



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2010/102

3 September 2015

Voxson Pty Ltd
C/- Ms Anna Havill
Saunders Havill Group
9 Thompson Street
BOWEN HILLS QLD 4006

Dear Anna

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – OFFICE (4,830M²) AND SHOWROOM (505M²) AT 10 THEODORE STREET, EAGLE FARM DESCRIBED AS 1 ON SP228434

On 2 September 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://www.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 Tom Barker on 3452 7440.

Yours sincerely

Beatriz Gomez
Director – EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	10 Theodore Street, Eagle Farm	
Lot on plan description	Lot number	Plan description
	1	SP228434
PDA development application details		
DEV reference number	DEV2010/102	
'Properly made' date	23 June 2015	
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	Section 99 Change to PDA Development Approval for a PDA Development Permit for a Material Change Of Use – Office and Showroom	

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	11 April 2011
Extension to Currency period	24 June 2015
Change to approval date	2 September 2015
Currency period	8 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.	Development Summary	DD002_C	22/06/15 (Amended in Red on 25 August 2015)
2.	Site Plan	DD011_F	22/06/15
3.	Floor Plan – Basement Level 1	DD100_H	22/06/15
4.	Floor Plan – Ground Level	DD102_K	22/06/15
5.	Floor Plan – Level 2	DD103_H	22/06/15
6.	Floor Plan – Levels 3-5	DD104_H	22/06/15
7.	Floor Plan – Roof Terrace Level	DD107_E	22/06/15
8.	Section A	DD300_E	22/06/15
9.	Section B	DD301_E	22/06/15
10.	Section C	DD302	31/07/15
11.	North Elevation	DD200_A	25 August 2015 (Amended in Red on 25 August 2015)
12.	South Elevation	DD201_A	25 August 2015 (Amended in Red on 25 August 2015)
13.	West Elevation	DD202_A	25 August 2015 (Amended in Red on 25 August 2015)
14.	East Elevation	DD203_A	25 August 2015 (Amended in Red on 25 August 2015)
15.	10 Theodore Street, Eagle Farm – Transport Impact Assessment, prepared by GTA Consultants	15B1226000, Issue A	22/06/15

Plans and documents previously approved on 11 April 2011		Number (if applicable)	Date (if applicable)
1.	Acoustic Assessment – 10 Theodore St, Eagle Farm by Voxson Pty Ltd	Version 01	30/11/10
2.	Bornhorst & Ward <i>Stormwater Management Plan for the Proposed Showroom and Offices</i> located at 10 Theodore Street, Eagle Farm	Project No. 10230 Revision A	October 2010
3.	<i>Icubed Environmental Pty Ltd's</i> Site Risk Assessment for Voxson Development – 10 Theodore St, Eagle Farm	Revision #A	6 December 2010

PDA Development Conditions

No.	Condition	Timing
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 the commencement of use
2.	Complete all Operational and Building Works Complete all operational and building work associated with this development approval, including work required by any of the following conditions. Such operational and building work is to be carried out generally in accordance with the approved plans.	Prior to the commencement of use
3.	Safety and Risk Management Submit to EDQ Development Assessment, DILGP, written confirmation that the engineering and design controls and proposed mitigation controls of emergency plans and procedures and staff and visitor inductions have been completed and implemented in accordance with the approved <i>Icubed Environmental Pty Ltd's</i> Site Risk Assessment for Voxson Development – 10 Theodore St, Eagle Farm Revision #A dated 6 December 2010.	Prior to commencement of use and to be maintained
4.	Acoustics Submit written confirmation to EDQ Development Assessment, DILGP, from a Registered Professional Engineer of Queensland (RPEQ) that the development has been constructed to meet the objectives for controlling intrusion into the building as	Prior to commencement of use

	specified and recommended in Acoustic Assessment – 10 Theodore St, Eagle Farm by Voxson Pty Ltd Version 01 dated 30/11/10.	
5.	Detailed landscape plan a) Submit for approval from EDQ Development Assessment, DILGP, a detailed landscape plan detailing the front pedestrian entry from the ground level car park to entry lobby as indicated on approved Site Plan, DD011_F, dated 22/06/15. The plan is to clearly illustrate how landscape treatment (paths and awnings etc.) emphasises the front entry to the building without the need for signage. The plans are to be prepared and certified by an Australian Institute of Landscape Architects (AILA) registered landscape architect. b) Provide written confirmation from an AILA registered landscape architect or a Building Services Authority (BSA) QLD licensed and experienced landscape contractor that the constructed works comply with the approved landscape plan.	a) Prior to approval for building works b) Prior to commencement of use and to be maintained
6.	Traffic Engineering Submit certification to EDQ Development Assessment, DILGP, from a Registered Professional Engineer Qld (RPEQ) that site access, delivery vehicle movement (parking and loading) and car park layouts has been constructed in accordance with: Brisbane City Council's <i>Transport Access Parking and Servicing Policy</i> and approved 10 Theodore Street, Eagle Farm – Transport Impact Assessment, prepared by GTA Consultants, 15B1226000, Issue A, dated 22/06/15.	Prior to commencement of use
7.	Flood immunity a) The level of the basement car park exit and entrance ramps shall be a minimum of 3.5m AHD as recommended in approved Bornhorst & Ward report <i>Stormwater Management Plan for the Proposed Showroom and Offices located at 10 Theodore Street, Eagle Farm</i> Project No. 10230 Revision A dated October 2010. b) The minimum floor level shall be RL 3.5m AHD as recommended in approved Bornhorst & Ward report <i>Stormwater Management Plan for the</i>	Prior to commencement of use

	<i>Proposed Showroom and Offices located at 10 Theodore Street, Eagle Farm Project No. 10230 Revision A dated October 2010.</i>	
8.	Filling and Excavation a) Submit to EDQ Development Assessment, DILGP, an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane City Council's <i>Filling and Excavation Code and Subdivision and Development Guidelines</i>. The plan is to demonstrate that the ground floor level of the development is at least the ARI 100 flood level plus 300mm. b) Submit to EDQ Development Assessment, DILGP, 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 the commencement of works b) Prior to commencement of use
9.	Construction management a) Prepare and submit to EDQ Development Assessment, DILGP, a site based construction management plan that includes but is not limited to: • 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 • management of dust generated from the site during and outside construction work hours; • management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later). • management of groundwater and surface water collection, treatment and disposal.	a) Prior to commencement of site works

	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. b) All work shall be undertaken 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 site works
10.	Sewer & Water Connection <u>QUU – Nominated Assessing Authority</u> a) Seek and obtain approval from Queensland Urban Utilities (QUU) to connect into the existing water and sewerage infrastructure. Submit for approval to the QUU engineering plans showing the design of any sewer property connections to serve the development. A Registered Professional Engineer of QLD (RPEQ) is to verify the plan and ensure the design is in accordance with current Water and Sewerage Standards. b) Construct the water and sewer connection in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the ULDA as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans c) Provide to EDQ Development Assessment, DILGP, all approval correspondence from QUU relating to part (a) of this condition.	a) Prior to the commencement of site works b) Prior to commencement of use c) Prior to commencement of use
11.	Service, meter assembly & meter box Provide a water service, approved meter assembly and meter box to the boundary of proposed development in accordance with the WSA 03- 2002 Water Supply Code of Australia V2.3 and Brisbane City Council's <i>Supplementary Manual</i>.	Prior to commencement of use

12.	Stormwater System a) Submit to EDQ Development Assessment, DILGP, a Stormwater Drainage Plan detailing: • how the internal drainage is collected and discharged to the external drainage system and • stormwater quality devices to be incorporated into the development. A Registered Professional Engineer of QLD (RPEQ) is to certify the plan is in accordance with: • Brisbane City Council's current Standards and • Approved Bornhorst & Ward <i>Stormwater Management Plan for the Proposed Showroom and Offices located at 10 Theodore Street, Eagle Farm</i>, Project No. 10230 Revision A dated October 2010. b) Construct the stormwater connection/s in accordance with the approved plans required in part (a) of this condition. Submit to the ULDA as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans	a) Prior to the commencement of site works b) Prior to commencement of use
13.	Telecommunications a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>. b) Construct the services in accordance with the agreement.	Prior to commencement of use
14.	Electricity (Underground Supply Area) Provide underground electricity services in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use
15.	Service conduits and 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 connection with the approved development in accordance with	Prior to commencement of use

	the Brisbane City Council's <i>Subdivision and Development Guidelines</i> .				
16.	Repair damage to Kerb, Footpath or Road 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 drain lines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use			
17.	Acid Sulphate Soils – Management Plan a) Submit to EDQ Development Assessment, DILGP, an Acid Sulphate Management Plan for the proposed works in accordance with <i>State Planning Policy 2/02</i> prepared and certified by an RPEQ. b) Implement and maintain the provisions of the submitted '<i>Acid Sulphate Soil Management Plan</i>' on-site in accordance with the <i>State Planning Policy 2/02 - Planning and Managing Development Involving Acid Sulphate Soils</i> and associated guidelines and technical documents.	a) Prior to commencement of construction b) At all times during construction works			
18.	Infrastructure Contributions Pay to the MEDQ, a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with the ULDA's Interim Infrastructure Framework (The Framework) which will apply for all development approvals issued prior to 30 June 2011. The Framework specifies that the charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index. The current applicable general infrastructure charge is: <table border="1"> <tr> <td>5,335m² Retail / Commercial GFA</td><td>\$ 13,460 / 100m² GFA</td><td>\$726,840.00</td></tr> </table>	5,335m ² Retail / Commercial GFA	\$ 13,460 / 100m ² GFA	\$726,840.00	Prior to commencement of use
5,335m ² Retail / Commercial GFA	\$ 13,460 / 100m ² GFA	\$726,840.00			

Value uplift component (applying only to the GFA exceeding City Plan):		
4,260m ² Retail / Commercial GFA	\$20,345 / 100m ² GFA	\$874,835.00
TOTAL		\$1,601,675.00*
<i>* Charge will be adjusted each July in accordance with the 5 year rolling average of the Road and Bridge Construction Queensland Index.</i>		

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 ****

