



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

Our ref: DEV2019/1008

13 May 2019

Herston Development Company Pty Ltd
C/- Urbis Pty Ltd
Att: Dean Jones
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Dean

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR BUILDING WORK - PARTIAL DEMOLITION WITHIN A STATE HERITAGE PLACE AND DEMOLITION OF A STRUCTURE WITHIN 10 METRES OF A STATE HERITAGE PLACE AT 300 HERSTON ROAD, HERSTON DESCRIBED AS LOT 545 ON SP289113

On 13 May 2019 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 <https://dsdmip.qld.gov.au/edq/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Karina McGill on 3452 7518, or by email at karina.mcgill@dsdmip.qld.gov.au.

Yours sincerely

Beatriz Gomez
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
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ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Herston Quarter	
Site address	300 Heston Road, Herston	
Lot on plan description	Lot number	Plan description
	Lot 545	SP289113
PDA development application details		
DEV reference number	DEV2019/1008	
'Properly made' date	7 February 2019	
Type of application	<input checked="" type="checkbox"/> New development involving: <div style="margin-left: 20px;"> <input type="checkbox"/> Material change of use <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> <input type="checkbox"/> Reconfiguring a lot <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit </div> <input checked="" type="checkbox"/> Operational work <div style="margin-left: 20px;"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit </div> <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval </div>	
Description of proposal applied for	Partial demolition within a State Heritage Place and demolition of a structure within 10 metres of a State Heritage Place Building work – Demolition	

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	13 May 2019
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 <i>(if applicable)</i>	Date <i>(if applicable)</i>
1.	Lady Norman Building Herston Quarter Redevelopment Building Demolition Plan prepared by Hassell	LN_SK_104 Rev C	23/01/19
2.	Existing/Demolition Site Plan prepared by Elevation Architecture	A-DA-01.01 Rev D	23/01/19 as amended in red on 10/05/19
3.	Ground Floor Demolition prepared by Elevation Architecture	A-DA-03.05 Rev D	23/01/19 as amended in red on 10/05/19
4.	First Floor Demolition prepared by Elevation Architecture	A-DA-03.06 Rev E	23/01/19 as amended in red on 10/05/19
5.	Second Floor Demolition prepared by Elevation Architecture	A-DA-03.07 Rev E	23/01/19 as amended in red on 10/05/19
6.	Heritage Core Demolition Site Plan prepared by Hassell	D_100 Rev A	24/01/19 as amended in red on 10/05/19

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 is to:
 - 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 AND DEFINITIONS

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

1. **Council** means Brisbane City Council.
2. **DES** means the Department of Environment and Science.
3. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
4. **EDQ** means Economic Development Queensland.
5. **MEDQ** means the Minister for Economic Development Queensland.
6. **PDA** means Priority Development Area.
7. **RPEQ** means Registered Professional Engineer of Queensland.
8. **Construction works** means any works other than Initial Works or Demolition Works and includes, but is not limited to:
 - a. any work to services that is not directly required to enable Demolition Work; and
 - b. installation of monitoring devices or structural augmentation to the heritage buildings.

PDA Development Conditions – Operational Works

No.	Condition	Timing
Pre-demolition works and Demolition works		
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.	Construction Hours Unless otherwise agreed to in writing by the MEDQ, construction hours for Works will be limited to Monday to Saturday 6:30am to 6:30pm, excluding public holidays.	As indicated
3.	Compliance Assessment – Hoarding and Placing of Advertising Devices a) Submit to the MEDQ for Compliance Assessment detailed plans of any proposed Hoarding, certified by a suitably qualified and experienced RPEQ, and any advertising devices to be placed on the proposed Hoarding	a) As required, prior to commencing Works
4.	Development Identification Signage Erect a “Development Identification Sign” on the subject property in accordance with the requirements below: a) the sign should provide a brief description of the development proposed; b) the sign is to list the company name, general email address and a contact telephone number for the following parties that are undertaking work on the site: i. Developer; ii. Project Coordinator; and iii. Principal Site Contractor. c) the sign is to be positioned as follows: i. located centrally along each road frontage of the site to Bramston Terrace and Research Road; ii. located on or within 1.5 metres of the road frontage; iii. mounted at least 300 millimetres above ground level; and iv. clearly visible from the street for a pedestrian; d) the sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part b) of this condition; and e) both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times	Prior to commencement of Demolition works and then to be maintained until completion of the development for all stages

	<ul style="list-style-type: none"> 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>circumstances deem otherwise.</p> <p>b) As indicated</p>
7.	<p>Traffic Management Plan</p> <p>a) Submit to EDQ Development Assessment, DSDMIP a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Level 3 qualification or higher.</p> <p>The TMP is to include the following:</p> <ul style="list-style-type: none"> i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; iii. risk identification, assessment and identification of mitigation measures; iv. ongoing monitoring, management review and certified updates (as required); and v. 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>Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP.</p> <p>b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition which is to 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 construction</p>
8.	<p>Erosion and Sediment Management</p> <p>a) Submit to EDQ Development Assessment, DDSMIP 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:</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>a) Prior to commencement of works for each Demolition works stage</p>

	b) Implement the certified ESCP as required under part a) of this condition.	b) At all times during Demolition works and Construction works
9.	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, DSDMIP
10.	Waste Management a) Submit to EDQ Development Assessment, DSDMIP a Waste Management Plan (WMP) for the Demolition works including hazardous waste storage and transportation prepared by the Principal Site Contractor. b) Implement the recommendations of the plan required under part a) of this condition.	a) Prior to commencement of Demolition or Construction works. b) At all times during Demolition and Construction works
11.	Decommissioning of Building Service a) Submit to EDQ Development Assessment, Work Method Statements prepared by a suitably qualified person and Technical Specifications certified by a RPEQ in accordance with the current standards of the relevant authority. b) Undertake decommissioning of service connections in accordance with part a) of this condition.	a) Prior to commencement of Demolition works or Construction works b) As indicated
12.	Demolition Management Plan a) Submit to EDQ Development Assessment, DSDMIP an updated site based Demolition Management Plan (DMP), prepared by the principal site contractor, that meets the requirements of the Queensland Demolition Work – Code of Practice 2013 and AS 2601: The demolition of structures and incorporates the recommendations of the management plans required under Conditions 6, 8 and 9 of this approval. The DMP shall also include a Demolition Work Method Statement/Plan which addresses specific work methods designed to protect the heritage assets. Unless otherwise approved by EDQ Development Assessment, DSDMIP, hours of construction are Monday to Saturday 6.30am	a) Prior to commencement of Demolition works or Construction works.

	<p>to 6.30pm, excluding public holidays.</p> <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>	<p>b) At all times during Demolition works or Construction works</p>
13.	<p>Noise Management Plan</p> <p>a) Submit to the MEDQ a Noise Management Plan for Works, certified by a suitably qualified and experienced RPEQ, or other suitably qualified and experienced person, including at a minimum:</p> <ul style="list-style-type: none"> i. The process to be adopted for testing during Works to target noise levels; ii. Predicted zones of influence for the target noise levels outside of the Land where Works are being undertaken; iii. Identification of relevant sensitive receivers; iv. The approach to be taken to stakeholder engagement requirements in excessive noise circumstances; v. Significant equipment to be used and noise source levels; vi. Predicted impact and timeframes; vii. Proposed complaint handling and recording procedures; viii. Contingency plans for noise breaches; ix. Mitigation strategies and measures to be employed; x. Noise monitoring strategy outlining requirements for producing monthly Noise Monitoring Reports that record: <ul style="list-style-type: none"> a) The number of complaints received and their resolution; and b) Any incidents of exceeding the target noise levels, and the extent of exceedance. <p>b) Undertake Works in accordance with the certified Noise Management Plan required under part a) of this condition.</p> <p>c) Submit to the MEDQ monthly Noise Monitoring Reports, certified by a suitably qualified and experienced RPEQ, or other suitably qualified and experienced person, confirming that the requirements of the certified Noise Management Plan required under part a) of this condition have been met.</p>	<p>a) Prior to commencement of Demolition works or Construction works</p> <p>b) As indicated</p> <p>c) As indicated</p>
14.	<p>Compliance Assessment - Structural Monitoring and Vibration Report</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified and experienced RPEQ structural and vibration, addressing at a minimum:</p> <ul style="list-style-type: none"> i. The process to be adopted for in-situ testing based upon actual construction equipment and methods and based upon actual geotechnical conditions onsite to forecast what vibration can be expected during all Works, including: <ul style="list-style-type: none"> a) Demolition Works; and 	<p>a) Prior to commencement of Demolition works or Construction works</p>

	<p>b) Details of proposed methods to mitigate and control vibration and ground movements during construction.</p> <p>ii. An instrumentation and monitoring plan including drawings are to be provided with the design documentation. The instrumentation and monitoring plan and drawings must detail the frequency of monitoring, trigger levels and actions to be taken should the trigger levels be exceeded. As a minimum, the monitoring must commence before any Excavation, continue during Excavations and construction, and finish one month after the completion of the permanent Works;</p> <p>iii. Confirmation that the vibrations limits have been submitted to the adjacent utility providers;</p> <p>iv. A dilapidation survey for all surrounding assets and details of on-going monitoring of these assets. The extent of the existing assets to be monitored is to be determined from predictive modelling;</p> <p>v. In relation to the existing Heritage Places in proximity to the Excavation, including Edith Cavell Lady Norman, and Lady Lamington Buildings the report is to provide:</p> <p>a) Existing footing information (i.e. footing construction, footing depth, footing width and founding soil type and consistency);</p> <p>b) Evidence to demonstrate that interim differential settlements (which may be much higher than final differential settlements) have been taken into account in the predictive analysis and that suitable controls mitigations have been considered and put in place to protect heritage and other sensitive assets;</p> <p>c) Evidence that the effects of the high value of lateral retention wall movement arising from the Plaxis modelling has been considered;</p> <p>d) Evidence that the construction methodology has considered the effects of vibrations, arising from building demolition, retention, excavation;</p> <p>e) Points a) to d) are to be considered in the design of the construction methodology proposed shoring, underpinning and stabilisation methods; and,</p> <p>f) Evidence to demonstrate that all Heritage Places within the zone of influence (geotechnical and vibrations) are categorised as high risk, and protected accordingly, regardless of the existing condition of the Heritage Place;</p> <p>b) Undertake all Works in accordance with the SMVR certified under part a) of this condition.</p>	<p>b) As indicated</p>
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<p>15.</p>	<p>Compliance Assessment – Heritage Structure Management</p> <p>a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment an updated Heritage Management and Monitoring Plan (HMMP), certified by a RPEQ and a suitably qualified and experienced heritage specialist which addresses, but is not limited to, the following:</p> <ul style="list-style-type: none"> i. impacts of demolition and any Excavation works on heritage buildings; ii. structural engineering assessment including detailed dilapidation reports for all heritage buildings and where required surrounding nonheritage buildings; iii. a Comprehensive Risk Assessment in accordance with the principals in AS/NZS ISO 31000:2009 Risk management – Principles and guidelines; iv. mitigation measures to protect heritage buildings, including the proposed hoarding (ultimate) and structural augmentation and the shoring of adjacent basements; v. comprehensive monitoring strategy and methodology; vi. a Maintenance and Security Plan for each heritage structure during the works; vii. make good provisions on completion of works, or as otherwise agreed to by EDQ Development Assessment DSDMIP; viii. a post-excavation dilapidation report must be submitted upon completion of the early works program; ix. any proposal to add additional structural bracing, which does not form part of this PDA development approval, must be submitted for approval prior to being installed; x. the Edith Cavell addition (former dining room and kitchen) connection to the Edith Cavell Block and the Lady Norman Addition (former Sylvia Moffatt Theatre) connection to the Lady Norman Wing, must be overseen by a suitably qualified heritage consultant and demolition must be undertaken by hand. Any damage to be reported to EDQ Development Assessment, DSDMIP as soon as practicable. Damage must be appropriately rectified; xi. fire protection services to all heritage places must be maintained (power/water). If new services are deemed necessary, details must be provided to EDQ Development Assessment, DSDMIP outlining the impact on heritage places; xii. fixings to restrain steel members where required must be located in mortar joints. Any damage is to be appropriately rectified; and xiii. neoprene pads must be installed in all locations where steel bracing will come into contact with building fabric. <p>b) Submit to EDQ Development Assessment, DSDMIP for compliance assessment a Structural Engineering Report by a RPEQ, accompanied with detailed engineering drawings and a geotechnical report demonstrating that the heritage buildings are adequately protected from damage during the demolition.</p>	<p>a) Prior to commencement of Demolition works or Construction works</p> <p>b) Prior to commencement of Demolition works or Construction works</p>
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	<p>c) Undertake survey monitoring generally in accordance with the certified methodology/program required under part a) of this condition.</p> <p>d) Submit to EDQ Development Assessment, DSDMIP on request survey monitoring results and an accompanying report certified by a RPEQ.</p> <p>e) Construct the works generally in accordance with the endorsed plans required under part b) of this condition.</p> <p>f) Submit to EDQ Development Assessment, DSDMIP 'as-constructed' plans certified by a RPEQ or suitably qualified professional, of any mitigation measures, structural augmentation, repairs performed to heritage buildings.</p> <p>g) Complete make good provisions as specified in the endorsed HMMP under part a) of this condition.</p> <p><i>Advice Note:</i></p> <ul style="list-style-type: none"> Any proposal to add additional structural bracing which does not form part of this current approval should be submitted for development approval prior to it being installed. 	<p>c) For the duration of the Demolition works</p> <p>d) For the duration of the Demolition works</p> <p>e) At all times</p> <p>f) No later than 2 weeks after the completion of the works</p> <p>g) Prior to commencement of use or as otherwise agreed to by EDQ Development Assessment DSDMIP</p>
16.	<p>Retention Strategy</p> <p>a) Submit to EDQ Development Assessment, DSDMIP a Retention Strategy prepared by a suitable qualified and experienced specialist which details the process and methodology of the retention, analysis and storage of bricks from the Edith Cavell addition (former dining room and kitchen). The Strategy is to:</p> <ol style="list-style-type: none"> Detail the method of analysis which will be used to determine which bricks will be suitable for retention and re-use throughout the wider Herston Quarter area Outline the storage method and location for bricks which are found to be suitable for retention and re-use as per part (ii) above. <p>b) Complete all works in accordance with the Retention Strategy as above under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP a report which includes a summary of the bricks which have been retained during the works as per part b) of this condition.</p>	<p>a) Prior to the commencement of works</p> <p>b) For the duration of the works</p> <p>c) No later than 4 weeks after the completion of 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.

**** End of Package ****