



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2017/886

28 November 2017

Lendlease (Bowen Hills) Pty Ltd
C/- Mr Matthew Brown
Urbis
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Matt

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS – SEWER WORKS AT 58 O'CONNELL TERRACE, AND 574A AND 600 GREGORY TERRACE, BOWEN HILLS DESCRIBED AS LOT 704 ON SP296435, LOT 474 ON SP190740 AND LOT 703 ON SP288048

On 28 November 2017, the above Priority Development Area (PDA) development approval has been granted under s.85(4)(b) of the *Economic Development Act 2012*. It approves all of the PDA development approval applied for subject to PDA development conditions set out in this decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the 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 Gerard McCafferty on 3452 7424.

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)	Bowen Hills	
Site address	58 O'Connell Terrace, and 574A and 600 Gregory Terrace, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 704	SP296435
	Lot 747	SP190740
	Lot 703	SP288048
PDA development application details		
DEV reference number	DEV2017/886	
'Properly made' date	16 November 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	Sewer works	

PDA development approval details			
Decision		The PDA development approval has been granted that approves all of the PDA development approval applied for subject to PDA development conditions set out in the decision notice.	
Decision date		28 November 2017	
Currency period		2 years from decision date	
Plans and documents			
The plans and documents approved 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.	Large Animal Pavilion Sector 3 sewer reticulation	SE3-CDWG-17001	05/10/2017

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

1. **Council** means Brisbane City Council.
2. **QUU** means Queensland Urban Utilities.
3. **DILGP** means The Department of Infrastructure, Local Government and Planning.
4. **EDQ** means Economic Development Queensland.
5. **PDA** means Priority Development Area.
6. **RPEQ** means Registered Professional Engineer of Queensland.
7. **QR** means Queensland Rail.

	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 construction
4. Sewer	a) Submit to EDQ Development Assessment, sewer design plans certified by a RPEQ and endorsed by QUU. b) Construct the sewer works generally in accordance with the approved plans in accordance with condition 4(a). c) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans certified by a RPEQ, asset register, pressure and CCTV results in accordance with QUU current adopted standards and agreed maintenance period as endorsed by QUU.	a) Prior to commencement of works b) Prior to acceptance on-maintenance c) Prior to acceptance on-maintenance
5. 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.	Prior to acceptance on-maintenance
6. Queensland Rail (QR) – Wayleave agreement	a) Submit to EDQ Development Assessment, a Wayleave Agreement endorsed by QR b) Carry out works within the railway corridor in accordance with conditions of the QR endorsed Wayleave Agreement.	a) Prior to commencement of works within the railway corridor. b) At all times during construction
7. Clem 7 Corridor	a) Submit to EDQ Development Assessment, approval from Council for working within the Clem 7 corridor. b) Carry out works within the Clem 7 corridor in accordance with conditions required by Council.	a) Prior to commencement of works within the Clem 7 corridor b) At all times during construction
Landscape and environment		
8. Acid sulfate soils (ASS)	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 <i>State Planning Policy</i>, July 2014 (as amended from time to	a) Prior to commencement of or during site works

	time) and relevant guidelines; 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.	b) Prior to acceptance on-maintenance
9.	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 site works b) At all times during construction

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.

It is acknowledged that the applicant has requested the works under this approval be offset against the infrastructure charges levied under PDA development permit DEV2010/047. The request for an offset is under assessment currently. To remove any doubt, nothing within this development permit either approves or refuses the offsetting of these works.

**** End of Package ****