



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2015/693

3 September 2015

Hamilton Street Projects Pty Ltd
C/- Mr Anthony Mougan
Statewide Survey Group
Unit 3, 123 Link Road
VICTORIA PONT QLD 4165

Dear Anthony

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - MULTIPLE DWELLINGS (12 DWELLINGS) AT 95 – 101 HAMILTON STREET, REDLAND BAY DESCRIBED AS LOTS 134 – 137 ON RP116753

On 2 September 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 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 Brandon Bouda on 3452 7422.

Yours sincerely

Beatriz Gomez
Director, EDQ Development Assessment

Executive Building
100 George Street Brisbane
PO Box 15009 City East
Queensland 4002 Australia
Website www.dilgp.qld.gov.au
ABN 25 166 523 889

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Weinam Creek	
Site address	95 – 101 Hamilton Street, Redland Bay	
Lot on plan description	Lot number	Plan description
	134	RP116753
	135	RP116753
	136	RP116753
	137	RP116753
PDA development application details		
DEV reference number	DEV2015/693	
'Properly made' date	29 July 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	Multiple Dwellings – 12 Dwellings	

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	2 September 2015
Currency period	4 years from the 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	Sheet Number 101, Issue DA5	10/06/2015 (as amended in red dated 31 Aug 2015)
2.	Landscape Plan	Sheet Number 101.1, Issue DA5	10/06/2015 (as amended in red dated 31 Aug 2015)
3.	Ground Floor Plan	Sheet Number 102, Issue DA5	10/06/2015
4.	Upper Level Plan	Sheet Number 103, Issue DA5	10/06/2015
5.	Elevations	Sheet Number 104, Issue DA5	10/06/2015
6.	Right Elevation, Section A-A	Sheet Number 104.1, Issue DA5	10/06/2015
7.	Stormwater Quantity & Quality Concept Plan	32385-13CH-SK02 Issue A	09/07/15

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).

- b) Compliance assessment and endorsement by EDQ Development Assessment, DILGP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DILGP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days** – EDQ Development Assessment, DILGP assesses the plans/supporting information and:
 - 1. if satisfied with the plans/supporting information as submitted - endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DILGP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DILGP assesses the revised plans/supporting information and:
 - 1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
 - vi. if EDQ Development Assessment, DILGP is not satisfied that compliance has been achieved within **20 business days** - repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DILGP endorses relevant plans/supporting information.

ABBREVIATIONS

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

1. **Council** means Redland City Council.
2. **DILGP** means The Department of Infrastructure, Local Government and Planning.
3. **EDQ** means Economic Development Queensland.
4. **MEDQ** means The Minister of Economic Development Queensland.
5. **PDA** means Priority Development Area.
6. **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 documents.	Prior to commencement of use
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways, outdoor lighting and other external spaces) in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated
Engineering		
3.	Construction Management Plan a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan (CMP) prepared by the principal site contractor that manages the following: i. noise, 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</i>	a) Prior to commencement of site works

	<i>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; iv. provision for the management of traffic, including worker parking and materials delivery during and outside of construction hours and traffic control signage certified by a person holding a current Traffic Management Level 3 qualification or higher in accordance with the Manual of Traffic Control Devices. 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.	b) At all times during construction
4.	Filling and Excavation a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>"Guidelines on Earthworks for Commercial and Residential Developments"</i>. The certified earthworks plans shall: 1. include a geotechnical soils assessment of the site; 2. be consistent with the Erosion and Sediment Control plans; 3. where appropriate, provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; 4. provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the filling and excavation generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP certification from a RPEQ that all earthworks 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.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use

5.	Vehicle Access Construct a vehicle crossover generally in accordance with Council's adopted standards and the following approved plans: i. Site Plan, Sheet Number 101, Issue DA5, dated 10/06/2015 (as amended in red dated 31 Aug 2015).	Prior to commencement of use and to be maintained
6.	Existing Vehicle Crossovers Remove the existing vehicle crossovers and reinstate the areas to match the road verge in Hamilton Street.	Prior to commencement of use
7.	Footpath a) Construct a 1.5m wide footpath along the entire length of the site frontage to Hamilton Street generally in accordance with Council's standards. b) Submit to EDQ Development Assessment, DILGP "as constructed" plans certified by a RPEQ for the footpath constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
8.	Water connection Connect the development to the existing water reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
9.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with Council's current adopted standards.	Prior to commencement of use
10.	Compliance Assessment - Stormwater connection a) Submit to EDQ Development Assessment, DILGP for compliance assessment detailed design plans and hydraulic calculations, certified by a RPEQ for the proposed stormwater drainage connection comprising a new gully pit and pipe connection to the existing system in Hamilton Street generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> . b) Construct the works in accordance with the endorsed plans as required under part a) of this condition.	a) Prior to commencement of work b) Prior to commencement of use

	c) Submit to EDQ Development Assessment, DILGP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to the Council.	c) Prior to commencement of use
11.	Stormwater Management (Quantity and Quality) a) Submit to EDQ Development Assessment, DILGP detailed engineering drawings and hydraulic calculations, certified by a RPEQ or suitably qualified hydraulic professional for the proposed internal stormwater drainage pipework and treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality and stormwater quantity</i> and the following plan: i. Stormwater Quantity & Quality Concept Plan Drawing No. 32385-13CH-SK02 Issue A, dated 09/07/15. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use
12.	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
13.	Electricity Connect the development to the existing electrical reticulation network in accordance with the relevant authorised electricity utility standards.	Prior to commencement of use
14.	Telecommunications Connect the development to the existing telecommunications network generally in accordance with relevant service provider standards.	Prior to commencement of use
15.	Public Infrastructure - Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards	Prior to commencement of use

	systems as standard with insulated pipes iii. maximise the use of energy efficient lighting iv. implement demand management strategies to reduce energy consumption and v. the consideration of construction and fit out materials with low embodied energy. b) Submit to EDQ Development Assessment, DILGP written certification that the completed building complies with part a) this condition.	b) Prior to the commencement of use
Infrastructure Charges		
20.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2015 indexed to the date of payment.	In accordance with the IFF

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 ****

