

Our ref: DEV2014/619

19 February 2015

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

Dear Mr Loxton

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT FOR A
MATERIAL CHANGE OF USE - CHILD CARE CENTRE AT 405 MACARTHUR
AVENUE, HAMILTON DESCRIBED AS LOT 801 ON SP210924**

On 18 February 2015 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 this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of State Development, Infrastructure and Planning website <http://www.ds dip.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Tom Barker on 3452 7440.

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	405 Macarthur Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 801	SP210924
PDA development application details		
DEV reference number	DEV2014/619	
'Properly made' date	12 November 2014	
Type of application	<input checked="" type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Material Change of Use – Child Care Centre	

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	18 February 2015
Currency period	4 years from Decision Date

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Ground Level	SK02F	21/01/2015 (as Amended in Red 16/02/2015)
2.	Upper Level	SK03F	21/01/2015
3.	Elevations 1	SK04D	21/01/2015
4.	Elevations 2	SK05C	21/01/2015
5.	Air Quality Constraints Assessment and Update, prepared by Advanced Environmental Dynamics	Project # 951003	4 October 2014
6.	Proposed Child Care Centre – Northshore Hamilton, prepared by Advanced Environmental Dynamics		29 January 2015
7.	Sketch Plan – Proposed Childcare Centre, prepared by Jensen Bowers	S-6782-020-A	06/02/2015
8.	Unit 8, Lot 801 SP210924 – Macarthur Ave Hamilton Childcare – Site preliminary acoustic assessment	2015031 L01	29 January 2015

ABBREVIATIONS

For the purposes of interpreting this Approval, the following is a list of abbreviations utilised in the conditions:

1. **AILA** means an Australian Institute Landscape Architect.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
3. **QUU** means Queensland Urban Utilities.
4. **Council** means Brisbane City Council.
5. **DSDIP** means The Department of State Development, Infrastructure and Planning.
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions

No.	Condition	Timing
General		
1.	<p>Carry out the approved development</p> <p>Carry out the approved development generally in accordance with the approved plans and documents.</p>	Prior to commencement of use
2.	<p>Maintain the Approved Development</p> <p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.</p>	As indicated
Engineering		
3.	<p>Construction Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDIP, a Site Based Construction Management Plan (CMP) prepared by the principal site contractor that includes but is not necessarily limited to the following:</p> <ul style="list-style-type: none"> i. management of noise and dust generated from the site during and outside construction work hours as prescribed in the Environmental Protection Act 1994; 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. 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; iv. management of traffic in accordance with an approved traffic management report prepared by a person holding a current Traffic Management Level 3 qualification or higher. <p>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.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>

4.	<p>Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment, DSDIP, detailed earthworks plans certified by a RPEQ generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments.”</i></p> <p>The certified earthworks plans shall:</p> <ul style="list-style-type: none"> i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. where appropriate, provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv. provide full details of any areas where surplus soils are to be stockpiled. <p>b) Carry out the filling and excavation generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDIP, certification by a RPEQ that all filling and excavation works have been carried out in generally 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.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
5.	<p>Vehicle Access</p> <p>Construct a vehicle crossover generally in accordance with the approved plans and designed and constructed in accordance with Council adopted standards.</p>	Prior to commencement of use and to be maintained
6.	<p>Car Parking</p> <p>Provide car parking spaces, delineated and signed generally in accordance with approved plans designed in accordance with AS2890.1 – 2004 - <i>Off Street Car Parking.</i></p>	Prior to commencement of use and to be maintained
7.	<p>Bicycle Parking</p> <p>Provide 6 bicycle parking spaces, delineated and signed generally in accordance with AS2890.3 – 1993 <i>Bicycle parking facilities.</i></p>	Prior to commencement of use and to be maintained
8.	<p>Water connection</p> <p>Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.</p>	Prior to commencement of use

9.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
10.	Stormwater connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use
11.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
12.	Electricity Submit to 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
13.	Telecommunications Submit to 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
14.	Broadband Submit to 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
15.	Damage and Repairs Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from	Prior to commencement of use

21.	Acoustic treatments <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DSDIP, a detailed acoustic assessment of the proposed development certified by a qualified acoustic professional. b) Undertake acoustic treatments to the development generally in accordance with the recommendations in the certified acoustic assessment required under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of site works b) Prior to commencement of use
22.	Safety and Risk Assessment Report <ul style="list-style-type: none"> a) Submit to EDQ Development Assessment, DSDIP, a safety and risk assessment report prepared by a suitably qualified professional assessing the associated risks on the development from the fuel storage facilities (Map 8), asphalt and concrete batching plants (Map 9) and chrome plating facilities (Map 10) identified in the <i>Northshore Hamilton PDA Development Scheme</i>. The safety and risk report must detail all proposed buildings, plantings and other physical measures, and operational and management measures to mitigate potential impacts of the listed activities. b) Implement the recommendations and strategies outlined in the certified report required under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of use b) As indicated and to be maintained
Monetary Contributions		
23.	Infrastructure Contributions <p>Pay to MEDQ a monetary contribution towards the cost of the provision of essential infrastructure in accordance with the Infrastructure Funding Framework (IFF), December 2014 Version 3, indexed to the date of payment.</p>	Prior to commencement of use

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 ****