



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2014/599

9 March 2016

Alceon Group ATF the BTP Trust
C/- Mr Bruce Loxton
Graystone Pty Ltd
PO Box 3355
DARRA QLD 4076

Dear Bruce

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – OFFICE, RESEARCH AND TECHNOLOGY FACILITY, WAREHOUSE, SHOWROOM, MEDICAL CENTRE, SHOP, FOOD PREMISES, CONFERENCE CENTRE, EDUCATIONAL ESTABLISHMENT AND COMMUNITY FACILITY AND OPERATIONAL WORKS – TIDAL WORKS (PEDESTRIAN BRIDGES AND MARINE PLANT REMOVAL) AT 365-381 MACARTHUR AVENUE AND PART OF 210 CURTIN AVENUE WEST, EAGLE FARM DESCRIBED AS LOTS 1, 2, 3 AND 4 ON SP273096 AND PART OF LOT 9 ON SP273096

On 8 March 2016 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application 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 Fyffe on 3452 7167.

Yours sincerely

Jeanine Stone
Director – EDQ Development Assessment

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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	365-381 Macarthur Avenue and Part of 210 Curtin Avenue West, Eagle Farm	
Lot on plan description	Lot number	Plan description
	Lots 1-4	SP273096
	Part Lot 9	SP273096
PDA development application details		
DEV reference number	DEV2014/599	
'Properly made' date	15 December 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	Office, Research and Technology Facility, Warehouse, Showroom, Medical Centre, Shop, Food Premises, Conference Centre, Educational Establishment and Community Facility and Operational Works – Tidal Works (Pedestrian Bridges and Marine Plant Removal).	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice. The approved changes are summarised as follows: ▪ Decrease in GFA to 13,639m² ▪ Building footprints amended (Buildings C and D) ▪ Relocation of entry point ▪ Increase of 101 car parks (2 adjacent to buildings and 99 within multi-story car park)
Original Decision date	10 October 2014
1 st Change to approval date	3 December 2014
2 nd Change to approval date	8 March 2016
Currency period	4 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 (if applicable)	Date (if applicable)
1.	Development Summary	A-DA1-01-02, Issue P6	09/11/15
2.	Master Plan	A-DA1-01-05, Issue P11	09/11/15
3.	Illustrative Site Plan	A-DA1-01-06, Issue P12	09/11/15
4.	Overall typical Floor Plan	A-DA1-01-07, Issue P7	09/11/15
5.	Block A – Ground, 1 st , 2 nd , & 3 rd Floor Plans	A-DA1-02-01, Issue P5	09/11/15
6.	Block A Elevations	A-DA1-02-02, Issue P3	09/11/15
7.	Block A – Sections	A-DA1-02-03, Issue P3	09/11/15
8.	Block B – Ground & 1 st Floor Plans	A-DA1-03-01, Issue P5	09/11/15
9.	Block B – Elevations	A-DA1-03-02, Issue P3	09/11/15
10.	Block B – Sections	A-DA1-03-03, Issue P3	09/11/15
11.	Block C – Ground & 1 st Floor Plans	A-DA1-04-01, Issue P6	09/11/15
12.	Block C – Elevations	A-DA1-04-02, Issue P3	09/11/15
13.	Block C – Sections	A-DA1-04-03, Issue P3	09/11/15
14.	Block D – Ground & 1 st – 2 nd Floor Plans	A-DA1-05-01, Issue P5	09/11/15
15.	Block D – Elevations	A-DA1-05-02, Issue P3	09/11/15
16.	Block D – Sections	A-DA1-05-04, Issue P3	09/11/15
17.	Carpark Building – Floor Plan	A-DA1-06-01, Issue P6	09/11/15

18.	Carpark Building – Floor Plan Typical	A-DA1-06-02, Issue P4	09/11/15
19.	Carpark Building – Elevations	A-DA1-06-03, Issue P3	09/11/15
20.	Angle Screen Concept	A-SK-07-03, Issue P1	02/01/16

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:
 - i. 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).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- 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. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions		
No.	Condition	Timing
General		
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 for 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
3.	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.	As indicated
Engineering		
4.	Pedestrian bridge a) Submit to the EDQ Development Assessment, DILGP, detailed engineering drawings of the proposed pedestrian bridges as located on approved Illustrative Site Plan A-DA1-01-06, Issue P12, dated 09/11/15. The drawings are required to clearly define the type, location and extent of the works and must be certified by a RPEQ. The drawings submitted must: (i) Show the current real property descriptions and boundaries of property which abut the proposed works and the tidal land on which the works to occur (ii) Show the relevant mean high water spring levels (iii) Clearly define the works for which endorsement is sought (iv) Show the location and dimensions of existing works on the water frontage which abut the proposed works and existing works on adjacent properties within 20m of the proposed works (v) Indicate the construction details of the proposed works	a) Prior to commencement of building works for the relevant stage

	(vi) Show the finished levels of the works (including pile head levels) (vii) Show the levels of LAT, MHWS and HAT (viii) Show the design criteria for the proposed works (ix) Show the AHD (x) The bridges should be designed to achieve a 2 year ARI flood immunity Additionally, provide an assessment demonstrating how the proposed bridges comply with the following relevant provisions of <i>Module 10. Coastal protection of the State Development Assessment Provisions (SDAP)</i>, 20 June 2014, Version 1.4: (i) Table 10.1.1 All development; and (ii) Table 10.1.2 Operational work. b) Construct the pedestrian bridges in accordance with the endorsed plans required under part a) of this condition. c) On completion of the works, submit to the EDQ Development Assessment, DILGP, structural certification of the pedestrian bridges, certified by a RPEQ, or equivalent, as per the structural certification form <i>Certification of Construction of Tidal Works</i>, which relates to Schedule 4A of the <i>Coastal Protection and Management Regulation 2003</i>	b) Prior to commencement of use for the relevant stage c) Prior to commencement of use for the relevant stage
5.	Erect sign A sign is to be placed in a position on, or near, the pedestrian bridges that: (i) is visible at all times; and (ii) states the maximum live load that may be applied to the bridges, in terms of the maximum number of persons that may be on the bridge at any given time.	Prior to commencement of use for the relevant stage
6.	Safety and risk assessment a) Submit to the EDQ Development Assessment, DILGP a safety and risk assessment report, prepared by a suitably qualified professional. The report must detail all physical, operational (e.g. induction and evacuation) and management measures to mitigate potential environmental impacts from the nearby Large Dangerous Goods (LDGL's) locations and Major Hazard Facilities (MHF's). b) Implement all physical, operational (e.g. induction and evacuation) and management measures recommendations from the submitted safety and risk assessment.	a) Prior to commencement of use for the relevant stage b) Prior to commencement of use for the relevant stage and to be maintained

7.	Flooding All commercial and retail areas are to have a minimum floor level of RL3.5m AHD.	Prior to commencement of use for the relevant stage
8.	Screening to External AC and/or Other Mechanical Plant Provide screening for any external or roof mounted air conditioning or mechanical plant installations in accordance with the following requirements: (i) No unscreened installations on the proposed development are to be visible from the surrounding sites; (ii) 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; and (iii) 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 for the relevant stage
9.	Acid Sulphate a) If acid sulfate soils are found on the site, submit to the EDQ Development Assessment, DILGP an Acid Sulfate Soils Management Plan (ASSMP) certified by a suitably qualified and experienced professional, in accordance with the <i>State Planning Policy, December 2013</i> and relevant guidelines. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of works for the relevant stage b) During site works.
10.	Carpark a) Submit to the EDQ Development Assessment, DILGP, detailed engineering plans for the approved carpark including signage and linemarking, certified by a RPEQ and: (i) generally in accordance with approved Illustrative Site Plan A-DA1-01-06, Issue P12, dated 09/11/15; (ii) in accordance with AS2890.1.2004 <i>Off-street carparking</i> provision is made for carparking for persons with disabilities in the ratio of 2% of the total spaces with a minimum of one (1) space per office block designed in accordance with AS2890.6.2009 <i>Off-street parking for people</i>	Prior to commencement of use for the relevant stage and to be maintained

	<i>with disabilities; and</i> (iii) internal paved areas are to be signed and delineated in accordance with the <i>Manual of Uniform Traffic Control Devices</i>. b) Construct the car park generally in accordance with the certified plans required under part a) of this condition. c) Install a suitably approved system of lighting, designed by a RPEQ, to illuminate carparking areas compliant with <i>AS/NZS 1158.1.2:2010 (Category P11 for car parks)</i> and <i>AS4282 - Control of the Obtrusive Effects of Outdoor Lighting</i>.	
11.	End of trip facilities End of trip facilities for pedestrians and cyclists are to be provided including secure, undercover bicycle storage facilities, showers and lockers to a standard consistent with AS2890.3. Bicycle facility numbers are to be: (i) workers – to have secure space per 200m² of net lettable area (NLA) according with AS2893.0 and (ii) visitors – to have secure space per 1000m² of net lettable area (NLA) according with AS2893.0.	Prior to commencement of use for the relevant stage and to be maintained
12.	Erosion and Sediment Control (ESC) Plan a) Submit to the 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) <i>Urban Stormwater Quality Planning Guidelines 2010</i> (Department of Environment and Heritage Protection) (ii) <i>Best Practice Erosion and Sediment Control</i> (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works for the relevant stage b) At all time during construction
13.	Construction Management Plan a) Submit to the EDQ Development Assessment, DILGP, a Site Based Construction Management Plan prepared by the principal site contractor that includes but is not necessarily limited to the following: (i) management of noise and dust generated from the site during and outside construction work hours; (ii) management of stormwater flows around or	a) Prior to commencement of site works for the relevant stage

	through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties. (iii) management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site; b) Undertake all works generally 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 construction
14.	Traffic Management Plan a) Submit to the EDQ Development Assessment, DILGP a Traffic Management Plan (TMP) prepared and certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must ensure adverse traffic impacts are minimised during construction. The TMP must include: (i) provision for the management of traffic around and through the site during and outside of construction work hours; (ii) provision for parking and materials delivery during and outside of construction hours of work; (iii) Planning including risk identification and assessment, staging, etc.; (iv) implementation; (v) monitoring and measurement; (vi) management review; and (vii) traffic control plans or traffic control diagrams in accordance with <i>Manual of Uniform Traffic Control Devices (MUTCD)</i> for any temporary part or full road closures of any Council or State road(s) A permit will need to be sought from Council prior to any temporary road closure or road opening works. b) Implement 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

15.	Filling and Excavation a) Submit to the EDQ Development Assessment, DILGP an earthworks plan and cross sections, certified by a RPEQ in accordance with Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. b) Carry out the filling and excavation generally in accordance with the certified plans required under part a) of this condition. c) Submit to the EDQ Development Assessment, DILGP certification by a RPEQ that all filling and excavation works 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 works for the relevant stage b) Prior to commencement of use for the relevant stage c) Prior to commencement of use for the relevant stage
16.	Sewerage Connect each office block to the existing reticulated sewerage system in accordance with Queensland Urban Utilities adopted standards.	Prior to commencement of each use for the relevant stage
17.	Stormwater a) Submit to the EDQ Development Assessment, DILGP, for compliance endorsement, detailed stormwater engineering drainage plans and management plans for quantity and quality certified by a RPEQ in accordance to Council's current standards. The plans are to demonstrate that the stormwater runoff from the site 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. b) Submit to the EDQ Development Assessment, DILGP, written approval from Council to connect the proposed stormwater infrastructure to the existing infrastructure. c) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works for the relevant stage b) Prior to commencement of works for the relevant stage c) Prior to commencement of use for the relevant stage

18.	Water Reticulation Connect each office block to the existing reticulated water supply in accordance with Queensland Urban Utilities adopted standards.	Prior to commencement of each use for the relevant stage
19.	Easements over infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour of and at no cost to the relevant authority. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the relevant authority.	Prior to commencement of use for the relevant stage
20.	Refuse Collection a) Submit to the EDQ Development Assessment, DILGP refuse collection approval from Brisbane City Council or a private waste contractor. b) Provide a screened bin corral for the storage of bulk bins, which is to be shared between all tenants.	a) Prior to commencement of use for the relevant stage b) Prior to commencement of use for the relevant stage and to be maintained.
21.	Outdoor Lighting Any proposed external lighting is to be designed and installed in accordance with <i>AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use for the relevant stage
22.	Electricity Submit to the EDQ Development Assessment, DILGP either: (i) written evidence demonstrating that existing underground low-voltage electricity supply is available to each building; or (ii) written evidence that the applicant has entered into an agreement with an authorised electricity supplier (e.g. Energex) to provide underground electricity services.	Prior to commencement of site works for the relevant stage
23.	Telecommunications Submit to the EDQ Development Assessment, DILGP documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to the proposed development.	Prior to commencement of site works for the relevant stage

24.	Broadband Submit to the 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 accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of site works for the relevant stage
25.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alteration to public utility mains, existing mains, services or installations required in connection with the approved development.	Prior to commencement of use for the relevant stage
26.	Repair any damage Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use for the relevant stage
Landscape and Vegetation		
27.	Landscape Works a) Submit to the EDQ Development Assessment, DILGP, for compliance assessment, detailed Landscape Plans certified by a suitably qualified AILA Landscape Architect, identifying the extent of landscaping around each building, the carpark and common areas including adjacent to bin collection point. The plans must, where relevant: (i) include an area of soft landscaping in the front setback. This may be to the front of blank walls or to provide privacy. (ii) ensure landscaping maintains visibility along pathways, driveways and to front entries (iii) include details and heights of fencing/walls to the street or open space (iv) include species which are low maintenance and water-wise (v) ensure species are selected taking into account the location of overhead or underground services (vi) indicate where one hose cock can be provided within each private open space where on ground level	a) Prior to commencement of works for the relevant stage

	(vii) ensure turfed areas proposed are accessible externally by standard lawn mowing equipment and receive adequate sunlight (viii) identify opportunities for water infiltration on-site to be maximised on-site through landscaped areas and permeable paving where possible An overall site landscape plan should be provided which outlines areas of hard and soft external treatments and the interface with the streetscape. b) Construct the works in accordance with the endorsed drawings required by part a) of this condition. c) On completion of the works, submit to the EDQ Development Assessment, DILGP written certification from a registered and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with this condition.	b) Prior to commencement of use for the relevant stage c) Prior to commencement of use for the relevant stage
28.	Marine plant removal a) Submit to EDQ Development Assessment, DILGP a scaled plan, certified by a qualified ecologist or arborist, indicating the details, methods, location and scope of all required marine plant (e.g. mangrove) removal as a result of the approved development. b) All marine plant removal approved under part a) of this condition is to be conducted by a qualified ecologist or arborist in accordance with the Queensland State Governments <i>Code for self-assessable development: Minor impact works in a declared fish habitat area or involving the removal, destruction or damage of marine plants Code Number: MP06 January 2013</i>.	a) Prior to commencement of building works for the relevant stage b) As indicated and to be maintained
29.	Curtin Avenue West streetscape works a) Submit to the EDQ Development Assessment, DILGP, for compliance assessment, a Streetscape Works Plan for works to be undertaken within the Curtin Avenue West footpath reserve. The plan is to be prepared at a scale of 1:100 by a suitably qualified and experienced Landscape Architect. The plans are to include: (i) Full width pavement; (ii) Street trees in tree grates with tree guard; (iii) Location of underground and above-ground services; (iv) Location of service pits; (v) Finished surface levels including cross-falls and	a) Prior to commencement of works for the relevant stage

	longitudinal grades; (vi) Proposed road use adjacent to the kerbing (eg. public transport stops, parking bays, No Standing zones); and (vii) Streetscape standards and materials consistent with the requirements of Council's <i>Schedule 6 Planning Scheme Policy SC6.16 Infrastructure design planning scheme policy</i>. b) Construct the works in accordance with the endorsed plans from part a) of this condition c) On completion of the works, submit to the EDQ Development Assessment, DILGP, written certification from a RPEQ that the constructed footpath works are in accordance with the endorsed Streetscape Works Plan.	b) Prior to commencement of use for the relevant stage c) Prior to commencement of use for the relevant stage
Infrastructure Contributions		
30.	Infrastructure Contributions Pay to the Minister for Economic Development Queensland the infrastructure charges calculated in accordance with the Infrastructure Funding Framework, dated July 2015.	In accordance with the Infrastructure Funding Framework for the relevant stage

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 ****