



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2017/875

19 October 2017

Watpac Construction Pty Ltd
C/- Mr Andrew Crawford and Michael Dargusch
Wolter Consulting Group Pty Ltd
PO Box 436
NEW FARM QLD 4005

Dear Andrew and Michael

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS – BULK EARTHWORKS AT 300 HERSTON ROAD, HERSTON DESCRIBED AS PART LOT 545 ON SP289113

On 18 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 <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 07 3452 7196.

Yours sincerely

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)	Herston Quarter	
Site address	300 Herston Road, Herston	
Lot on plan description	Lot number	Plan description
	Part Lot 545	SP289113
PDA development application details		
DEV reference number	DEV2017/875	
'Properly made' date	15 September 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	Operational works – Bulk earthworks	

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		18 October 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.	Construction Management Plan - Specialist Rehabilitation and Ambulatory Care Centre (SRACC) and Enabling Works - prepared by Watpac		August 2017 – Issue 3
2.	Bulk Excavation Plan - Zone 1 Revision 4	SRC-S-1000	07/09/17
3.	Bulk Excavation Plan - Zone 2 Revision 4	SRC-S-1001	07/09/17
4.	Bulk Excavation Plan - Zone 3 Revision 4	SRC-S-1002	07/09/17
5.	Bulk Excavation Plan - Zone 4 Revision 4	SRC-S-1003	07/09/17
6.	Retention Sections & Elevations - Sheet 1 Revision 3	SRC-S-1004	07/09/17
7.	Retention Sections & Elevations - Sheet 2 Revision 4	SRC-S-1005	07/09/17
8.	Retention Sections & Elevations - Sheet 3 Revision 4	SRC-S-1006	07/09/17

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.
6. **State Heritage Place** means the Brisbane General Hospital Precinct – State ID 601903 – 40 Bowen Bridge Road, Herston

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry out the approved development 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.	Heritage protection a) Submit to EDQ Development Assessment, DILGP a pre-construction dilapidation survey certified by a suitably qualified building professional of the adjoining state heritage place. b) Protect the adjoining state heritage place and other significant elements of the state heritage place from potential damage. c) Submit to EDQ Development Assessment, DILGP a post-construction dilapidation survey certified by a suitably qualified building professional of the adjoining state heritage place. d) Where any damage to the state heritage place 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.	a) Prior to commencement of works b) For the duration of the works the subject of this approval c) Within 20 business days of completion of works d) As indicated

	i. Reason for the request; ii. site plan(s), where applicable; iii. demonstration that the proposed works can only reasonably 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.	b) As indicated
6.	Filling and Excavation Carry out the earthworks generally in accordance with the approved plans.	For the duration of the works the subject of this approval.
7.	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.	Within 15 working days of the completion of the works
Environmental		
8.	Contaminated Land a) Submit to EDQ Development Assessment, DILGP a contamination investigation report, prepared and certified by a suitably qualified professional, detailing the methodology that will be undertaken to assess whether the site subject to this application is contaminated and the level of contamination present. b) Where contaminated soils are found on site, submit to EDQ Development Assessment, DILGP a Contaminated Soils Site Management Plan (CSSMP). The CSSMP must be: i. prepared generally in accordance with the <i>Environmental Protection Act</i> (as amended from time to time) and relevant guidelines; and ii. certified by a suitably qualified professional in contaminated soils site management.	a) Prior to commencement of works b) Prior to commencement of works or during works

	c) Excavate, remove and/or treat on-site all contaminated soils generally in accordance with the certified CSSMP. Note: Pursuant to the <i>Environmental Protection Act 1994</i> in relation to Contaminated Land, if the owner or occupier of land becomes aware a notifiable activity is being carried out on the land, the owner or occupier must, within 22 business days after becoming aware the activity is being carried out, give notice to the relevant State administering authority in the approved form	c) For the duration of the works the subject of this approval.
9.	Compliance Assessment - Stormwater Quality Management Plan a) Submit to EDQ Development Assessment, DILGP for compliance assessment a stormwater quality management plan certified by a RPEQ for the excavation works, which includes measures to address the treatment of and prevent the discharge of contaminated stormwater to the external drainage reticulation network. b) Implement the recommendations of the endorsed plan required under part a) of this condition.	a) Prior to commencement of works b) For the duration of the works the subject of this approval
10.	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, generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines 2010 (DEPH); 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 site works. b) For the duration of the works the subject of this approval
11.	Environmental Management Plan – Noise and Vibration a) Submit to EDQ Development Assessment, DILGP an Environmental Management Plan (EMP) certified by a RPEQ or suitably qualified professional which addresses noise and vibration monitoring and mitigation measures. The EMP should particularly include the following: i. identify potential impacts of excavation works on the adjoining state heritage place;	a) Prior to commencement of site works.

	ii. mitigation measures to protect state heritage place; and iii. fire protection service to all heritage places must be maintained (power / water). If new services are deemed necessary, details must be provided to EDQ Development Assessment, DILGP outlining the impact on heritage places. b) The EMP should identify likely sensitive noise receptors and propose mitigation measures where considered necessary. c) Undertake the works in accordance with the recommendations of the certified plan required under part a) of this condition which must be current and available on site at all times during the construction period.	b) For the duration of the works the subject of this approval c) As indicated
12.	Compliance Assessment – Landscaping of Vacant Site If construction for any subsequent approved development does not commence within 6 months of the completion of the works the subject of this approval then: a) Submit to EDQ Development Assessment, DILGP for compliance assessment a landscape plan. b) Undertake works in accordance with the endorsed plan required under part a) of this condition	a) Within 30 business days of the completion of the works the subject of this approval b) No later than 6 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.

**** End of Package ****