



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2012/254

6 May 2015

Shayher Developments Pty Ltd
C/- Ms Katherine Matthews and Mr Ben Weaver
Urbis Pty Ltd
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Ms Matthews and Mr Weaver

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR A STAGED MIXED USE DEVELOPMENT (MULTIPLE RESIDENTIAL [285 DWELLING UNITS], OFFICE, FOOD PREMISES AND SHOP) AND ASSOCIATED OPERATIONAL WORKS AT REMORA ROAD, EAGLE FARM DESCRIBED AS LOTS 402, 403 AND 406 ON SP187479

On 6 May 2015 the Minister for Economic Development Queensland (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 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 Infrastructure, Local Government and Planning website

<http://dilgp.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brianna Fyfe on 3452 7167.

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	Remora Road, Eagle Farm	
Lot on plan description	Lot number	Plan description
	Lots 402, 403 & 406	SP187479
PDA development application details		
DEV reference number	DEV2012/254	
'Properly made' date	16 April 2015	
Type of application	☒ Changing a PDA development approval	
Description of proposal applied for	Material Change of Use – Staged mixed use development (Multiple Residential (285 units), Office, Shop and Food Premises) and associated Operational Works	

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	27 June 2012
1 st Change to approval date	7 September 2012
2 nd Change to approval date	6 May 2015
Currency period	6 years from original decision date

Plans and documents

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

Approved plans and documents		Number	Date
1.	Staging Plan	ASP, Revision 1	08.04.2015
Plans and documents previously approved on 27 June 2012		Number	Date
2.	Site Plan	SK1100 - Rev C	22 March 2012
3.	Basement Plan	SK2200 – Rev F	22 March 2012
4.	Level 01 Plan	SK2201 - Rev E	19 March 2012 (received 26 June 2012)
5.	Level 02 Plan	SK2202 - Rev E	19 March 2012 (received 26 June 2012)
6.	Level 03 Plan	SK2203 - Rev E	19 March 2012 (received 26 June 2012)
7.	Level 04 Plan	SK2204 - Rev E	19 March 2012 (received 26 June 2012)
8.	Level 05 Plan	SK2205 - Rev E	19 March 2012 (received 26 June 2012)
9.	Level 06 Plan	SK2206 - Rev E	19 March 2012 (received 26 June 2012)
10.	Level 07 Plan	SK2207 – Rev D	19 March 2012 (received 26 June 2012)
11.	Level 08 Plan	SK2208 – Rev D	19 March 2012 (received 26 June 2012)
12.	Level 9 Plan	SK2209 – Rev E	19 March 2012 (received 26 June 2012)
13.	Level 10 Plan	SK2210 – Rev C	19 March 2012 (received 26 June 2012)

14.	Level 11 Plan	SK2211– Rev C	19 March 2012 (received 26 June 2012)
15.	Level 12 Plan	SK2212 – Rev C	19 March 2012 (received 26 June 2012)
16.	Level 13 Plan	SK2213 – Rev C	19 March 2012 (received 26 June 2012)
17.	Roof Plan	SK2214 – Rev C	19 March 2012
18.	Elevations 01	SK3001 – Rev F	19 March 2012
19.	Elevations 02	SK3002 – Rev F	19 March 2012
20.	Elevations 03	SK3003 – Rev F	19 March 2012
21.	Elevations 04	SK3004 – Rev F	19 March 2012
22.	Sections 01	SK3101 – Rev E	19 March 2012
23.	Accessible Unit Plans	SK4101 – Rev C	18 March 2012
24.	Remora Road Landscape DA Report - Urbis	Rev P5	20 March 2012
25.	Remora Road Hamilton – Site C & D - Mechanical, electrical, hydraulics and lift services DA report - ARUP	223458-00 Issue 1	16 March 2012
26.	Civil Engineering Report (Flood Assessment & Engineering Services) – Bornhorst + Ward Consulting Engineers	Project No. 12008 - Rev D	22 March 2012
27.	Acoustic and Air Quality Assessment – Air Noise Environment Pty Ltd	2946 - Rev 03	22 March 2012
28.	Traffic Impact Assessment Report – TTM Group	11BRT0191- Rev 2	16 March 2012
29.	Green Leaf Assessment Matrix – Woods Bagot	150001	20 March 2012
30.	Geotechnical and Contaminated Land Statement – Soil Surveys	1-13901, 2012-02-23, BR VER 0	February 2012

ABBREVIATIONS

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

1. **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).
2. **Council** means Brisbane City Council.
3. **DILGP** means The Department of Infrastructure, Local Government and Planning.
4. **EDQ** means Economic Development Queensland.
5. **MEDQ** means The Minister of Economic Development Queensland.
6. **PDA** means Priority Development Area.
7. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions

No.	Condition	Timing
General / Planning Requirements		
1.	Carry out the Approved Development Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).	Prior to commencement of use of the relevant stage 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 drawing(s), and/or documents or, if requiring a further approval from EDQ Development Assessment, DILGP, in accordance with the relevant approval(s)	Prior to commencement of use of the relevant stage
3.	General Development Works 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 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.	Approval of 'As Constructed' Sustainable Design a) Ensure the development achieves a minimum 5 star NatHERS rating for all residential components b) Submit written confirmation from a suitably qualified sustainability professional to EDQ Development Assessment, DILGP certifying that the development has been constructed generally in accordance with part (a) of this condition	a) Prior to commencement of use of the relevant stage b) Prior to commencement of use of the relevant stage

6.	Flooding All habitable floor levels are to have a minimum finished floor level of RL3.9m AHD. All commercial and retail areas are to have a minimum RL3.5m AHD. Freeboard of 100mm above RL3.4m AHD to the basements shall be provided at the basement entrances.	Prior to approval for building works of the relevant stage
7.	Light Reflectivity and Heat Submit to EDQ Development Assessment, DILGP evidence that for the relevant stage: • The level of specular light reflectance from the glazing incorporated into the approved development will not exceed twenty (20) percent; and • The level of solar (heat) reflectance from the glazing incorporating into the approved development will not exceed twenty (20) percent.	Prior to commencement of use of the relevant stage
8.	Public Lighting a) Enter into an agreement with an electricity supplier to provide a lighting system for the relevant stage. 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 for the relevant stage. 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 lighting over public footpaths covered by permanent awnings to a minimum of 20 lux (horizontal plane) at footpath level. e) Ensure lighting is to be maintained by the owner of the building in a safe and good working order.	Prior to commencement of use of the relevant stage and to be maintained
9.	East-west access way a) Submit to EDQ Development Assessment, DILGP for approval detailed landscape, architecture and engineering designs and plans for a publicly-accessible and privately-owned	a) Prior to commencement of use of Stage 1

	east-west access way located between Sites C and D. The plans for the east-west access way may: • provide for the modification of the proposed width of the carriageway • provide for the designation of new materials • incorporate a new design for site egress • modify car parking arrangements and orientation b) Ensure that all access ways for the relevant stage are designed to cater for disabled persons in accordance with "<i>Australian Standard AS1428.1</i>".	b) Prior to commencement of use of the relevant stage and to be maintained
10.	Basement Access Access to the basement is to be provided from the new North-South road being delivered by EDQ. Basement access will be provided to coincide after the delivery of the East-West access road.	Prior to commencement of use of Stage 1
11.	Proposed Access via Lot 407 Provide written consent from the existing property owner that access to the development can be provided to the East-West Access road. An easement is to be provided over Lot 407 in favour of Lot 402, 403 & 406 for access and services.	Prior to the commencement of use of Stage 1
12.	Public Access – 24 hours Provide and maintain unimpeded and safe 24-hour public access where the public is granted access for the relevant stage, including the private east-west access way located in Stage 1 between Sites C and D as per Condition 9 above.	Prior to commencement of use of the relevant stage and to be maintained
13.	Affordable housing Submit to EDQ Development Assessment, DILGP evidence that the development delivered a minimum of 28 affordable units that are affordable to rent by households on the median household income for the Brisbane City Council local government area.	Prior to commencement of use of Stage 2
14.	Approval of 'as constructed' Accessible Unit Design Submit written confirmation to EDQ Development Assessment, DILGP that the development has constructed 29 accessible units (Unit Types C, D and	Prior to commencement of use of the relevant stage

	B2) with minimum door widths and clearances of 920mm in Buildings 1, 3 and 5A in accordance with the stamped approved plan SK4101, Rev C, dated 18 March 2012.	
15.	Flood Evacuation Management Plan (FEMP) Submit to EDQ Development Assessment, DILGP for endorsement a flood evacuation management plan for the relevant stage for the orderly evacuation of cars from the basement car parks in the event of a potential flood, prepared and certified by a suitable qualified and experienced professional. The FEMP shall be current and displayed on each level of the basement car parks at all times.	Prior to commencement of use of the relevant stage and then to be maintained
Architecture and Design		
16.	Amended GFA Submit for endorsement to EDQ Development Assessment, DILGP amended plans, elevations and sections required to reflect the amendments in red for the following approved plans: • Level 01 Plan – SK2201 – Rev E – 19 March 2012 (received 26 June 2012) • Level 02 Plan – SK2202 – Rev E – 19 March 2012 (received 26 June 2012) • Level 03 Plan – SK2203 – Rev E – 19 March 2012 (received 26 June 2012) • Level 04 Plan – SK2204 – Rev E – 19 March 2012 (received 26 June 2012) • Level 05 Plan – SK2205 – Rev E – 19 March 2012 (received 26 June 2012) • Level 06 Plan – SK2206 – Rev E – 19 March 2012 (received 26 June 2012) • Level 07 Plan – SK2207 – Rev D – 19 March 2012 (received 26 June 2012) • Level 08 Plan – SK2208 – Rev D – 19 March 2012 (received 26 June 2012) • Level 09 Plan – SK2209 – Rev E – 19 March 2012 (received 26 June 2012) • Level 10 Plan – SK2210 – Rev C – 19 March 2012 (received 26 June 2012) • Level 11 Plan – SK2211 – Rev C – 19 March 2012 (received 26 June 2012) • Level 12 Plan – SK2212 – Rev C – 19 March 2012 (received 26 June 2012) • Level 13 Plan – SK2213 – Rev C – 19 March 2012 (received 26 June 2012)	As indicated

	The amended plans are to be endorsed prior to building approval for each stage as indicated on the approved Staging Plan ASP, Revision 1, dated 08.04.2015	
17.	Construct the Development Construct the relevant stage of development in accordance with the floor levels, and overall height as outlined on the stamped approved elevations and/ or sections.	As indicated
18.	Driveway Materials and Finishes Submit to EDQ Development Assessment, DILGP, for approval materials and finishes to be used on the driveway, internal access way and external carparking surfaces for the relevant stage of development. Materials shall reduce the visual impact of these areas when viewed from the street. In order to achieve this outcome, one or a combination of the following is to be used: a) Coloured concrete; b) Coloured aggregate; c) Cement pavers; and/or d) Banding and patterns in the surface design.	Prior to commencement of site works of the relevant stage
19.	Screening to External AC and/or Other Mechanical Plant Provide screening for any externally mounted air conditioning or mechanical plant installations in accordance with the following requirements: a) No unscreened installations on the proposed development are to be visible from the surrounding sites. b) Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of the roof, wall or garden area in which the installation is to be located. c) The screening structures must be constructed from materials that are consistent with materials used elsewhere on the facade of the building.	Prior to commencement of use of the relevant stage

20.	Submit External Details Submit to EDQ Development Assessment, DILGP for approval further details of the building, facade treatment, sun shading devices and external materials, colours and finishes for the relevant stage of development generally consistent with the approved plans.	Prior to commencement of building work of the relevant stage
21.	Window Sill Treatments Window sills on all ground floor and Shop/Food Premises tenancies are to be no greater than 300mm above the corresponding footpath level. The use of reflective glass for all Shop/Food Premises at Ground level is not appropriate.	Prior to approval for building works of the relevant stage
Engineering		
22.	Acid Sulphate a) Submit to EDQ Development Assessment, DILGP for endorsement an Acid Sulphate Soils Management Plan (ASSMP), prepared and certified by a suitable qualified and experienced professional in accordance with the Queensland Acid Sulphate Soil Technical Manual, Soil Management Guidelines V3.8 or later. 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.
23.	Carparks, Signs, and Lines Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s) of layout for the relevant stage: a) Delineate and sign the designated vehicle entry points. b) Delineate and sign the internal access road as accessible to the public at all times. c) Parking on site for a total of 332 cars across both stages designed in accordance with AS2890.1 and for the loading and unloading of vehicles within the site to be delivered in the following configuration:	Prior to commencement of use of the relevant stage and to be maintained

	• 313 regular spaces provided in the basement • 9 regular spaces at ground level; and • 10 disability parking spaces (in basement or at ground or a combination) • 21 Visitor Retail Spaces at ground level • These spaces are to be provided in accordance with approved Staging Plan ASP, Revision 1, dated 08.04.2015 d) 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. e) A height clearance sign located at the entrance(s) to undercover car parking areas. f) An appropriately delineated and signed area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. g) The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads.	
24.	Bicycle Spaces Provide bicycle spaces and end of trip facilities in accordance with the Northshore Hamilton Development Area Development Scheme. <i>Note. It is requested that provided bicycle spaces be in accordance with the following PDA provisions.</i> <i>In apartment sites</i> <i>Residents – a secure space per dwelling according to AS2890.3</i> <i>Visitors – a secure space per 400m² according to AS2890.3</i> <i>In non-residential sites</i> <i>Workers – a secure space per 200m² NLA</i> <i>Visitors – a secure space per 1000m².</i>	Prior to commencement of use of the relevant stage and to be maintained

25.	Construction Management Plan a) Prepare and submit to EDQ Development Assessment, DILGP for endorsement a site based construction management plan and traffic management plan for the relevant stage of development, certified by a RPEQ that includes but is not limited to: • Prepare a construction monitoring programme during inground construction work. • Provision for the management of traffic around and within 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 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 permanent or temporary obstruction or potential hazard to air craft movements in accordance with BCA, CASA and the Brisbane Airport Master Plan requirements. b) 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. c) All work shall be undertaken in accordance with the construction management plan and traffic 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) As indicated c) As indicated
26.	Erosion and Sediment Control Management Plan a) Prepare an Erosion and Sediment Control for the relevant stage in accordance with the Healthy Waterways document "Controlling Stormwater Pollution on Your Building Site" 2006 (or later	a) Prior to commencement of site works

	version) and Council's "Erosion and Sediment Control Standard" (Version 9 or later). b) Implement and maintain the Erosion and Sediment Control 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 Erosion and Sediment Control Management Plan must be available on-site during these works.	b) While site works/operational works/building works is occurring
27.	Filling and Excavation a) Submit to EDQ Development Assessment, DILGP for endorsement an earthworks plan and cross sections, checked and certified by a RPEQ. This is to be in accordance with Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i> and the recommendations and findings as outlined in Soil Surveys report 'Stage 1 Geotechnical Investigation Subprecinct 3A Development, Project No. 111-13901' dated February 2012 b) Undertake all works in accordance with the endorsed plan required in part (a) and submit 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.	a) Prior to commencement of works b) Prior to commencement of use.
28.	Sewerage Queensland Urban Utilities (QUU) Nominated Assessment Authority a) The provision of sewerage shall generally be in accordance with Bornhorst & Ward report 'Site Based Stormwater Management and Civil Engineering Report, Project No. 12008' dated March 2012. b) Detailed design plans and calculations for the relevant stage of development are to be provided to QUU for review and acceptance for all proposed sewerage infrastructures. A RPEQ is to verify the	a) Prior to commencement of site works b) Prior to commencement of use of the relevant stage

	plans and ensure the design is in accordance with QUU's current Standards. c) Seek and obtain approval from QUU to connect the relevant stage of development into the existing sewer system. d) Construct the sewerage infrastructure and connections for the relevant stage of development in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and EDQ Development Assessment, DILGP as-constructed plans verified by a RPEQ confirming all works have been completed in accordance with the approved plans. e) Provide to EDQ Development Assessment, DILGP all approval correspondence from QUU relating to part (a) and (b) of this condition.	c) Prior to commencement of use of the relevant stage d) Prior to commencement of use of the relevant stage e) Prior to commencement of use of the relevant stage
29.	Water Reticulation Queensland Urban Utilities (QUU) Nominated Assessment Authority a) Submit to EDQ Development Assessment, DILGP in writing approval from QUU to connect the proposed stage of development to the existing reticulated water system. b) Construct the water connections for the relevant stage of development as required in part (a) of this condition in accordance with QUU current standards at no cost to QUU.	a) Prior to commencement of use for the relevant stage b) Prior to commencement of use of the relevant stage
30.	Protecting Existing Infrastructure a) Where there is existing infrastructure in the vicinity of the proposed work, then the new work must not damage or compromise the working ability of the existing infrastructure. Should it be required to provide alterations to public utility mains, existing mains, services or installations, then the developer is required to meet the costs of the alteration/s, which is to be carried out in accordance with Council's "Subdivision and Development Guidelines" and QUU's current Standards. b) A building over sewer (BOS) application and a building over/near stormwater (BONSW) are to be submitted to ensure no loading is transferred to the trunk main during construction and no diversion for	a) While site works are occurring, then to be maintained b) Prior to commencement of works on site

	the trunk main over site is required. The BOS & BONSW are to be approved by QUU and Council.	
31.	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 QUU and Council. The terms of the easements must be to the satisfaction of the Chief Executive Officers of BCC and QUU.	Prior to commencement of use of the relevant stage
32.	Service, meter assembly & meter box Provide water services, approved meter assemblies and meter boxes to the boundary of proposed development for the relevant stage in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Council's <i>Supplementary Manual</i>.	Prior to commencement of use of the relevant stage
33.	Stormwater system a) Submit to EDQ Development Assessment, DILGP for endorsement stormwater engineering drainage plans and management plans in accordance to Council's current Standards, checked and certified by a RPEQ. b) Demonstrate that the stormwater runoff from the relevant stage of development does not adversely impact on flooding or drainage (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) Submit to EDQ Development Assessment, DILGP in writing approval from Council to connect the proposed storm water infrastructure for the relevant stage to the existing infrastructure. d) Construct the stormwater drainage and management plans in accordance with the submitted stormwater drainage and management plans required in part (a) of this condition. e) Submit to EDQ Development Assessment, DILGP as-constructed plans and asset register verified and signed by a RPEQ confirming all works have been completed in accordance with the approved plans.	a) Prior to commencement of use b) Prior to commencement of use of the relevant stage c) Prior to commencement of use of the relevant stage d) Prior to the commencement of use of the relevant stage e) Prior to the commencement of use of the relevant stage

34.	Integrated Water Management Plan Submit to EDQ Development Assessment, DILGP for endorsement an Integrated Water Management Plan prepared a suitable qualified professional.	Prior to the commencement of use
35.	Lighting to Carparking and Public Areas Install and maintain for the relevant stage of development, a suitable approved system of lighting to illuminate carparking and public areas. The lighting system, and any other outdoor lighting, must comply with Australian Standard No. AS4282 - Control of the Obtrusive Effects of Outdoor Lighting.	Prior to commencement of use of the relevant stage and to be maintained
36.	Refuse Collection a) Submit to EDQ Development Assessment, DILGP refuse collection approval for the relevant stage of development from City Waste Services, BCC or a private waste contractor. b) Provide a screened bin corral for the relevant stage of development and locate as indicated on the approved plans for the storage of bulk bins, which is to be shared between all tenants. c) The applicant/owner shall notify future owners/body corporate for the relevant stage of development that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property.	a) Prior to approval for building works of the relevant stage b) Prior to commencement of use of the relevant stage and to be maintained. c) Prior to commencement of use of the relevant stage and to be maintained
37.	Electricity (Underground Supply Area) Provide underground electricity services for the relevant stage of development in accordance with an Energex approved electricity reticulation plan, Translink Requirements and the Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use of the relevant stage
38.	Telecommunications a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed stage of development in accordance with Council's <i>Subdivision and Development Guidelines</i> .	a) Prior to commencement of use of the relevant stage

	b) Construct services for the relevant stage of development in accordance with the agreement.	b) Prior to commencement of use of the relevant stage
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 stage of development in accordance with Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use of the relevant stage
40.	Broadband Provide infrastructure within the relevant stage of 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 of the relevant stage
41.	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the Certification Procedure Manual for the relevant stage of development. No work is to commence for the relevant stage of development until the certification documents submitted by the Project Coordinator is acknowledged in writing by EDQ Development Assessment, DILGP.	Prior to commencement of site works of the relevant stage
42.	Pre-Construction Self Certification No work shall commence until EDQ Development Assessment, DILGP acknowledges in writing receipt of certification package(s) for the relevant stage of development from the Project Coordinator in accordance with the Certification Procedures Manual.	Prior to commencement of construction of the relevant stage
43.	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification for the relevant stage of development, approved forms and "as Constructed" plans including an asset register, certified by a RPEQ, that the plans are a true record of the works "as constructed" and are in accordance with the approved plans for the relevant stage.	Prior to the commencement of use of the relevant stage

Landscape Architecture and Open Space		
44.	Detailed Landscape Plan Submit to EDQ Development Assessment, DILGP for endorsement 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 architectural plans b) Certified by a suitably qualified landscape architect professional in accordance with the Certification Procedures Manual c) On completion, provide written certification to EDQ Development Assessment, DILGP from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the approved detailed landscape plan.	a) Prior to commencement of site works of the relevant stage b) Prior to commencement of site works of the relevant stage c) Prior to commencement of use
45.	Construct the Works Carry out the landscaping and associated works for the relevant stage of development documented in the approved detailed Landscape Plan in accordance with Best Trade Practice and to Industry Standards.	Prior to commencement of use of the relevant stage
46.	Maintain the Work Maintain all landscaping works generally in accordance with the detailed plans and to industry standards.	To be maintained
Pollution		
47.	Odour Advise purchasers in writing that there is potential for odour impacts to arise during delivery and loading of livestock to export boats moored to the east of the P&O cruise ship terminal wharf.	As indicated
48.	Acoustics Submit written confirmation to EDQ Development Assessment, DILGP from a RPEQ that the relevant stage of development has been constructed to meet the recommendations as outlined in approved Air Noise Environment Pty Ltd's report dated 22 March 2012.	Prior to the commencement of use of the relevant stage

	The findings and recommendations of the Noise and Air Quality Assessment – Precinct 3A, Remora Road Northshore Hamilton, Project Ref. 2946' dated March 2012 and prepared by Air Noise Environment Pty Ltd will be undertaken; further detailed acoustic input will be required in subsequent stages of design to ensure that the acoustic objectives discussed are achieved. All specific noise attenuation requirements must be reassessed during detailed design.	
49.	Lighting External lighting for the relevant stage of development is to be designed and installed in accordance with any relevant local government policy or standard or, where no relevant local government policy or standard exists, 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.	Prior to commencement of use of the relevant stage
50.	Food Outlet Refuse Bin Washing Facility If the development of either stages involves a food outlet, construct an on-site refuse bin washing facility for food outlet refuse bins. The area must be provided with a slab, paved with an impervious material, graded and drained to sewer subject to the requirements and recommendations of QUU.	Prior to commencement of use of the relevant stage and to be maintained
Infrastructure Contributions		
51.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) February 2015 indexed to the date of payment. Stage 1 The current applicable general infrastructure charge is:	Prior to the endorsement of a building format plan or commencement of use, whichever is the earlier

84 dwelling units (small)	\$12,944 per dwelling unit	\$1,087,296.00
93 dwelling units (medium)	\$18,069 per dwelling unit	\$1,680,417.00
Retail (per 100m ² GFA or part thereof) – 630m ²	\$15,505	\$108,535.00
Commercial (per 100m ² GFA or part thereof) – 3630m ²	\$15,505	\$573,685.00
Stage 1 Total		\$3,449,931.00

Stage 2

The current applicable general infrastructure charge is:

49 dwelling units (small)	\$12,944 per dwelling unit	\$634,256.00
59 dwelling units (medium)	\$18,069 per dwelling unit	\$1,066,071.00
Retail (per 100m ² GFA or part thereof) – 535m ²	\$15,505	\$93,030.00
Stage 2 Total		\$1,793,357.00

Value uplift component (applying only to the GFA exceeding City Plan and to be paid with the infrastructure charges for Stage 2):

39 dwelling units (small)	\$12,451 per dwelling unit	\$485,589.00
43 dwelling units (medium)	\$18,678 per dwelling unit	\$803,154.00
Total Value Uplift		\$1,288,743.00

** Charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index.*

Note – The application may be eligible for:

- 30% affordable housing credit
- 20% ESD credit

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 ****