



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2017/871

11 September 2017

Cross River Rail Delivery Authority
C/- Ms Megan Wood
GPO Box 213
BRISBANE QLD 4000

Dear Megan

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – UTILITY INSTALLATION AT 867 MAIN STREET, WOOLLOONGABBA DESCRIBED AS LOT 63 ON SP184386

On 8 September 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-applications.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Leila Torrens on 3452 7419.

Yours sincerely

A handwritten signature in black ink, appearing to read 'BG', with a small dot to the right.

Beatriz Gomez
Director – EDQ Development Assessment

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Woolloongabba	
Site address	867 Main Street	
Lot on plan description	Lot number	Plan description
	Lot 63	SP184386
PDA development application details		
DEV reference number	DEV2017/871	
'Properly made' date	6 September 2017	
Type of application	<input 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 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	Utility installation	

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		8 September 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 (if applicable)	Date (if applicable)
1.	DA1	Rev 1	08.09.2017

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 - Material Change of Use		
No	Condition	Timing
General		
1.	<p>Carry out the approved development</p> <p>Carry out the approved development generally in accordance with the approved plans and documents.</p>	Prior to commencement of use
2.	<p>Maintain the Approved Development</p> <p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.</p>	As indicated
3.	<p>Out-of-Hours Works</p> <p>a) Submit to EDQ Development Assessment, DILGP for assessment all requests for Out-of-Hours construction works.</p> <p>Requests must be in writing on the EDQ Out-of-Hours Application Form and shall be accompanied by the following information:</p> <ul style="list-style-type: none"> i) reason for the request; ii) site plan(s), where applicable; iii) demonstration that the proposed works can only reasonably and/or safely be undertaken out of normal construction hours; iv) potential adverse impacts and proposed mitigation strategies/measures; and v) a community engagement strategy and outcomes therefrom. vi) All relevant permits from external authorities. <p>b) Undertake all works generally in accordance with the approval obtained under part a) of this condition</p>	<p>a) No less than 10 business days prior to the proposed works, unless demonstrated mitigating circumstances deem otherwise.</p> <p>b) As indicated</p>
Engineering		
4.	<p>Demolition Management Plan</p> <p>a) Submit to EDQ Development Assessment, DILGP a Site Based Demolition Management Plan (DMP), prepared by the principal site contractor, that manages the following:</p> <ul style="list-style-type: none"> i. on-site storage and placement of materials, structures, plant and equipment on site, from time to time; ii. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; iii. 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; 	a) Prior to commencement of site works

	<ul style="list-style-type: none"> iv. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor; v. waste management including the removal of asbestos in accordance with Chapter 8 Asbestos of the Work Health and Safety Regulations 2011 (as amended) and associated guidelines. <p>b) Undertake all works generally in accordance with the DMP which must be current and available on site at all times during the construction period.</p>	b) At all times during works
5.	<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 Design qualification.</p> <p>The TMP must include the following:</p> <ul style="list-style-type: none"> i. an estimate of the quantity of material/waste to be removed and the approximate number and type/size of vehicles per day; ii. provision for the management of traffic around and through the site during and outside of construction work hours, including: <ul style="list-style-type: none"> a. where is the disposal site located? What are the intended routes to and from the site? b. where are the access points for the site and how will they be used to minimise disruption to external traffic? c. how will vehicles manoeuvre on site? d. how will disruption to the adjacent uses be minimised? iii. provision of parking for workers and materials loading during and outside of construction hours of work; iv. planning including risk identification and assessment, staging, etc.; v. ongoing monitoring, management review and certified updates (as required); and vi. 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>b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.</p>	<p>a) Prior to commencement of site works</p> <p>b) At all times during works</p>
6.	<p>Public Infrastructure - Damage, Repairs and Relocation</p> <p>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.</p>	Prior to commencement of use

Landscape and Environment		
7.	Soil Disturbance No soil is to be significantly disturbed or removed from site as part of the works, to avoid potential disturbance of any contaminated soil.	At all times during works
8.	Vegetation Clearing Any vegetation to be removed from site is to be cut off at ground level, to avoid potential disturbance of any contaminated soil.	At all times during 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 ****