

Our ref: DEV2012/398

4 March 2015

Hamilton Harbour Developments Pty Ltd
C/- Ms Jill McLauchlan
Devine Group
PO Box 780
HAMILTON 4007 QLD

Dear Ms McLauchlan

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 (224 DWELLING UNITS) AT 12 HERCULES STREET, HAMILTON DESCRIBED AS LOT 2 ON SP141869 (FORMERLY DESCRIBED AS LOT 1 ON SP224042)

On 4 March 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.dsdiq.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 Peita McCulloch on 3452 7688.

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	12 Hercules Street, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 2	SP141869
	Formerly Lot 1	SP224042
PDA development application details		
DEV reference number	DEV2012/398	
'Properly made' date	30 November 2012	
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 (224 dwelling units)	

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 March 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.	Site Plan	A-DA-01-05 (D)	16/02/15
2.	Basement 2 Floor Plan	A-DA-10-01 (B)	21/10/14
3.	Basement 1 Floor Plan	A-DA-10-02 (B)	21/10/14
4.	Ground Floor Plan	A-DA-10-03 (E)	16/02/15
5.	Level 01 Floor Plan	A-DA-10-04 (B)	21/10/14
6.	Level 02 Floor Plan	A-DA-10-05 (B)	21/10/14
7.	Level 03 Floor Plan	A-DA-10-06 (B)	21/10/14
8.	Level 04 Floor Plan	A-DA-10-07 (B)	21/10/14
9.	Typical Level 05-19 Floor Plan	A-DA-10-08 (B)	21/10/14
10.	Level 20 – Plant	A-DA-10-09 (B)	21/10/14
11.	Roof Plan	A-DA-10-10 (B)	21/10/14
12.	Typical Unit Plans	A-DA-50-01 (B)	21/10/14
13.	Accessible Housing Compliance and Potential Conversions	A-DA-50-02 (B)	21/10/14
14.	Northern & Eastern Elevations	A-DA-20-01 (C)	16/02/15
15.	Southern & Western Elevations	A-DA-20-02 (C)	16/02/15
16.	Sections	A-DA-30-01 (B)	21/10/14
17.	KSD2, Hamilton Harbour – Landscape Schematic Design Report, prepared by RPS	124535-1, Revision D	12/02/2015
18.	KSD 2, Hamilton Harbour, Brisbane – Noise Impact Review, prepared by Acoustic Logic	20141082.1/0810D /R0/TS , Revision 0	08/10/14
19.	Road Dedication Plan – Hamilton Harbour, 22151-KSD PROP, prepared by RPS	22151-49A	10 Sept 2012 (As Amended in Red 27/02/2015)
20.	Drainage Plan, prepared by Bornhorst + Ward	07224-C050, Revision 1	12/03/10

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
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. **Council** means Brisbane City Council
4. **DSDIP** means The Department of State Development, Infrastructure and Planning.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions		
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.	Prior to commencement of use
2.	Certification of Operational Works All operational works undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i> .	As required by the <i>Certification Procedures Manual</i>
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 other approval required by these conditions.	As indicated
4.	Accessible Housing Submit to EDQ Development Assessment, DSDIP, evidence that the approved development delivers 45 accessible units, generally in accordance with the approved plan: • Accessible Housing Compliance and Potential Conversions, A-DA-50-02 (B), dated 21.10.14, prepared by ML Design.	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
5.	Affordable Housing Submit to EDQ Development Assessment, DSDIP, evidence that the approved development delivers 11 dwelling units affordable to rent on the median household income for the Brisbane City Council Local Government Area.	Prior to commencement of use
6.	Submit External Details Submit to EDQ Development Assessment, DSDIP, for approval further details of the building, facade treatment and external materials, colours, art and finishes generally consistent with the approved plans.	Prior to approval of building work

Engineering		
7.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDIP, a Site Based Construction Management Plan (CMP) prepared by the principal site contractor that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. 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. contaminated soils (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Undertake all works generally in accordance with the CMP which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) At all times during construction
8.	Traffic Management Plan a) Submit to 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 include the following: 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. On-going monitoring, management review and certified updates (as required); v. 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 road(s) 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

9.	Filling and Excavation 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> The certified earthworks plans shall: (i) include a geotechnical soils assessment of the site; (ii) be consistent with the Erosion and Sediment Control plans; (iii) provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment DSDIP certification by a RPEQ that all earthworks have been carried out 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.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
10.	Vehicle Access (Hercules Street) Construct vehicle crossovers between the existing kerb & channel in Hercules Street and the property boundary generally located in accordance with the approved plans and designed and constructed in accordance with Council adopted standards.	Prior to commencement of use and to be maintained
11.	Car Parking Provide car parking spaces, delineated and signed generally in accordance with the approved plans designed in accordance with AS2890.1 – 2004 - <i>Off Street Car Parking</i>.	Prior to commencement of use and to be maintained
12.	Bicycle Parking Provide 224 bicycle parking spaces, in accordance with the provisions of the Northshore Hamilton PDA Development Scheme provisions.	Prior to commencement of use and to be maintained
13.	Water connection Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use

14.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
15.	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
16.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed 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
17.	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 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 services or in the case of overhead services where agreed to by Council.	Prior to commencement of site works
18.	Telecommunications Submit to EDQ Development Assessment, DSDIP, documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencement of site works
19.	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

20.	Gas Submit to EDQ Development Assessment, DSDIP, documentation from an authorised gas service provider confirming that an agreement has been entered into for the provision of underground gas services to the proposed development.	Prior to commencement of site works
21.	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
Landscape and Environment		
22.	Landscape Works a) Submit to EDQ Development Assessment, DSDIP, detailed landscape plans, certified by an AILA registered Landscape Architect, for improvement works within the proposed development generally in accordance with the approved plan KSD2, Hamilton Harbour – Landscape Schematic Design Report, Drawing no. 124535-1, Revision D, dated 12/02/2015, prepared by RPS. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use and to be maintained
23.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDIP, an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: i. prepared generally in accordance with the <i>State Planning Policy</i>, July 2014 (as amended from time to time) and relevant guidelines; and ii. certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of or during site works b) Prior to commencement of use
24.	Erosion and Sediment Management a) Submit to 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	a) Prior to commencement of site works

	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.	b) At all times during construction																				
25.	Refuse Collection Submit to EDQ Development Assessment, DSDIP, refuse collection approval from Council or a private waste contractor.	Prior to commencement of use																				
26.	Acoustic treatments Undertake acoustic treatments to the development generally in accordance with the recommendations in the following approved document: KSD 2 , Hamilton Harbour, Brisbane – Noise Impact Review, 20141082.1/0810D/R0/TS, Revision 0, dated 08/10/2014, prepared by Acoustic Logic	Prior to commencement of use																				
27.	Road Dedication Dedicate as public road, at no cost to Brisbane City Council, land described as 'Road Dedication (Part B)' in accordance with the approved plan: Road Dedication Plan – Hamilton Harbour, 22151-KSD PROP, Drawing no. 22151-49A, dated 10 September 2012, prepared by RPS.	Prior to survey plan endorsement																				
Monetary Contribution																						
28.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) December 2014 Version 3, as follows: <table border="1"><thead><tr><th colspan="4">General Infrastructure Charge</th></tr><tr><th>Unit Size</th><th>No. of Units</th><th>Unit Charge (\$14/15)</th><th></th></tr></thead><tbody><tr><td>Small (<60m²)</td><td>160</td><td>\$12,944</td><td>\$2,071,040</td></tr><tr><td>Medium (60m² to 100m²)</td><td>64</td><td>\$18,069</td><td>\$1,156,416</td></tr><tr><td colspan="3">Total</td><td>\$3,227,456</td></tr></tbody></table> In accordance with the IFF, the infrastructure charge will be increased in accordance with the applicable rates as at the date of payment.	General Infrastructure Charge				Unit Size	No. of Units	Unit Charge (\$14/15)		Small (<60m ²)	160	\$12,944	\$2,071,040	Medium (60m ² to 100m ²)	64	\$18,069	\$1,156,416	Total			\$3,227,456	In accordance with the IFF
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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 ****