
13.	Elevations Lots 17-19	MPS2600 DA-16	14 October 2014
14.	Accessible Design – Lots 4 & 12	MPS 2600 DA-19	27 October 2014
15.	Fencing Plan	MPS2600 DA-17	14 October 2014
16.	Site Based Stormwater Management Plan prepared by ACOR Consultants	BR140079	08/09/2014
17.	Bulk Earthworks Layout Plan prepared by ACOR Consultants;	BR140079 – DA01 Rev A	22/08/2014
18.	Site Earthworks Sections prepared by ACOR Consultants	BR140079 DA-02 Rev A	22/08/2014
19.	Proposed Services Plan dated prepared by ACOR Consultants	BR140079 DA-03 Rev A	08/09/2014
20.	02 – Landscape Master Site Plan, prepared by Place	1514012-02 Rev A	16.09.2014
21.	03 – Typical Lot Landscape Concept Principles Plan, prepared by Place	1514012-03 Rev A	16.09.2014

PDA Development Conditions – Reconfiguration of a Lot		
No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/ drawings and/ or documents.	At survey plan endorsement
2.	Certification of Operational Works All operational works undertaken on and/ or external to the site must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i>.	As required by the Certification Procedures Manual
Engineering		
3.	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 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 Environmental Protection Act 1994), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; and (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 works b) At all times during construction
4.	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 the following: (i) provision for the management of traffic around and	a) Prior to commencement of site works

	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 Manual of Uniform Traffic Control Devices (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) Undertake all works generally in accordance with the TMP which must be current and available on site at all times.	b) At all times during construction
5.	Filling and Excavation a) Submit to the Principal Engineer EDQ Development Assessment DSDIP, detailed earthworks plans, certified by a RPEQ, generally in accordance with AS3798 - 2007 <i>"Guidelines on Earthworks for Commercial and Residential Developments</i> and the following approved concept plans: (i) Bulk Earthworks Layout Plan BR140079 - DA01 Rev A dated 22/08/2014 prepared by ACOR Consultants; and (ii) Site Earthworks Sections BR140079 DA-02 Rev A dated 22/08/2014 prepared by ACOR Consultants. The certified earthworks plans shall: 1. include a geotechnical soils assessment of the site; 2. be consistent with the Erosion and Sediment Control plans; 3. where appropriate, provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; 4. provide full details of any areas where surplus soils are to be stockpiled. 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 from a RPEQ, that all filling and excavation works have been carried out	a) Prior to commencement of site works b) Prior to survey plan endorsement c) Prior to survey plan endorsement

	generally in accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	
6.	Water Reticulation a) Submit to the Principal Engineer EDQ Development Assessment DSDIP, detailed water reticulation design plans, certified by a RPEQ, generally in accordance with the following plan: (i) Proposed Services Plan BR140079 DA-03 Rev A dated 08/09/2014 prepared by ACOR Consultants b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Provide verification to the Principal Engineer EDQ Development Assessment DSDIP, from a RPEQ, that all works have been completed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to the commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
7.	Sewer Reticulation a) Submit to the Principal Engineer EDQ Development Assessment DSDIP, detailed sewer reticulation design plans, certified by a RPEQ, generally in accordance with the following plan: (i) Proposed Services Plan BR140079 DA-03 Rev A dated 08/09/2014 prepared by ACOR Consultants b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Provide verification to the Principal Engineer EDQ Development Assessment DSDIP, from a RPEQ, that all works have been completed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to the commencement of works b) Prior to survey plan endorsement c) Prior to survey plan endorsement
8.	Stormwater Management (Quantity & Quality) a) Submit to the Principal Engineer EDQ Development Assessment DSDIP, detailed stormwater reticulation design plans, including stormwater treatment devices certified by a RPEQ generally in accordance with the following plans / documents: (i) Proposed Services Plan BR140079 DA-03 Rev A dated 08/09/2014 prepared by ACOR Consultants; and (ii) Site Based Stormwater Management Plan BR140079 dated 08/09/2014 prepared by ACOR Consultants.	a) Prior to the commencement of works

	b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Provide verification to the Principal Engineer EDQ Development Assessment DSDIP, from a RPEQ, that all works have been completed generally in accordance with the certified plans required under part a) of this condition.	b) Prior to survey plan endorsement c) Prior to survey plan endorsement
9.	Electricity Submit to the Principal Engineer EDQ Development Assessment DSDIP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply is available to the newly created lots; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground electricity services.	Prior to survey plan endorsement
10.	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 each new lot within the proposed subdivision.	Prior to survey plan endorsement
11.	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 survey plan endorsement
12.	Damage and Repairs Repair any damage to existing kerb and channel, 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.	Prior to survey plan endorsement
13.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alteration to public utility mains, existing mains, services	Prior to survey plan endorsement

	or installations required in connection with the approved development.	
Landscape & Environment		
14.	Acid Sulfate Soils (ASS) 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 State Planning Policy, December 2013 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 b) Prior to survey plan endorsement
15.	Erosion and Sediment Management 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 Brisbane City Council's <i>Erosion and Sediment Control Standard (Version 9 or later)</i> . b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
Surveying, land dedication and easements		
16.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets located in private land. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to survey plan endorsement
Infrastructure Charges		
17.	Infrastructure Contributions Pay to MEDQ a monetary contribution towards the cost of the provision of essential infrastructure in accordance with the Infrastructure Funding Framework (IFF) indexed to the date of payment.	Prior to survey plan endorsement

PDA Development Conditions – Material Change of Use

General		
18.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/ drawing and/or documents.	Prior to commencement of use
19.	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 DSDIP or other approval required by the conditions.	As indicated
20.	Affordable housing Submit to EDQ Development Assessment DSDIP, either: a) Evidence that the development delivers a minimum of 5% of the gross floor area as affordable to rent by households on the median household income for the Brisbane City Council local government area, in accordance with EDQ (ULDA) Guideline no. 16 Housing; or b) Enter into a development agreement, with the MEDQ in accordance with the section 3.6 of the <i>Northshore Hamilton UDA Development Scheme</i>.	a) Prior to commencement of use b) Prior to commencement of building work
21.	Accessible Housing Submit to EDQ Development Assessment DSDIP, evidence that the development delivers 10% accessible units generally in accordance with approved Accessible Design – Lots 4 & 12, MPS 2600 DA-19, dated 27 October 2014.	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
22.	Submit External Details Submit to EDQ Development Assessment DSDIP, further details of the building, facade treatment and external materials, colours, art and finishes generally consistent with the approved plans.	Prior to commencement of building work
Engineering		
23.	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	a) Prior to commencement of site works

	ii. during and outside construction work hours; management of traffic ingressing and egressing the site; iii. 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 Environmental Protection Act 1994), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; and iv. 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.	b) At all times during construction
24.	Vehicle Access Construct vehicle crossovers between the existing kerb & channel and the property boundary located generally in accordance with the approved Proposed Reconfiguration Plan S-7788-003-B dated 13 October 2014, Amended in Red 4/11/2014 prepared by Jensen Bowers and designed and constructed in accordance with Council's adopted standards.	Prior to commencement of use and to be maintained
25.	Car Parking Provide car parking spaces generally in accordance with approved Overall Site Plan MPS2600 DA-05, dated 10 September 2014, designed in accordance with AS2890.1 – 2004 – <i>Off Street Car Parking</i>	Prior to commencement of use and to be maintained
26.	Water connection Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
27.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
28.	Stormwater connection Connect the development to the existing stormwater drainage network in accordance with Council's current adopted standards.	Prior to commencement of use

29.	Outdoor Lighting Outdoor lighting proposed within the development shall be designed and installed to minimise light spill in the adjacent residential properties in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained.
30.	Electricity Submit to the Principal Engineer EDQ Development Assessment DSDIP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.	Prior to commencement of site works
31.	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
32.	Damage and Repairs Repair any damage to existing kerb and channel, 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.	Prior to commencement of use
33.	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
Landscape and Environment		
34.	Landscape Works a) Submit to the Principal Engineer EDQ Development Assessment DSDIP, detailed landscape plans, certified by an AILA registered Landscape Architect, for works within the proposed development, generally in accordance with the following plans:	a) Prior to commencement of site works

	i. 02 – Landscape Master Site Plan 1514012-02 Rev A dated 16.09.2014; and ii. 03 – Typical Lot Landscape Concept Principles Plan 1514012-03 Rev A dated 16.09.2014. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Provide verification by an AILA registered Landscape Architect that the works have inspected and completed generally in accordance with the certified plans required under part a) of this condition.	b) Prior to commencement of use and to be maintained c) Prior to commencement of use
35.	Acid Sulfate Soils (ASS) 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 State Planning Policy, December 2013 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 b) Prior to commencement of use
36.	Erosion and Sediment Management 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 the Brisbane City Council's <i>Erosion and Sediment Control Standard (Version 9 or later)</i>. b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
37.	Refuse Collection Submit to the Principal Engineer EDQ Development Assessment DSDIP, refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
38.	Acoustic treatments – Lots 1 and 2 a) Dwellings to be erected on Lots 1 and 2 shall be constructed with noise mitigation measures to achieve the acoustic quality objectives as required under Schedule 1 Acoustic Quality Objectives <i>Environmental Protection Noise Policy 2008</i>.	a) Prior to commencement of use or endorsement of a Building Format

	b) Provide evidence to the Principal Engineer EDQ Development Assessment, DSDIP, certified by a RPEQ that the dwellings on Lots 1 and 2 have been constructed generally in accordance with part a) of this condition.	Plan, whichever occurs first b) Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
Surveying, land dedication and easements		
39.	Easements over Infrastructure Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure located in private land that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
Monetary Contribution		
40.	Infrastructure Contributions Pay to MEDQ a monetary contribution towards the cost of the provision of essential infrastructure in accordance with the Infrastructure Funding Framework (IFF) indexed to the date of payment.	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first

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 ****