

Our ref: DEV2016/750

7 June 2016

Shayher Developments Pty Ltd
C/- Ms Katherine Matthews
Urbis Pty Ltd
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Katherine

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – MULTIPLE RESIDENTIAL (95 DWELLING UNITS), SHOP AND FOOD PREMISES (524M²) AT 15-33 REMORA ROAD, HAMILTON DESCRIBED AS VOLUMETRIC LOTS 3 AND 4 ON SP275446 AND STANDARD FORMAT PLAN LOT 1 ON SP275447

On 7 June 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://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



Beatriz Gomez
Director – EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Northshore Hamilton	
Site address	15-33 Remora Road, Hamilton	
Lot on plan description	Lot number	Plan description
	Volumetric Lots 3 and 4	SP275446
	Standard Format Plan Lot 1	SP275447
PDA development application details		
DEV reference number	DEV2015/750	
'Properly made' date	8 February 2016	
Type of application	<input checked="" type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Multiple Residential (95 dwelling units), Shop and Food Premises (524m ²)	

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	7 June 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	SK-02.01, Revision C	28.04.2016
2.	Basement	SK-02.02, Revision C	28.04.2016
3.	GFA Calculations – Building 5	SK-02.03, Revision C	28.04.2016
4.	GFA Calculations – Building 6	SK-02.04, Revision C	28.04.2016
5.	Building 5 Ground Floor Plan	SK-02.05, Revision C	28.04.2016, Amended in red 4/5/2016
6.	Building 5 Level 2 Floor Plan	SK-02.06, Revision C	28.04.2016
7.	Building 5 Level 3 Floor Plan	SK-02.07, Revision C	28.04.2016
8.	Building 5 Level 4 Floor Plan	SK-02.08, Revision C	28.04.2016
9.	Building 5 Level 5 Floor Plan	SK-02.09, Revision C	28.04.2016
10.	Building 5 Level 6 Floor Plan	SK-02.10, Revision C	28.04.2016
11.	Building 5 Level 7 Floor Plan	SK-02.11, Revision C	28.04.2016
12.	Building 5 Level 8 Floor Plan	SK-02.12, Revision C	28.04.2016
13.	Building 5 Roof Plan	SK-02.13, Revision C	28.04.2016
14.	Building 6 Ground Floor Plan	SK-02.14, Revision C	28.04.2016, Amended in red 4/5/2016
15.	Building 6 Level 2 Floor Plan	SK-02.15, Revision C	28.04.2016
16.	Building 6 Level 3 Floor Plan	SK-02.16, Revision C	28.04.2016
17.	Building 6 Level 4 Floor Plan	SK-02.17, Revision C	28.04.2016
18.	Building 6 Level 5 Floor Plan	SK-02.18, Revision C	28.04.2016
19.	Building 6 Level 6 Floor Plan	SK-02.19, Revision C	28.04.2016
20.	Building 6 Level 7 Floor Plan	SK-02.20, Revision C	28.04.2016
21.	Building 6 Level 8 Floor Plan	SK-02.21, Revision C	28.04.2016
22.	Building 6 Roof Plan	SK-02.22, Revision C	28.04.2016
23.	Accessible Unit Floor Plans	SK-02.23, Revision C	28.04.2016

24.	Building 5 Western Elevation	SK-03.01, Revision C	28.04.2016
25.	Building 5 Southern Elevation	SK-03.02, Revision C	28.04.2016
26.	Building 5 Eastern Elevation	SK-03.03, Revision C	28.04.2016
27.	Building 5 Northern Elevation	SK-03.04, Revision C	28.04.2016
28.	Building 6 Western Elevation	SK-03.05, Revision C	28.04.2016
29.	Building 6 Southern Elevation	SK-03.06, Revision C	28.04.2016
30.	Building 6 Eastern Elevation	SK-03.07, Revision C	28.04.2016
31.	Building 6 Northern Elevation	SK-03.08, Revision C	28.04.2016
32.	Building 5 Section B	SK-04.01, Revision C	28.04.2016
33.	Building 6 Section B	SK-04.02, Revision C	28.04.2016
34.	GFA Summary		18/5/2016, amended in red 19/5/2016
35.	Landscape Report, prepared by RPS	[D]	21/4/2016
36.	Traffic Engineering Supporting Letter for Stage 2 Development Application, prepared by TTM	15BRT0678let-160203	3 February 2016

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 of the relevant stage and to be maintained
2.	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.	To be maintained

Engineering

3.	<p>Construction Management Plan</p> <p>a) Submit to EDQ Development Assessment, DILGP a Site Based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:</p> <ul style="list-style-type: none"> i. noise and 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 Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. <p>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.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>
4.	<p>Traffic Management Plan</p> <p>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.</p> <p>The TMP must include the following:</p> <ul style="list-style-type: none"> 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). 	<p>a) Prior to commencement of site works</p>

	b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	b) At all times during construction
5.	Vehicle Access Construct a modified vehicle crossover generally in accordance with the approved plans and site access arrangements proposed in the approved Traffic Engineering Supporting Letter for Stage 2 Development Application, prepared by TTM, revision 15BRT0678let-160203 dated 3 February 2016.	Prior to commencement of use and to be maintained
6.	Car Parking Provide car parking spaces, delineated and signed generally in accordance with the approved plans and AS2890 – <i>Parking Facilities</i> .	Prior to commencement of use and to be maintained
7.	Bicycle Parking Provide bicycle parking facilities delineated and signed generally in accordance with the approved plans and AS2890.3 – 1993 <i>Bicycle parking facilities</i> .	Prior to commencement of use and to be maintained
8.	Water connection Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
9.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
10.	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 Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use
11.	Flooding All habitable floor levels are to have a minimum finished floor level of RL3.9m AHD. All commercial and retail areas are to have a minimum finished floor level RL3.5m AHD.	Prior to approval for building works of the relevant stage

	Freeboard of 100mm above RL3.4m AHD to the basements shall be provided at the basement entrances.	
12.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed in accordance with AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting.	Prior to commencement of use and to be maintained
13.	Electricity Connect the development to the existing electrical reticulation network in accordance with Energex current adopted standards.	Prior to commencement of the use
14.	Telecommunications Connect the development to the existing telecommunications reticulation network in accordance with the relevant authorised telecommunications utility standards.	Prior to commencement of the use
15.	Broadband Provide infrastructure within the relevant stage of development to accommodate NBN services in accordance with NBN Co Limited 'New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers', Doc. No NBN-TE-CTO-194, issue date 1st April 2011.	Prior to commencement of use of the relevant stage
16.	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		
17.	Refuse Collection Submit to EDQ Development Assessment, DILGP refuse collection strategy approved by Council or a private waste contractor.	Prior to commencement of use

Compliance Assessment		
18.	Compliance Assessment – Acoustic treatments <p>a) Submit for compliance assessment to EDQ Development Assessment, DILGP, an updated Air and Noise Assessment, prepared by a suitably qualified professional, to demonstrate compliance with the <i>State Planning Policy code: Strategic airports and aviation facilities – Aircraft noise, dated April 2016</i>.</p> <p>b) Undertake acoustic treatments to the development generally in accordance with the recommendations in the endorsed report required by part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DILGP written evidence from a suitably qualified professional that the works comply with part b) of this condition.</p>	<p>a) Prior to commencement of building works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
19.	Compliance Assessment – Landscape Works <p>a) Submit for compliance assessment 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 following approved plans and document:</p> <ol style="list-style-type: none"> Remora Road Hamilton Landscape Report, [D], dated 21/4/2016, prepared by RPS; Building 5 Ground Floor Plan, SK-02.05, Revision C, dated 28/4/2016, Amended in red 4/5/2016; and Building 6 Ground Floor Plan, SK-02.14, Revision C, dated 28/4/2016 Amended in red 4/5/2016. <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 landscape works</p> <p>b) Prior to commencement of use</p>
Surveying, land transfers and easements		
20.	Easements over Infrastructure <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 must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>	<p>Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first</p>

Affordable and Accessible Housing																										
21.	Affordable Housing Submit to EDQ Development Assessment, DILGP evidence that the approved development delivers 5 affordable units in accordance with the <i>PDA (ULDA) Guideline no. 16 Housing</i> .	Prior to commencement of use																								
22.	Accessible Housing Submit to EDQ Development Assessment, DILGP evidence that the approved development delivers 10 accessible units, generally in accordance with the approved plans.	Prior to commencement of use																								
Infrastructure Charges																										
23.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2015 indexed to the date of payment. The current applicable general infrastructure charge is: <table border="1"> <tr> <td>88 dwelling units (medium)</td><td>\$18,358 per dwelling unit</td><td>\$1,615,504.00</td></tr> <tr> <td>7 dwelling units (large)</td><td>\$30,389 per dwelling unit</td><td>\$212,723.00</td></tr> <tr> <td>Retail (per 100m2 GFA or part thereof) – 524m2</td><td>\$15,753</td><td>\$94,518.00</td></tr> <tr> <td>Stage 2 Total</td><td></td><td>\$1,922,745.00</td></tr> </table> Value uplift component (applying only to the GFA exceeding the <i>draft Northshore Neighbourhood Plan (plot ratio 1.5)</i> for Stage 1 (DEV2012/254) and Stage 2 (DEV2016/750): <table border="1"> <tr> <td>19 dwelling units (small)</td><td>\$12,650 per dwelling unit</td><td>\$240,350</td></tr> <tr> <td>40 dwelling units (medium)</td><td>\$18,977 per dwelling unit</td><td>\$759,080</td></tr> <tr> <td>2 dwelling units (large)</td><td>\$33,736 per dwelling unit</td><td>\$67,472</td></tr> <tr> <td>Total Value Uplift</td><td></td><td>\$1,066,902</td></tr> </table> Please be advised that value uplift for Stage 1 and Stage 2 is payable in accordance with the timing of this condition.	88 dwelling units (medium)	\$18,358 per dwelling unit	\$1,615,504.00	7 dwelling units (large)	\$30,389 per dwelling unit	\$212,723.00	Retail (per 100m2 GFA or part thereof) – 524m2	\$15,753	\$94,518.00	Stage 2 Total		\$1,922,745.00	19 dwelling units (small)	\$12,650 per dwelling unit	\$240,350	40 dwelling units (medium)	\$18,977 per dwelling unit	\$759,080	2 dwelling units (large)	\$33,736 per dwelling unit	\$67,472	Total Value Uplift		\$1,066,902	In accordance with the IFF
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	<p><i>* Charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index.</i></p> <p><i>Note – The application may be eligible for:</i></p> <ul style="list-style-type: none"> <i>• 30% affordable housing credit</i> <i>• 20% ESD credit</i> 	
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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 ****

