



Department of Infrastructure,  
Local Government and Planning

Our ref: DEV2017/862

22 August 2018

Mr Andrew Crawford  
Wolter Consulting Group  
PO Box 436  
NEW FARM QLD 4005

Dear Andrew

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS – MINOR EARTHWORKS, TEMPORARY PRIVATE ROAD AND CLEARING OF SIGNIFICANT VEGETATION AT 300 HERSTON ROAD, HERSTON DESCRIBED AS LOT 545 ON SP289113**

On 21 August 2017 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 Laura Shobbrook on 3452 7196.

Yours sincerely

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

Beatriz Gomez  
Director – EDQ Development Assessment

Minister for Economic Development  
Queensland  
GPO Box 2202  
Brisbane Queensland 4001 Australia  
**Website** [www.edq.qld.gov.au](http://www.edq.qld.gov.au)  
ABN 76 590 288 697

## PDA Decision Notice – Approval

| Site information                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |
|-----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Name of priority development area (PDA) | Herston Quarter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |
| Site address                            | 300 Herston Road, Herston                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                  |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Plan description |
|                                         | 545                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | SP289113         |
| PDA development application details     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |
| DEV reference number                    | DEV2017/862                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |
| 'Properly made' date                    | 2 August 2017                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| Type of application                     | <input checked="" type="checkbox"/> New development involving: <div style="margin-left: 20px;"> <input type="checkbox"/> Material change of use               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> <input type="checkbox"/> Reconfiguring a lot               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input type="checkbox"/> Development permit                 </div> <input checked="" type="checkbox"/> Operational work               <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval                   <input checked="" type="checkbox"/> Development permit                 </div> <input type="checkbox"/> Changing a PDA development approval               <input type="checkbox"/> Extending the currency period of a PDA approval             </div> |                  |
| Description of proposal applied for     | Operational Works – Minor earthworks, temporary private road and clearing of significant vegetation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                  |

| 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                                                                                                                   |              | 21 August 2017                                                                                                                                            |                             |
| Currency period                                                                                                                 |              | 2 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 <i>(if applicable)</i>                                                                                                                             | Date <i>(if applicable)</i> |
| 1.                                                                                                                              | Site Plan    | 268-009-C01-01<br>Revision 4                                                                                                                              | 08/08/2017                  |
| 2.                                                                                                                              | Section Plan | 268-009-C02-01<br>Revision 3                                                                                                                              | 08/08/2017                  |

### **ABBREVIATIONS**

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **Council** means Brisbane City Council.
2. **DILGP** means The Department of Infrastructure, Local Government and Planning.
3. **EDQ** means Economic Development Queensland.
4. **MEDQ** means The Minister of Economic Development Queensland.
5. **PDA** means Priority Development Area.

| PDA Development Conditions |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                               |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| No.                        | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Timing                                                                                                                        |
| <b>General</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                               |
| 1.                         | <b>Carry out the approved development</b><br><br>Carry out the approved development generally in accordance with the approved plans and documents.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | For the duration of the works the subject of this approval.                                                                   |
| 2.                         | <b>Tree Retention and Protection Plan (TRPP)</b><br><br>Submit to Economic Development Queensland, Development Assessment, DILGP a TRPP, to be prepared and implemented in association with the proposed works in order to protect vegetation that is to remain on site as listed in the approved Site plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Prior to commencement of works                                                                                                |
| 3.                         | <b>Heritage protection</b><br><br>a) Protect the adjoining existing building fabric (Lady Lamington state heritage building) and other significant elements of the Queensland heritage place from potential damage.<br><br>b) Submit to EDQ Development Assessment, DILGP photographic evidence of the area where the works are undertaken. The photographs must show the heritage site adjacent to the works both prior to the commencement of works and after the completion of the works<br><br>c) Where any damage to the buildings has been identified, carry out rectification works to repair the damage. The rectification works must be approved by a suitably qualified heritage practitioner and agreed to by EDQ Development Assessment.<br><br><i>Note: A PDA Development Permit for Building Works may be required to carry out rectification works in accordance with part c of this condition.</i> | a) At all times during construction<br><br>b) Within 10 working days of completion of the works<br><br>c) As indicated        |
| <b>Engineering</b>         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                               |
| 4.                         | <b>Retaining Walls</b><br><br>a) Submit to EDQ Development Assessment, DILGP detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height.<br><br>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.<br><br>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<br><br>b) As indicated<br><br>c) Within 10 working days of the completion of the works |

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                             |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| 5. | <b>Filling and Excavation</b><br><br>Carry out the earthworks generally in accordance with the approved plans.                                                                                                                                                                                                                                                                                                                     | For the duration of the works the subject of this approval. |
| 6. | <b>Public Infrastructure - Damage, Repairs and Relocation</b><br><br>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. | Within 15 working days of the completion of the works       |
| 7. | <b>Land on Environmental Land Register</b><br><br>Submit to EDQ Development Assessment, DILGP, evidence that any site remediation required for the removal of contaminated material as a result of earthworks has been approved by a Suitably Qualified Person as defined by Chapter 7 Part 8 of the EP Act 1994 and certified by a Contaminated Land Site Auditor.                                                                | Prior to the commencement of site works.                    |

#### **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 \*\***