



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2018/921

16 March 2018

Cross River Rail Authority
Att: Mr Mike Mitchell
PO Box 15476
BRISBANE CITY EAST QLD 4002

Dear Mike

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 March 2018 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*. The 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 website www.dsdmip.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

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

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, Woolloongabba	
Lot on plan description	Lot number	Plan description
	Lot 63	SP184386
PDA development application details		
DEV reference number	DEV2018/921	
'Properly made' date	2 March 2018	
Type of application	<ul style="list-style-type: none"> ✓ <input checked="" 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		16 March 2018	
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.	Vegetation Management Assessment prepared by Arbor Operations	J14535A	29 August 2017
2.	Worksite Plan	7835 Rev C	08/02/17

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, DSDMIP 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, DSDMIP, 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, DSDMIP 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, DSDMIP **within 20 business days** from the date of the notice.
- v. **within 20 business days** – EDQ Development Assessment, DSDMIP 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, DSDMIP 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 DSDMIP 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. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure 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.	<p>Carry out the approved development</p> <p>Carry out the approved development generally in accordance with the approved plans, reports and documents.</p>	At all times
2.	<p>Out-of-Hours Works</p> <p>a) Submit to EDQ Development Assessment, DSDMIP 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. <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>
3.	<p>Demolition and Site Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDMIP a Demolition and Site Management Plan (DSMP), prepared by the Principal Site Contractor, that provides but is not necessarily limited to the following:</p> <ul style="list-style-type: none"> i) demolition methodology that meets the requirements of the <i>Queensland Demolition Work – Code of Practice 2013</i> and <i>AS 2601: The demolition of structures</i> and which addresses specific work methods to protect pedestrians and vehicles in the vicinity of the site; ii) 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; iii) management of noise and vibration including identification of sensitive receivers and anticipated impacts; iv) a site layout plan identifying the areas to be affected by the demolition and access activities; v) loading and unloading locations for materials; vi) on-site storage and placement of materials, structures, plant and equipment on site, from time to time; 	<p>a) Prior to commencement of site works</p>

No.	Condition	Timing
	<p>vii) if applicable, any proposed arrangement utilising any part of the road reserve for demolition related activities;</p> <p>viii) 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;</p> <p>ix) location of proposed external hoardings and gantries;</p> <p>x) location of perimeter fencing;</p> <p>xi) 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</p> <p>xii) management of contaminated land including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor;</p> <p>xiii) 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> <p>xiv) a complaints process procedure, including escalation, to be established and maintained through the course of the development; and</p> <p>xv) a security plan detailing site security arrangements and signage.</p> <p>Where there are significant changes to any of the above, a revised DSMP must be resubmitted to EDQ Development Assessment, DSDMIP.</p> <p>Unless otherwise approved by EDQ Development Assessment, DSDMIP, construction hours are Monday to Saturday 6:30am to 6:30pm, excluding public holidays.</p> <p>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.</p> <p>Advice note— <i>Works are to be restricted on days where events are occurring at the Brisbane Cricket Ground (The Gabba) to avoid adverse impacts to traffic and the public at these times.</i></p>	<p>b) At all times during site works</p>
4.	<p>Compliance Assessment - Traffic Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification.</p> <p>The TMP should include the following:</p> <p>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;</p>	<p>a) Prior to commencement of site works</p>

No.	Condition	Timing
	<ul style="list-style-type: none"> 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 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; <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>b) At all times during site works</p>
<p>5.</p>	<p>Filling and Excavation</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by a RPEQ, generally in accordance with AS3798 – 1996 <i>“Guidelines on Earthworks for Commercial and Residential Developments.”</i></p> <p>The certified earthworks plans shall:</p> <ul style="list-style-type: none"> i. include a geotechnical soils assessment of the site; ii. be consistent with the Erosion and Sediment Control plans; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; iv. provide full details of any areas where surplus soils are to be stockpiled. <p>b) Carry out the earthworks generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans required under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>a) Prior to commencement of excavation works</p> <p>b) Prior to practical completion</p> <p>c) Prior to practical completion</p>

No.	Condition	Timing
6.	<p>Clem7 Tunnel</p> <p>For any excavation works extending into the identified Clem7 zone of influence, submit to EDQ Development Assessment, DSDMIP, endorsement from Council, as the asset owner, of the excavation plans.</p>	<p>Prior to commencement of excavation works</p>
7.	<p>Temporary Rock Anchors</p> <p>a) Submit to EDQ Development Assessment, DSDMIP detailed engineering plans, certified by an RPEQ, of all temporary rock anchors installed for excavation works if required.</p> <p>If anchors are proposed to extend into road reserve, provide evidence of consultation with Council and any relevant service authorities.</p> <p>b) Construct the works generally in accordance with the certified plans required under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification by an RPEQ that all temporary rock anchors have been removed, and that no damage was caused by their installation or removal.</p>	<p>a) Prior to commencement of site works</p> <p>b) Prior to commencement of use</p> <p>c) Prior to commencement of use</p>
8.	<p>Contaminated Land</p> <p>a) For any part of the Land on the Environmental Management Register (EMR) or Contaminated Land Register (CLR), submit to the EDQ Development Assessment, DSDMIP, a Contaminated Land Investigation Document (CLID), that addresses the management of that Land, including, at a minimum, the removal, treatment and placement of contaminated soil, the consideration of spoil and the management of polluted groundwater. The CLID is to be prepared by a suitably qualified and experienced person, and certified by an approved Queensland Auditor for contaminated land verifying that the CLID complies with subsections 389 (1) and (2) of the <i>Environmental Protection Act 1994</i>.</p> <p>b) Undertake all Works on any part of the Land on the EMR or CLR in accordance with the certified CLID report described under part a) of this condition.</p> <p>Advice note— Please refer to the following guideline for guidance on complying with this condition: https://www.qld.gov.au/environment/pollution/management/contaminated-land/auditor-engagement/</p>	<p>a) Prior to commencing excavation works</p> <p>b) As required</p>

<p>9.</p>	<p>Erosion, Sediment and Stormwater Management</p> <p>a) Submit to EDQ Development Assessment, DSDMIP an Erosion, Sediment and Stormwater Management Plan (ESSMP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines:</p> <ul style="list-style-type: none"> i) Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and ii) Best Practice Erosion and Sediment Control (International Erosion Control Association). <p>The ESSMP is to detail the stormwater discharge point(s) for the site (including the capacity of the receiving infrastructure and method of discharge), and how stormwater flows around or through the site will be managed 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.</p> <p>b) Implement the certified ESSMP as required under part a) of this condition.</p>	<p>a) Prior to commencement of works</p> <p>b) At all times during site works</p>
<p>10.</p>	<p>Acid Sulfate Soils</p> <p>a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DSDMIP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be:</p> <ul style="list-style-type: none"> 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. <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.</p>	<p>a) At all times during site works</p> <p>b) As necessary during site works</p>
<p>11.</p>	<p>Groundwater Management Strategy</p> <p>a) If excavation extends below the groundwater table, submit to EDQ Development Assessment, DSDMIP a Groundwater Management Strategy, certified by a suitably qualified and experienced person, incorporating at a minimum:</p> <ul style="list-style-type: none"> i) Strategies for managing groundwater during the staged Works phases; ii) An assessment of the groundwater conditions to determine appropriate construction management procedures, including modelling in accordance with Australian Groundwater Modelling Guidelines, 2012; iii) Strategies for a situation where the groundwater inflow is excessive and additional pumping is required (i.e. cut-off drain); 	<p>a) Prior to commencing excavation works (if required)</p>

	<ul style="list-style-type: none"> iv) Details of the extent of drawdown including plots of groundwater contours and propose mitigation measures to reduce the impact of drawdown on existing infrastructure (i.e. buildings and services); v) Strategies for the collection and treatment of stormwater to ensure the stormwater discharge conforms with ANZECC guidelines; and vi) Supporting information to confirm that the Groundwater Management Strategy was prepared with reference to the relevant documentation prepared in accordance with other related PDA development conditions(s). <p>b) Undertake all Works in accordance with the Groundwater Management Strategy certified under part a) of this condition.</p>	<p>b) At all times</p>
12. Waste Management	<ul style="list-style-type: none"> a) Where hazardous waste is identified on site, submit to EDQ Development Assessment, DSDMIP 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. 	<ul style="list-style-type: none"> a) At all times during site works b) At all times during site works
13. Decommissioning of Building Service	<p>Submit to EDQ Development Assessment, DSDMIP, a decommissioning plan approved by the relevant authority undertaking the work.</p>	<p>Prior to commencement of demolition works</p>
14. Public Infrastructure: Damage, Repairs and Relocation	<p>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.</p>	<p>No later than 30 business days after damage occurs, unless otherwise agreed in writing by EDQ Development Assessment, DSDMIP</p>
15. Compliance Assessment – Landscaping of Vacant Site	<p>If construction for any subsequent approved development does not commence within 18 months of the completion of the Demolition works then:</p> <ul style="list-style-type: none"> a) submit to EDQ Development Assessment, DSDMIP, for compliance assessment a landscape plan; and 	<ul style="list-style-type: none"> a) Within 20 months of the completion of Demolition works, unless otherwise agreed in writing by EDQ Development Assessment, DSDMIP

	b) undertake works in accordance with the endorsed plan required under part a) of this condition.	b) No later than 3 months from the date of endorsement of the landscape plan
16. Hoarding and Placing of Advertising Devices	<p>a) Submit to EDQ Development Assessment, DSDMIP detailed plans of proposed hoarding certified by a RPEQ and any advertising devices, for all stages of hoarding on the subject site.</p> <p>b) Undertake all works generally in accordance with part a) of this condition prior to the commencement of Demolition works.</p>	<p>a) Prior to the erection of Hoarding and to be maintained</p> <p>b) As required, and to be maintained for the duration of the works</p>
17. Compliance Assessment - Noise and Vibration Management	<p>a) Submit to EDQ Development Assessment DSDMIP for compliance assessment a Noise and Vibration Management Plan (NVMP), certified by a RPEQ and/or a suitably qualified and experienced person which addresses the following in relation to environmental and human comfort:</p> <ul style="list-style-type: none"> i) predictive modelling based on actual demolition equipment and methods and based on actual geotechnical conditions on site to forecast what vibrations can be expected during construction; ii) target noise and vibration levels; iii) predicted zone of influence outside of the site boundary (including noise zones, structural and comfort vibration zones); iv) relevant noise and vibration sensitive receivers; v) stakeholder engagement arrangements; vi) significant equipment to be used and (noise/vibration) source levels; vii) predicted impact and time frames; viii) noise and vibration monitoring; ix) complaint handling and recording; x) contingency plans for noise and vibration breaches; and xi) mitigation strategies and measures to be employed. <p>b) Submit to EDQ Development Assessment, DSDMIP for compliance assessment an updated Noise and Vibration Management Plan (NVMP), certified by a RPEQ and/or a suitably qualified and experienced person which addresses the following in relation to structural aspects (with particular regard to the Clem7 tunnel):</p> <ul style="list-style-type: none"> i) predictive modelling based on actual demolition equipment and methods and based on actual geotechnical conditions on site to forecast what vibrations can be expected during construction; ii) a baseline vibration survey of site; iii) categorisation of heritage assets and other sensitive assets in terms of importance of protection against 	<p>a) Prior to commencement of demolition or excavation works</p> <p>b) Prior to commencement of Demolition or Construction works</p>

	<p>vibration;</p> <p>iv) detailed description of proposed monitoring regime, including monitoring locations and measurement devices (seismographs, tilt plates, inclinometers, extensometers, bolts, utility monitors); and</p> <p>v) a detailed Vibration Management Plan for enacting Alarm/Alert and Trigger values in “real time” for all measurements.</p> <p>c) Undertake noise and vibration management works, including measurement and monitoring generally in accordance with the recommendations in the endorsed NVMP required under part a) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP on request noise and vibration monitoring results with an accompanying report certified by a RPEQ or a suitably qualified and experienced person.</p>	<p>c) At all times during Demolition or Construction works</p> <p>d) As indicated</p>
<p>18. Vegetation Management</p>	<p>Undertake all works to vegetation on site in accordance with the approved Vegetation Management Assessment prepared by Arbor Operations dated 29 August 2017 Assessment No: J14535A.</p>	<p>At all times during demolition or construction works</p>

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 ****