

Our ref: DEV2015/709

24 February 2016

Resource Connect Funds Management Pty Ltd
ATF The Hamilton Remora Trust
C/- Mr Cameron Stanley
Urbis Pty Ltd
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Cameron

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – VISITOR ACCOMMODATION, OFFICE AND FAST FOOD PREMISES AT 7 REMORA ROAD AND 3A CURTIN AVENUE WEST, HAMILTON DESCRIBED AS LOT 614 ON SL4775 AND LOT 405 ON SP187479

On 23 February 2016, 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 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	7 Remora Road and 3A Curtin Avenue West, Hamilton	
Lot on plan description	Lot number	Plan description
	Lot 614	SL4775
	Lot 405	SP187479
PDA development application details		
DEV reference number	DEV2015/709	
'Properly made' date	4 September 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	Material Change of Use – Visitor Accommodation, Office and Fast Food Premises	

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	23 February 2016
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.	Site Plan	DA00, Revision 3	15/12/15
2.	Basement Plan	DA01, Revision 2	22/10/15
3.	Ground Plan	DA02, Revision 2	22/10/15
4.	Level 1 Plan	DA03, Revision 2	22/10/15
5.	Level 2 Plan	DA04, Revision 2	22/10/15
6.	Level 3 Plan	DA05, Revision 2	22/10/15
7.	Level 4 Plan	DA06, Revision 2	22/10/15
8.	Level 5 Plan	DA07, Revision 2	22/10/15
9.	Level 6 Plan	DA08, Revision 2	22/10/15
10.	Level 7 Plan	DA09, Revision 2	22/10/15
11.	Roof Plan	DA10, Revision 2	22/10/15
12.	Elevations	DA20, Revision 3	15/12/15
13.	Elevations	DA21, Revision 3	15/12/15
14.	Elevations	DA22, Revision 2	22/10/15
15.	Elevations	DA23, Revision 3	15/12/15
16.	McDonalds Elevation	DA24, Revision 2	22/10/15
17.	Sections	DA30, Revision 2	22/10/15
18.	Sections	DA31, Revision 2	22/10/15
19.	Hamilton Mixed Use Development Landscape Development Application Concept Package, prepared by AECOM	60334598-REP-002, Issue B	27 October 2015
20.	Noise and Odour Impact Assessment, Proposed Mixed Use Development, 7 Remora Road, Hamilton, prepared by MWA Environmental	15-051, Version 1	21 July 2015

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. **Contributed assets** means infrastructure assets that will be transferred into the ownership of an external authority (e.g. Council, water utility, etc.)
4. **Council** means Brisbane City Council.
5. **DEHP** means The Department of Environment and Heritage Protection.
6. **DILGP** means The Department of Infrastructure, Local Government and Planning.
7. **EDQ** means Economic Development Queensland.
8. **MEDQ** means The Minister of Economic Development Queensland.
9. **PDA** means Priority Development Area.
10. **QUU** means Queensland Urban Utilities.
11. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions

[illegible]

5.	Traffic Management Plan a) Submit to EDQ Development Assessment, DILGP, a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc; iv. ongoing monitoring, management review and certified updates (as required); and v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	a) Prior to commencement of site works b) At all times during construction
6.	Retaining Walls a) Submit to EDQ Development Assessment, DILGP, detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. 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.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
7.	Filling and Excavation 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> The certified earthworks plans shall: i. include a geotechnical soils assessment of the site;	a) Prior to commencement of site works

	ii. be consistent with the Erosion and Sediment Control plans; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and iv. provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition. 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.	b) Prior to commencement of use c) Prior to commencement of use
8.	Vehicle Access Provide vehicle crossovers generally located in accordance with the approved plans, designed and constructed in accordance with Council adopted standards.	Prior to commencement of use and to be maintained
9.	Car Parking Provide car parking spaces generally located in accordance with the approved plans and designed, delineated and signed in accordance with AS2890 – <i>Parking Facilities</i>.	Prior to commencement of use and to be maintained
10.	Bicycle Parking – Non-Residential Provide bicycle parking facilities, delineated and signed in accordance with AS2890.3 – <i>1993 Bicycle parking facilities</i> at a rate of 1 space per 200m² of NLA for workers and 1 space per 1,000m² of NLA for visitors.	Prior to commencement of use and to be maintained
11.	Water Connection Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
12.	Sewer Connection Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
13.	Stormwater Connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual	Prior to commencement of use

	Exceedance Probability (AEP) in accordance with Council current adopted standards.	
14.	Stormwater Quality a) Submit to EDQ Development Assessment, DILGP, detailed engineering drawings, certified by a RPEQ for the proposed bio-retention basins designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and generally located as shown on the approved plans. 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 and to be maintained
15.	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
16.	Electricity Submit to EDQ Development Assessment, DILGP, either: 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 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.	Prior to commencement of site works
17.	Telecommunications 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.	Prior to commencement of site works
18.	Broadband Submit to EDQ Development Assessment, DILGP, a written agreement from an authorised telecommunications service provider that infrastructure 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	Prior to commencement of site works

	accommodate services which are compliant with the Federal Government's National Broadband Network policy.	
19.	Gas Submit to EDQ Development Assessment, DILGP, documentation from an authorised gas service provider confirming that an agreement has been entered into for the provision of underground gas services to the proposed development.	Prior to commencement of site works
20.	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 and statutory requirements.	Prior to commencement of use
Landscape and Environment		
21.	Landscape Works a) Submit to EDQ Development Assessment, DILGP, detailed landscape plans, certified by an AILA-registered Landscape Architect, for improvement works within the proposed development generally in accordance with the approved <i>Hamilton Mixed Use Development – Landscape Development Application Concept Package</i>, dated 27 October 2015, prepared by AECOM. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use and to be maintained
22.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DILGP, an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: - Prepared generally in accordance with the <i>State Planning Policy</i>, July 2014 (as amended from time to time) and relevant guidelines; and - certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of or during site works b) Prior to commencement of use

23.	Erosion and Sediment Management 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: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP) ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
24.	Refuse Collection Submit to EDQ Development Assessment, DILGP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
25.	Acoustic Treatments Undertake acoustic treatments to the development generally in accordance with the recommendations in <i>Section 7.0 – Conclusions</i> of the approved <i>Noise and Odour Impact Assessment</i> , dated 21/07/15, prepared by MWA Environmental.	Prior to commencement of use
Surveying, land transfers and easements		
26.	Easements over Infrastructure 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. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
Infrastructure Charges		
27.	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 ****