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10 May 2019

Jeanine Stone
Development Assessment
Economic Development Queensland
PO Box 15009
CITY EAST QLD 4002

Via email: pdadevelopmentassessment@dsmip.qld.gov.au

Dear Jeanine,

RESPONSE TO INFORMATION REQUEST - PDA DEVELOPMENT APPLICATION FOR THE HERITAGE PRECINCT OF HERSTON QUARTER PDA AT 300 HERSTON ROAD, HERSTON QLD 4006, FORMALLY DESCRIBED AS LOT 545 ON SP289113 (REF: DEV2019/1003)

We refer to the notice issued by the Minister for Economic Development Queensland (dated 1 March 2019) in accordance with Section 83(1) of the *Economic Development Act 2012*, requesting that further stated information be provided for the PDA Development Application for a PDA Development Permit (Ref: DEV2019/1003) for the following aspects of development:

PDA Development Application for a PDA Development Permit for a Staged Material Change of Use – Rooming Accommodation (Student Accommodation), Childcare Centre, Food & Drink Outlet, Shop, Health Care Service, Research and Technology Industry, Office, Indoor Sport and Recreation, Short Term Accommodation and carrying out Building Work on a State Heritage Place.

The land the subject of this development application comprises land known as the Heritage Precinct of Herston Quarter at 300 Herston Road, Herston QLD 4006, formally described as Lot 545 on SP289113. On behalf of the applicant, *Herston Development Company Pty Ltd* and in accordance with Section 83 of the *Economic Development Act 2012*, please find below our response to the Information Request.

This response included the following reports and additional information to address the items raised in the Information Request:

- **Attachment A:** Geotechnical Report prepared by Soil Surveys Engineering; and
- **Attachment B:** Dilapidation Report prepared by ADG

For completeness, outlined below is the requested item (outlined in the Information Request and in *italics* below) along with the response to the specific matter raised.



ITEM 1. GEOTECHNICAL INVESTIGATION / STRUCTURAL ENGINEERING REPORT

“Submit information which demonstrates the full extent of proposed works will not compromise the structural integrity of the PDA significant heritage buildings and will not adversely affect the operational requirements of the surrounding development. This information is to be certified by a Registered Professional Engineer of Queensland (RPEQ) with relevant experience.”

Response:

In response to this item, further geotechnical investigation has been undertaken by Soil Surveys Engineering Pty Limited. A copy of the Geotechnical Report prepared by Soil Surveys Engineering Pty Limited is provided within **Attachment A**.

The purpose of this investigation is to investigate the subsurface conditions of the Heritage Precinct and includes recommendations and procedures for undertaking earthworks. Future works are to be undertaken in accordance with the recommendations within the Geotechnical Report to ensure the works will not compromise the structural integrity of the PDA significant heritage buildings and will not adversely affect the operational requirements of the surrounding development.

The Geotechnical Report has been certified by Noel Perkins (RPEQ 7527).

Notably, the Geotechnical Report considers the subsurface conditions of the soil within the vicinity of the proposed undercroft connection beneath the Lady Lamington building.

As a result, it is necessary to submit amended development plans to specifically remove this connection in an effort to maintain the structural integrity of the Lady Lamington building.

In order to address this design change, it is necessary for the applicant to submit a change to the development application to EDQ, pursuant to Section 92 of the *Economic Development Act 2012*. Please refer to this letter for the full details of the amended development proposal which includes the removal of the undercroft connection based on the findings of the Geotechnical Report within this response letter.

ITEM 2. DILAPIDATION REPORT

“Submit a dilapidation report for the Lady Lamington and Edith Cavell buildings which identifies the existing structural condition of all fabric within the buildings that is proposed to be removed and/or reinstated. The report is to be certified by a Professional Building Surveyor or a Registered Professional Engineer of Queensland (RPEQ) with relevant experience.”

Response:

In response to this item, the applicant has prepared a consolidated Dilapidation Report for the Lady Lamington building, Edith Cavell and Lady Norman building. Please find enclosed the Dilapidation Report within **Attachment B** of this letter. Section 3 of the Dilapidation Report outlines the scope of work undertaken to satisfy the Information Request.

The Dilapidation Report has been certified by Nick Ward (RPEQ 13536) and Will Sinclair (RPEQ 14046).



CONCLUSION

This response provides the Applicant's response to those matters raised in the Information Request. We therefore kindly request that the Minister for Economic Development Queensland (MEDQ) proceed to decide the application (in accordance with Section 85(2) of the *Economic Development Act 2012*).

If you have any questions in relation to the Information Response (provided above) and the attached material, please do not hesitate to contact either Ashley Lane or the undersigned on (07) 3007 3800.

Yours sincerely,

A handwritten signature in black ink, appearing to read "D Jones".

Dean Jones
Associate Director

CC Herston Development Company Pty Ltd
Enc Attachment A: Geotechnical Report prepared by Soil Surveys Engineering
Attachment B: Dilapidation Report prepared by ADG