

Our ref: DEV2014/612

19 March 2015

Economic Development Queensland
C/- Mr Kris Rensch
Bornhorst & Ward Consulting Engineers
Level 4, 67 Astor Terrace
SPRING HILL QLD 4000

Dear Kris

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR
OPERATIONAL WORKS - CONSTRUCTION OF NEW ROADWORKS AT 296
MACARTHUR AVENUE, HAMILTON DESCRIBED AS LOT 9 ON SP195300**

On 19 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.dsdip.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 Brandon Bouda on 3452 7422.

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	296 MacArthur Avenue, Hamilton	
Lot on plan description	Lot number	Plan description
	9	SP195300
PDA development application details		
DEV reference number	DEV2014/612	
'Properly made' date	21 October 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	Operational Works – Construction of New Roadworks	

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	19 March 2015
Currency period	2 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.	Earthworks Notes & Details	P5 - C0010 Rev D	03.03.15
2.	Earthworks Layout	P5 - C0011 Rev E	03.03.15
3.	Demolition Layout	P5 - C0015 Rev E	03.03.15
4.	Roadworks and Drainage Notes and Details	P5 - C0030 Rev E	03.03.15
5.	Roadworks and Drainage Layout	P5 - C0031 Rev E	03.03.15
6.	WSUD Bioretention Pod Details	P5 - C0032 Rev E	03.03.15
7.	Kerb Setout	P5 - C0035 Rev C	01.10.14
8.	Roadworks Sections Sheet 1	P5 - C0040 Rev E	03.03.15
9.	Stormwater Drainage Longitudinal Sections	P5 - C0050 Rev D	03.03.15
10.	Signs and Linemarking Notes and Details	P5 - C0085 Rev E	03.03.15
11.	Signs and Linemarking Layout	P5 - C0086 Rev E	03.03.15
12.	Water Reticulation Notes and Details Sheet 1	P5 - C0070 Rev D	01.10.14
13.	Water Reticulation Notes and Details Sheet 2	P5 - C0071 Rev D	01.10.14
14.	Water Reticulation Layout	P5 - C0072 Rev D	01.10.14
15.	Sewer Reticulation Notes and Details	P5 - C0060 Rev D	01.10.14
16.	Sewer Reticulation Layout	P5 - C0061 Rev D	01.10.14

17.	Sewer Reticulation Longitudinal Sections	P5 - C0065 Rev D	01.10.14
18.	Electrical Services Lighting Layout Sheet 1 of 2	E01 Rev C	11.03.15
19.	Cover Sheet	L_CD_0100 Rev C	10.03.15
20.	Landscape Concept Plan Sheet 1	14097_L_CD_0101 Rev D	10.03.15
21.	Landscape Concept Plan Sheet 2	14097_L_CD_0102 Rev D	10.03.15
22.	Landscape Concept Plan Sheet 3	14097_L_CD_0103 Rev D	10.03.15
23.	Setout Plan Sheet 1	14097_L_CD_0201 Rev C	10.03.15
24.	Setout Plan Sheet 2	14097_L_CD_0202 Rev C	10.03.15
25.	Setout Plan Sheet 3	14097_L_CD_0203 Rev C	10.03.15
26.	Planting Plan Sheet 1	14097_L_CD_0301 Rev B	10.03.15
27.	Planting Plan Sheet 2	14097_L_CD_0302 Rev B	10.03.15
28.	Planting Plan Sheet 3	14097_L_CD_0303 Rev B	10.03.15
29.	Erosion & Sediment Control Notes & Details	P5 - C0020 Rev D	03.03.15
30.	Erosion & Sediment Control Layout	P5 - C0021 Rev E	03.03.15

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.
9. **QUU** means Queensland Urban Utilities

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 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>
Engineering		
3.	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 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 b) At all times during construction
4.	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDIP a Traffic Management Plan (TMP) prepared and	a) Prior to commencement of site works

	certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must include the following: - 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; - planning including risk identification and assessment, staging, etc.; - ongoing monitoring, management review and certified updates (as required); - traffic control plans and/or traffic control diagrams prepared 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 the 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 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 plans: - Earthworks Notes & Details, Drawing No. P5 - C0010 Rev D dated 03.03.15; and - Earthworks Layout, Drawing No. P5 - C0011 Rev E dated 03.03.15. The certified earthworks plans shall: - include a geotechnical soils assessment of the site; - be consistent with the Erosion and Sediment Control plans. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works b) Prior to ‘on-maintenance’

	c) Submit to EDQ Development Assessment, DSDIP certification from a RPEQ that all earthworks have been carried out generally in accordance with the certified plans required under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.	c) Prior to 'on-maintenance'
6.	Demolition Works a) Carry out demolition works generally in accordance with the following approved plan: i. Demolition Layout, Drawing No. P5 - C0015 Rev E dated 03.03.15. b) Submit to EDQ Development Assessment, DSDIP evidence from a RPEQ that all demolition works have been carried out generally in accordance with part a) of this condition.	a) Prior to 'on-maintenance' b) Prior to 'on-maintenance'
7.	Roads & Drainage a) Submit to EDQ Development Assessment, DSDIP engineering design/construction drawings certified by a RPEQ for Angora Road generally in accordance with the <i>Brisbane City Plan 2014 Infrastructure Design Planning Scheme Policy</i> and the following approved plans/documents: i. Roadworks and Drainage Notes and Details, Drawing No. P5 - C0030 Rev E dated 03.03.15; ii. Roadworks and Drainage Layout, Drawing No. P5 - C0031 Rev E dated 03.03.15; iii. WSUD Bioretention Pod Details, Drawing No. P5 - C0032 Rev E dated 03.03.15; iv. Kerb Setout, Drawing No. P5 - C0035 Rev C dated 01.10.14; v. Roadworks Sections, Sheet 1, Drawing No. P5 - C0040 Rev E dated 03.03.15; vi. Stormwater Drainage Longitudinal Sections, Drawing No. P5 - C0050 Rev D dated 03.03.15; vii. Signs and Linemarking Notes and Details, Drawing No. P5 - C0085 Rev E dated 03.03.15; viii. Signs and Linemarking Layout Drawing, No. P5 - C0086 Rev E dated 03.03.15. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDIP 'as-constructed' drawings, asset register and test results certified by a RPEQ, in a format acceptable	a) Prior to commencement of work b) Prior to 'on-maintenance' c) Prior to 'on-maintenance'

	to Council of all road works constructed in accordance with this condition. d) Provide evidence to 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.	d) Prior to 'on-maintenance'
8.	Water Reticulation a) Submit to EDQ Development Assessment DSDIP advice in writing from QUU verifying the indicated diameters of the proposed water mains. b) Submit to EDQ Development Assessment, DSDIP detailed water reticulation design plans certified by a RPEQ generally in accordance with the SEQ Water Supply and Sewerage Design and Construction Code and the following approved plans: i. Water Reticulation Notes & Details, Sheet 1, Drawing No. P5 - C0070 Rev D dated 01.10.14; ii. Water Reticulation Notes & Details, Sheet 2, Drawing No. P5 - C0071 Rev D dated 01.10.14; iii. Water Reticulation Layout, Drawing No. P5 - C0072 Rev D dated 01.10.14. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDIP 'as-constructed' plans, asset register, pressure and bacterial test results in accordance with QUU's current adopted standards.	a) Prior to the commencement of works b) Prior to commencement of works c) Prior to 'on-maintenance' d) Prior to 'on-maintenance'
9.	Sewer Reticulation a) Submit to EDQ Development Assessment, DSDIP advice in writing from QUU verifying the indicated diameter of the proposed sewer main. b) Submit to EDQ Development Assessment, DSDIP detailed sewer reticulation design plans certified by a RPEQ generally in accordance <i>SEQ Water Supply and Sewerage Design and Construction Code</i> and the following approved plans: i. Sewer Reticulation Notes & Details, Drawing No. P5 - C0060 Rev D dated 01.10.14 ii. Sewer Reticulation Layout, Drawing No. P5 - C0061 Rev D dated 01.10.14; iii. Sewer Reticulation Longitudinal Sections,	a) Prior to the commencement of works b) Prior to commencement of works

	Drawing No. P5 - C0065 Rev D dated 01.10.14. c) Construct the works generally in accordance with the certified plans required under part b) of this condition. d) Submit to EDQ Development Assessment, DSDIP 'as-constructed' plans, asset register, pressure and CCTV results in accordance with QUU current adopted standards.	c) Prior to 'on-maintenance' d) Prior to 'on-maintenance'
10.	Street Lighting Design and install a street lighting system certified by a RPEQ to Angora Road, including footpaths / bikeways within road reserve. The design of the street lighting system must: - meet the relevant standards of the electricity supplier; - be acceptable to the electricity supplier as 'Rate 2 Public Lighting'; - be endorsed by Council as the Energex 'billable customer'; - be generally in accordance with the Electrical Services Lighting Layout, Sheet 1 of 2, Drawing No E01 Rev C dated 11.03.15; - be generally in accordance with Australian Standards AS1158 - '<i>Lighting for Roads and Public Spaces</i>' and AS4282 - '<i>Control of the Obtrusive Effects of Outdoor Lighting</i>'.	Prior to roadworks 'on-maintenance'
11.	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 roadworks 'on-maintenance'
12.	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 roadworks 'on-maintenance'
Landscaping and Environment		
13.	Streetscape Works a) Submit to EDQ Development Assessment, DSDIP detailed streetscape works drawings for Angora Street certified by an AILA registered Landscape	a) Prior to commencement of works

	Architect generally in accordance with the following approved plans: i. Cover Sheet, Drawing No. L_CD_0100 Rev C dated 10.03.15; ii. Landscape Concept Plan, Sheet 1, Drawing No. 14097_L_CD_0101 Rev D dated 10.03.15; iii. Landscape Concept Plan, Sheet 2, Drawing No. 14097_L_CD_0102 Rev D dated 10.03.15; iv. Landscape Concept Plan, Sheet 3, Drawing No. 14097_L_CD_0103 Rev D dated 10.03.15; v. Setout Plan, Sheet 1, Drawing No. 14097_L_CD_0201 Rev C dated 10.03.15; vi. Setout Plan, Sheet 2, Drawing No. 14097_L_CD_0202 Rev C dated 10.03.15; vii. Setout Plan, Sheet 3, Drawing No. 14097_L_CD_0203 Rev C dated 10.03.15; viii. Planting Plan, Sheet 1, Drawing No. 14097_L_CD_0301 Rev B dated 10.03.15; ix. Planting Plan, Sheet 2, Drawing, No. 14097_L_CD_0302 Rev B dated 10.03.15; x. Planting Plan, Sheet 3, Drawing No. 14097_L_CD_0303 Rev B dated 10.03.15. b) Construct the works generally in accordance with the endorsed streetscape plans as required under part a) of this condition. c) Submit to EDQ Development Assessment, DSDIP 'As Constructed' plans and asset register in a format acceptable to Council certified by an AILA.	b) Prior to 'on-maintenance' c) Prior to 'on-maintenance'
14.	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 works b) Prior to 'on-maintenance'
15.	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	a) Prior to commencement of site works

	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> and the following approved plans: i. Erosion & Sediment Control Notes & Details, Drawing No. P5 - C0020 Rev D dated 03.03.15; and ii. Erosion & Sediment Control Layout, Drawing No. P5 - C0021 Rev E dated 03.03.15. b) Implement the certified ESCP as required under part a) of this condition.	b) At all times during construction
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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 ****

