



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2017/881

18 October 2017

Ms Megan Wood
Cross River Rail Authority
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 16 October 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 www.dilgp.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Leila Torrens on 3452 7466.

Yours sincerely

Beatriz Gomez
Director – EDQ Development Assessment

Minister for Economic Development
Queensland
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ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Woolloongabba	
Site address	867 Main Street, Woolloongabba	
Lot on plan description	Lot number	Plan description
	Lot 63	SP184386
PDA development application details		
DEV reference number	DEV2017/881	
'Properly made' date	6 October 2017	
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	Utility Installation (Transport services)	

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		16 October 2017	
Currency period		2 years	
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	CR-1G10-CRR-PP-PLN-001 (REV 1)	13.10.2017

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.

No.	Condition	Timing
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans, reports and documents.	At all times
2.	Out-of-Hours Works a) Submit to EDQ Development Assessment, DILGP for assessment all requests for Out-of-Hours construction works. Requests must be in writing on the EDQ Out-of-Hours Application Form and shall be accompanied by the following information: 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. b) Undertake all works generally in accordance with the approval obtained under part a) of this condition	a) No less than 10 business days prior to the proposed works, unless demonstrated mitigating circumstances deem otherwise. b) As indicated
3.	Demolition and Site Management Plan a) Submit to EDQ Development Assessment, DILGP a Demolition and Site Management Plan (DSMP), prepared by the Principal Site Contractor, that provides but is not necessarily limited to the following: i) management of stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the Environmental Protection Act 1994), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; ii) management of noise and vibration including identification of sensitive receivers and anticipated impacts; iii) a site layout plan identifying the areas to be affected by the construction and access activities; iv) loading and unloading locations for materials; v) on-site storage and placement of materials, structures, plant and equipment on site, from time to time; vi) if applicable, any proposed arrangement utilising any part of the road reserve for construction related activities; vii) an estimate of the quantity of demolition material to be removed and the approximate number of heavy vehicle movements per day, including destinations for loads; viii) location of proposed external hoardings and gantries;	a) Prior to commencement of site works

No.	Condition	Timing
	ix) location of perimeter fencing; x) management of dust generated from the site during and outside of construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; and xi) if required, management of contaminated land including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor; xii) 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; and xiii) a complaints process procedure, including escalation, to be established and maintained through the course of the development. Where there are significant changes to any of the above, a revised DSMP must be resubmitted to EDQ Development Assessment, DILGP. Unless otherwise approved by EDQ Development Assessment, DILGP, construction hours are Monday to Saturday 6:30am to 6:30pm, excluding public holidays. b) Undertake all works generally in accordance with the DSMP which must be current and available on site at all times during the construction period.	b) At all times during site works
4.	Traffic Management Plan a) Submit to EDQ Development Assessment, DILGP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP should include the following: i) provision for the management of traffic around and through the site during and outside of construction work hours for all road users with consideration provided to adjacent property accesses; ii) provision of parking for workers during and outside of construction work hours; iii) vehicular access points for loading and unloading; iv) loading/unloading locations for materials delivery during and outside of construction work hours; v) approximate number of heavy vehicle movements per day, including destinations for loads; vi) designated haulage routes for all stages of works; vii) heavy vehicle size and load limits; viii) swept path analysis for all intersections along haulage routes including intersections impacted; ix) pedestrian and cycling management including alternative pedestrian and cycling routes past or around the site with consideration provided to ensure continuing access to	a) Prior to commencement of site works

No.	Condition	Timing
	buildings/properties proximate to the site; x) procedure and ownership of the ongoing monitoring, management review and certified update requirements of the traffic management plan; xi) ownership of monitoring works or for updates, changes and non-compliance of any traffic management activities outlined in the TMP; xii) TGS for all temporary road closures at all stages of works; xiii) methodology, staging and timing of all road closure implementations; 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 site works
5.	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
6.	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
7.	Erosion and Sediment Management a) Submit to 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) Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and ii) Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of works b) At all times during site works
8.	Acid Sulfate Soils a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DILGP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: i) prepared generally in accordance with the relevant guidelines, including Queensland Acid Sulphate Soils Technical Manual; and ii) certified by a suitably qualified professional in soils and/or erosion sediment control. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) At all times during site works b) As necessary during site works

9.	Waste Management a) Where hazardous waste is identified on site, submit to EDQ Development Assessment, DILGP a Waste Management Strategy for the Demolition works including hazardous waste storage and transportation prepared by the Principal Site Contractor. b) Implement the recommendations of the strategy required under part a) of this condition.	a) At all times during site works b) At all times during site works
10.	Decommissioning of Building Service Submit to EDQ Development Assessment, DILGP a decommissioning plan approved by the relevant authority undertaking the work.	Prior to commencement of demolition works
11.	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 within or external to the site. 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.	No later than 30 business days after damage occurs, unless otherwise agreed in writing by EDQ Development Assessment, DILGP
12.	Compliance Assessment – Landscaping of Vacant Site If construction for any subsequent approved development does not commence within 12 months of the completion of the Demolition works then: a) submit to EDQ Development Assessment, DILGP for compliance assessment a landscape plan; and b) undertake works in accordance with the endorsed plan required under part a) of this condition.	a) Within 18 months of the completion of Demolition works, unless otherwise agreed in writing by EDQ Development Assessment, DILGP b) No later than 3 months from the date of endorsement of the landscape plan

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.

Advice Note:

- *If works will affect or are located in a state-controlled road corridor, then they must be planned and executed to comply with the requirements/standards set out in "Installation of Utility Services within the Boundaries of State-controlled roads", Metropolitan Region US03P".*

**** End of Package ****