



Department of Infrastructure,  
Local Government and Planning

Our ref: DEV2015/664

21 December 2015

Multiplex Portside East Pty Ltd  
C/- Mr Matthew Brown  
Urbis Pty Ltd  
Level 7, 123 Albert Street  
BRISANE QLD 4000

Dear Matthew

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE – STAGED MULTIPLE RESIDENTIAL (310 DWELLING UNITS), SHOP, FOOD PREMISES AND INDOOR ENTERTAINMENT AT 11, 23, 221A, 1A, 39A AND 601/39 MACARTHUR AVENUE AND 39 HERCULES STREET, HAMILTON DESCRIBED AS LOTS 61 AND 62 ON SP231794, LOT 1 ON SP224040, CTS 36242, LOT 904 ON SP231750, LOT 601 ON SP172640 AND LOT 919 ON SP236574**

On 18 December 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*. The 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://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 Gerard McCafferty on 3452 7424.

Yours sincerely

Peter Smith  
**Executive Director – Planning Services**

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ABN 25 166 523 889



## PDA Decision Notice – Approval

Site information																	
Name of priority development area (PDA)	Northshore Hamilton																
Site address	11, 23, 221A, 1A, 39A and 601/39 Macarthur Avenue and 39 Hercules Street, Hamilton																
Lot on plan description	<table border="1" style="width: 100%;"> <thead> <tr> <th style="width: 50%;">Lot number</th> <th style="width: 50%;">Plan description</th> </tr> </thead> <tbody> <tr> <td>LOTS 61</td> <td>SP231794</td> </tr> <tr> <td>LOTS 62</td> <td>SP231794</td> </tr> <tr> <td>LOT 1</td> <td>SP224040</td> </tr> <tr> <td>LOT 904</td> <td>SP231750</td> </tr> <tr> <td>LOT 601</td> <td>SP172640</td> </tr> <tr> <td>LOT 919</td> <td>SP236574</td> </tr> <tr> <td colspan="2">CTS 36242</td> </tr> </tbody> </table>	Lot number	Plan description	LOTS 61	SP231794	LOTS 62	SP231794	LOT 1	SP224040	LOT 904	SP231750	LOT 601	SP172640	LOT 919	SP236574	CTS 36242	
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CTS 36242																	
PDA development application details																	
DEV reference number	DEV2015/664																
'Properly made' date	17 August 2015																
Type of application	<input checked="" type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval																
Description of proposal applied for	Staged Multiple Residential (310 Dwelling Units), Shop, Food Premises And Indoor Entertainment																

**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	18 December 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.	Location Plan	SD 1001 Issue 3	02/10/15
2.	Site Plan	SD 1002 Issue 5	30/11/15
3.	Floor Plan Basement 03	SD 2001 Issue 3	16/10/15
4.	Floor Plan – Basement 02	SD 2002 Issue 6	16/10/15
5.	Floor Plan – Basement 01	SD 2003 Issue 8	16/10/15
6.	Floor Plan – Ground Floor	SD 2004 Issue 10	30/11/15
7.	Floor Plan Mezzanine Level	SD 2005 Issue 7	02/10/15
8.	Floor Plan – Level 01 Deck – Standard Apartments	SD 2007 Issue 5	30/11/15
9.	Floor Plan – Level 02 to 03 – Standard Apartments	SD 2008 Issue 4	02/10/15
10.	Floor Plan – Level 04 to 13 – Standard Apartments	SD 2009 Issue 4	02/10/15
11.	Floor Plan – Level 14 – Premium Apartments	SD 2010 issue 4	02/10/15
12.	Floor Plan – Level 15 – Premium + Penthouse	SD 2011 Issue 1	02/10/15
13.	Floor Plan – Level 16 – Premium + Penthouse	SD 2012 Issue 1	02/10/15
14.	Floor Plan – Level 17 – Penthouse Apartments 16B	SD 2013 Issue 1	02/10/15
15.	Floor Plan – Level 17 – Penthouse Apartments 16A	SD 2014 Issue 4	02/10/15
16.	Floor Plan Level 18 – Penthouse Apartments	SD 2015 Issue 4	02/10/15
17.	Floor Plan – Recreation _ Mech Deck	SD 2015 Issue 4	02/10/15
18.	North Elevation	SD 3001 Issue 6	30/11/15
19.	East Elevation	SD 3002 Issue 6	30/11/15
20.	South Elevation	SD 3003 Issue 6	30/11/15

21.	West Elevation	SD 3004 Issue 6	30/11/15
22.	East Sectional Elevation	SD 3005 Issue 6	30/11/15
23.	West Sectional Elevation	SD 3006 Issue 6	30/11/15
24.	Proposed Renovation Elevations & Sections Flare Building / BCT	SD 3007 Issue 5	02/10/15
25.	Section A	SD 3101 Issue 5	30/11/15
26.	Section B	SD 3102 Issue 5	30/11/15
27.	Ground Landscape Plan Stage 1	1409100 SD-03 Issue N	2015-11-30
28.	Ground Landscape Plan Stage 1 + 2	1409100 SD-04 Issue N	2015-11-30
29.	Level 01 Landscape Plan Stage 1 + 2	1409100 SD-05 Issue N	2015-11-30
30.	Level 17 Landscape Plan Stage 1 + 2	1409100 SD-06 Issue N	2015-11-30
31.	Level Rec Deck Landscape Plan Stage 1 + 2	1409100 SD-07 Issue N	2015-11-30
32.	Landscape Sections	1409100 SD-08 Issue N	2015-11-30
33.	Landscape Sections	1409100 SD-09 Issue N	2015-11-30
34.	Indicative Hardscape Palette	1409100 SD-011 Issue N	2015-11-30
35.	Indicative Softscape Palette	1409100 SD-012 Issue N	2015-11-30
36.	Maritime Security Plan Drawing 1 a	1409100 Sp-02	2015-07-24
37.	DA – Superior Design Outcomes Report Prepared by EMF Griffiths	S214712 Issue 3	10 September 2015
38.	Acoustic Report	S214712 Issue 4	10 September 2015
<b>Supporting plans and documents</b>		<b>Number (if applicable)</b>	<b>Date (if applicable)</b>
1.	Sub-Precinct 3(d) River Park Precinct Plan Northshore Hamilton,	151130 SPP Issue W	30 November 2015. as amended in red (17 December 2015)

## 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. **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. **DEHP** means The Department of Environment and Heritage Protection.
5. **DILGP** means The Department of Infrastructure, Local Government and Planning.
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **QUU** means Queensland Urban Utilities
10. **RPEQ** means Registered Professional Engineer of Queensland.

## PDA Development Conditions

No.	Condition	Timing
<b>General</b>		
1.	<p><b>Carry out the approved development</b></p> <p>Carry out the approved development generally in accordance with the approved plans and documents.</p>	Prior to commencement of use of the relevant stage
2.	<p><b>Certification of Operational Works</b></p> <p>All operational works for contributed assets, undertaken in accordance with this approval must comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i>.</p>	As required by the <i>Certification Procedures Manual</i>
3.	<p><b>Maintain the approved development</b></p> <p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.</p>	As indicated
4.	<p><b>Maritime Security Plan</b></p> <p>a) Submit to EDQ Development Assessment, DILGP, approval of the Secretary under the <i>Maritime Transport and Offshore Facilities Security Act 2003</i> for a Maritime Security Plan for the operation of the Landside Restriction Zone</p> <p>b) Submit to EDQ Development Assessment, DILGP, certification from a suitably qualified professional, that the approved Maritime Security Plan specified in part a) of this condition, is generally in accordance with the approved <i>Maritime Security Plan drawing 1a, dated 2015-07-24</i></p>	<p>a) Prior to commencement of building works</p> <p>b) Prior to commencement of building works</p>
<b>Architecture &amp; Urban Design</b>		
5.	<p><b>Submit external detail – compliance assessment</b></p> <p>Submit to EDQ Development Assessment, DILGP, for compliance assessment, detail of the proposed screening/ high-level window treatments to reduce overlooking between east facing apartments in Building 16a and west facing apartments Building 16B.</p>	Prior to commencement of building works





	<p>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.</p>	<p>b) At all times during construction for the relevant stage</p>
8.	<p><b>Retaining Walls</b></p> <p>a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans.</p>	<p>a) Prior to commencement of site works for the relevant stage</p> <p>b) Prior to commencement of use for the relevant stage</p> <p>c) Prior to commencement of use for the relevant stage</p>
9.	<p><b>Erosion and Sediment Management</b></p> <p>a) Submit to EDQ Development Assessment, DILGP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines:</p> <ul style="list-style-type: none"> <li>i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP)</li> <li>ii. Best Practice Erosion and Sediment Control (International Erosion Control Association).</li> </ul> <p>b) Implement the certified ESCP as required under part a) of this condition.</p>	<p>a) Prior to commencement of site works for the relevant stage</p> <p>b) At all times during construction for the relevant stage</p>
10.	<p><b>Filling and Excavation</b></p> <p>a) Submit to EDQ Development Assessment, DILGP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments.”</i></p> <p>The certified earthworks plans shall:</p> <ul style="list-style-type: none"> <li>i. include a geotechnical soils assessment of the site;</li> <li>ii. be consistent with the Erosion and Sediment Control plans required under condition 9 of this permit;</li> <li>iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation;</li> <li>iv. provide full details of any areas where surplus soils are to be stockpiled.</li> </ul>	<p>a) Prior to commencement of site works for the relevant stage</p>

	<p>b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP certification by 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.</p>	<p>b) Prior to commencement of use for the relevant stage</p> <p>c) Prior to commencement of use for the relevant stage</p>
11.	<p><b>Vehicle Access</b></p> <p>Design and construct vehicle crossovers located generally in accordance with the approved plans and in accordance with Council adopted standards.</p>	Prior to commencement of use and to be maintained for the relevant stage
12.	<p><b>Car parking</b></p> <p>Provide car parking spaces, designed in accordance with AS2890 – <i>Parking Facilities</i>, delineated and signed generally in accordance with the approved plans.</p>	Prior to commencement of use and to be maintained for the relevant stage
13.	<p><b>Bicycle parking – residential</b></p> <p>Provide parking facilities, delineated and signed in accordance with AS2890.3 – <i>1993 Bicycle parking facilities</i> at a rate of 1 space per dwelling for residents and 1 space per 400m<sup>2</sup> of residential GFA for visitors</p>	Prior to commencement of use and to be maintained for the relevant stage
14.	<p><b>Bicycle parking – non-residential</b></p> <p>Provide parking facilities, delineated and signed in accordance with AS2890.3 – <i>1993 Bicycle parking facilities</i> at a rate of 1 space per 200m<sup>2</sup> of NLA for workers and 1 space per 1000m<sup>2</sup> of NLA for visitors</p>	Prior to commencement of use and to be maintained for the relevant stage
15.	<p><b>Water connection</b></p> <p>Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.</p>	Prior to commencement of use for the relevant stage
16.	<p><b>Sewer connection</b></p> <p>Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.</p>	Prior to commencement of use for the relevant stage
17.	<p><b>Stormwater connection</b></p> <p>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's current adopted standards.</p>	Prior to commencement of use for the relevant stage

18.	<p><b>Stormwater quality</b></p> <p>Construct the proposed stormwater treatment devices designed and certified by a RPEQ in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and generally located in accordance with the approved plans.</p>	Prior to commencement of use and to be maintained for the relevant stage
19.	<p><b>Outdoor Lighting – compliance assessment</b></p> <p>a) Submit to EDQ Development Assessment, DILGP, for compliance assessment, a conceptual lighting plan for the public realm. The lighting plan is to demonstrate adequate lighting of the public realm and assist in wayfinding through the site.</p> <p>b) Install outdoor lighting, generally in accordance with the plan endorsed under part a) of this condition.</p>	<p>a) Prior to approval of building works for the relevant stage</p> <p>b) Prior to commencement of use and to be maintained for the relevant stage</p>
20.	<p><b>Outdoor Lighting</b></p> <p>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>.</p>	Prior to commencement of use and to be maintained for the relevant stage
21.	<p><b>Electricity</b></p> <p>Submit to EDQ Development Assessment, DILGP either:</p> <p>a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or</p> <p>b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.</p>	Prior to commencement of site works for the relevant stage
22.	<p><b>Telecommunications</b></p> <p>Submit to EDQ Development Assessment, DILGP 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.</p>	Prior to Building Format Plan endorsement. for the relevant stage
23.	<p><b>Broadband</b></p> <p>Submit to EDQ Development Assessment, DILGP a written agreement from an authorised telecommunications service provider that infrastructure</p>	Prior to commencement of site works for the relevant stage

	<p>within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> 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.</p>	
<b>Landscape and Environment</b>		
24.	<p><b>Landscape Works</b></p> <p>a) Submit to EDQ Development Assessment, DILGP detailed landscape plans, certified by an AILA, for improvement works within the proposed development generally in accordance with the approved plans.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p>	<p>a) Prior to commencement of site works for the relevant stage</p> <p>b) Prior to commencement of use and to be maintained for the relevant stage</p>
25.	<p><b>Acid Sulfate Soils (ASS)</b></p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development assessment, DILGP an Acid Sulfate Management Plan (ASSMP). The ASSMP must be:</p> <ol style="list-style-type: none"> <li>i. Prepared generally in accordance with the <i>State Planning Policy July 2014 (as amended from time to time) and relevant guidelines; and</i></li> <li>ii. Certified by a suitably qualified professional in soils and/or erosion sediment control.</li> </ol> <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p>	<p>a) Prior to commencement of or during site works for the relevant stage</p> <p>b) Prior to commencement of use for the relevant stage</p>
26.	<p><b>Waste Management</b></p> <p>Submit to EDQ Development Assessment, DILGP a waste management plan approved by Council's Waste and Resource Recovery Services and/or a private waste contractor.</p>	<p>Prior to commencement of site works for the relevant stage</p>
27.	<p><b>Acoustic treatments</b></p> <p>Undertake acoustic treatments to the development generally in accordance with the Section 6 Recommendations of the approved Acoustic Report, Issue 4 dated 10/09/15 prepared by EMF Griffiths</p>	<p>Prior to commencement of use for the relevant stage</p>
28.	<p><b>Energy efficiency</b></p> <p>Construct the development to individually achieve an energy rating of not less than 5 stars and collectively achieve an average energy rating of not less than 6</p>	<p>Prior to commencement of use for the relevant stage</p>

	stars, generally in accordance with the recommendations in the approved <i>DA – Superior Design Outcomes Report</i> prepared by EMF Griffiths, number S214712, dated 10 September 2015	
<b>Surveying, land transfers and easements</b>		
29.	<p><b>Access to adjoining development sites</b></p> <p>a) Submit to EDQ Development Assessment, DILGP, for compliance assessment, proposed access arrangements for ensuring permanent unfettered access from Wharf Close is provided to all Lots/ development sites within Parcel A of the endorsed <i>Sub-Precinct 3(d) River Park Precinct Plan Northshore Hamilton, 151130 SPP Issue W, Dated 30 November 2015.</i></p> <p>b) Formalize the endorsed arrangement under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP, evidence, including copies of the registered documents, that endorsed access arrangements have been established.</p>	<p>a) Prior to endorsement of the Building Format Plan for the first stage</p> <p>b) Upon registration of the Building Format Plan for the first stage</p> <p>c) Prior to commencement of use for the first stage</p>
30.	<p><b>Easements over Infrastructure</b></p> <p>Public utility easements, must be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets.</p> <p>The terms of the easements, or other lawfully binding access arrangements, must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>	Prior to commencement of use or endorsement of a Building Format Plan for the relevant stage, whichever occurs first
<b>Affordable and Accessible Housing</b>		
31.	<p><b>Affordable Housing</b></p> <p>Submit to EDQ Development Assessment, DILGP evidence that the approved development delivers 8 affordable units in Building 16a and 7affordable units in Building 16b accordance with the <i>PDA (ULDA) Guideline no. 16 Housing.</i></p>	Prior to commencement of use for the relevant stage
32.	<p><b>Accessible Housing</b></p> <p>a) Submit to EDQ Development Assessment, DILGP for compliance assessment accessible unit layout plans for 31 units. The plans are to be prepared in accordance with <i>PDA guideline no. 2 Accessible Housing.</i></p>	a) Prior to approval of building works for the relevant stage

	b) Submit to EDQ Development Assessment, DILGP evidence that the approved development delivers 17 accessible units in Building 16a and 14 accessible units in Building 16b, generally in accordance with the approved plans.	b) Prior to commencement of use for the relevant stage
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**Infrastructure Charges**

33.	<p><b>Infrastructure Contributions</b></p> <p>Pay to the MEDQ a monetary contribution towards the cost of the provision of essential infrastructure.</p> <p>The contribution has been calculated in accordance with MEDQ's <i>Infrastructure Funding Framework</i> July 2015 (The Framework).</p> <p><b>The current applicable general infrastructure charge for Building 16a is:</b></p> <table border="1" data-bbox="288 801 1034 1249"> <thead> <tr> <th colspan="3">General Infrastructure Charges</th> </tr> </thead> <tbody> <tr> <td>64 Small units @ 0 - &lt;60m<sup>2</sup> GFA</td> <td>\$13,151 / unit</td> <td>\$841,664</td> </tr> <tr> <td>48 Medium units @ 60-100m<sup>2</sup> GFA</td> <td>\$18,358 / unit</td> <td>\$881,184</td> </tr> <tr> <td>54 Large unit @ &gt;100m<sup>2</sup> GFA</td> <td>\$30,389 / unit</td> <td>\$1,641,006</td> </tr> <tr> <td>1100m<sup>2</sup> Retail / Commercial GFA</td> <td>\$15,753 / 100m<sup>2</sup></td> <td>\$173,283</td> </tr> <tr> <td><b>Total</b></td> <td></td> <td><b>\$3,537,137</b></td> </tr> </tbody> </table> <p><b>The current applicable value uplift charge for Building 16a is:</b></p> <table border="1" data-bbox="288 1350 1034 1753"> <thead> <tr> <th colspan="3">Value Uplift</th> </tr> </thead> <tbody> <tr> <td>32 Small units @ 0 - &lt;60m<sup>2</sup> GFA</td> <td>\$12,650 / unit</td> <td>\$404,800</td> </tr> <tr> <td>24 Medium units @ 60-100m<sup>2</sup> GFA</td> <td>\$18,977 / unit</td> <td>\$455,448</td> </tr> <tr> <td>27 Large unit @ &gt;100m<sup>2</sup> GFA</td> <td>\$33,736 / unit</td> <td>\$910,872</td> </tr> <tr> <td><b>Total Value Uplift</b></td> <td></td> <td><b>\$1,771,120</b></td> </tr> </tbody> </table> <table border="1" data-bbox="288 1787 1034 1839"> <tr> <td><b>Total for Building 16a</b></td> <td><b>\$5,308,257</b></td> </tr> </table>	General Infrastructure Charges			64 Small units @ 0 - <60m <sup>2</sup> GFA	\$13,151 / unit	\$841,664	48 Medium units @ 60-100m <sup>2</sup> GFA	\$18,358 / unit	\$881,184	54 Large unit @ >100m <sup>2</sup> GFA	\$30,389 / unit	\$1,641,006	1100m <sup>2</sup> Retail / Commercial GFA	\$15,753 / 100m <sup>2</sup>	\$173,283	<b>Total</b>		<b>\$3,537,137</b>	Value Uplift			32 Small units @ 0 - <60m <sup>2</sup> GFA	\$12,650 / unit	\$404,800	24 Medium units @ 60-100m <sup>2</sup> GFA	\$18,977 / unit	\$455,448	27 Large unit @ >100m <sup>2</sup> GFA	\$33,736 / unit	\$910,872	<b>Total Value Uplift</b>		<b>\$1,771,120</b>	<b>Total for Building 16a</b>	<b>\$5,308,257</b>	Prior to Building Format Plan endorsement for the relevant stage
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54 Large unit @ >100m <sup>2</sup> GFA	\$30,389 / unit	\$1,641,006																																			
1100m <sup>2</sup> Retail / Commercial GFA	\$15,753 / 100m <sup>2</sup>	\$173,283																																			
<b>Total</b>		<b>\$3,537,137</b>																																			
Value Uplift																																					
32 Small units @ 0 - <60m <sup>2</sup> GFA	\$12,650 / unit	\$404,800																																			
24 Medium units @ 60-100m <sup>2</sup> GFA	\$18,977 / unit	\$455,448																																			
27 Large unit @ >100m <sup>2</sup> GFA	\$33,736 / unit	\$910,872																																			
<b>Total Value Uplift</b>		<b>\$1,771,120</b>																																			
<b>Total for Building 16a</b>	<b>\$5,308,257</b>																																				

**The current applicable general infrastructure charge for Building 16b is:**

<b>General Infrastructure Charges</b>		
56 Small units @ 0 - <60m <sup>2</sup> GFA	\$13,151 / unit	\$736,456
38 Medium units @ 60-100m <sup>2</sup> GFA	\$18,358 / unit	\$697,604
50 Large unit @ >100m <sup>2</sup> GFA	\$30,389 / unit	\$1,519,450
900m <sup>2</sup> Retail / Commercial GFA	\$15,753 / 100m <sup>2</sup>	\$141,777
<b>Total</b>		<b>\$3,095,287</b>

**The current applicable value uplift charge for Building 16b is:**

<b>Value Uplift</b>		
6 Small units @ 0 - <60m <sup>2</sup> GFA	\$12,650 / unit	\$75,900
4 Medium units @ 60-100m <sup>2</sup> GFA	\$18,977 / unit	\$75,908
5 Large unit @ >100m <sup>2</sup> GFA	\$33,736 / unit	\$168,680
<b>Total Value Uplift</b>		<b>\$320,488</b>

<b>Total for Building 16b</b>	<b>\$3,415,775</b>
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*\* Note – For residential development, credits are available for up to 30% of the value uplift charge for achieving affordable housing and 20% of the value uplift charge for delivering ecologically sustainable development (ESD) outcomes.*

*For commercial or retail development, credits are available for up to 50% of the value uplift charge for delivering ESD outcomes.*

*Where affordable housing and ESD are provided as part of a Superior Design Outcome, those affordable dwellings and ESD components are not eligible for an offset against the value uplift charge. Further information is available on request.*

*\* Note - Infrastructure charges are updated in the IFF at the beginning of each financial year and are indexed in accordance with the annual rate of the 3 year rolling average of the movement of the Road and Bridge Construction Index (Queensland). Indexation is calculated from that March which is three (3) years prior to the current year, to March of the current year.*



## **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 \*\***

