



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

Our ref: DEV2020/1104

29 April 2020

Wren Street Health Investments Pty Ltd  
C/- Urbis Pty Ltd  
Att: Mr Matthew Brown  
Level 32, 300 George Street  
BRISBANE QLD 4000

Email: [mbrown@urbis.com.au](mailto:mbrown@urbis.com.au)

Dear Matthew

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS – CLEARING OF SIGNIFICANT VEGETATION AT 96 CAMPBELL STREET, BOWEN HILLS DESCRIBED AS LOT 24 ON SP276528**

On 29 April 2020 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](http://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 Karina McGill on (07) 3452 7518.

Yours sincerely

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

Minister for Economic Development  
Queensland  
GPO Box 2202  
Brisbane Queensland 4001 Australia  
**Website** [www.edq.qld.gov.au](http://www.edq.qld.gov.au)  
ABN 76 590 288 697

## PDA Decision Notice – Approval

| Site information                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Name of priority development area (PDA) | Bowen Hills PDA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |
| Site address                            | 96 Campbell Street, Bowen Hills                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Plan description |
|                                         | Lot 24                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | SP276528         |
|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |
|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |
| PDA development application details     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                  |
| DEV reference number                    | DEV2020/1104                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                  |
| 'Properly made' date                    | 20 April 2020                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |
| 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<br/> <input type="checkbox"/> Extending the currency period of a PDA approval             </div> |                  |
| Description of proposal applied for     | Operational Works – Clearing of Significant Vegetation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |

| 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                                                                                                                   |                                                                                                     | 29 April 2020                                                                                                                                              |                      |
| Currency period                                                                                                                 |                                                                                                     | 2 years from the 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.                                                                                                                              | Proposed Services Overlay - Sheet 1 of 2                                                            | 1912-013-L110 Rev D                                                                                                                                        | 05.03.20             |
| Reference Documents                                                                                                             |                                                                                                     | Number (if applicable)                                                                                                                                     | Date (if applicable) |
| 1.                                                                                                                              | Place Design Group – Campbell Street Hotel Landscape Design Intent                                  | Issue A – for approval                                                                                                                                     | October 2014         |
| 2.                                                                                                                              | Soil Surveys Letter - Review of Batter Stability Mixed Use Development 9-13 Wren Street Bowen Hills | 1-21950, 2020-04-16, LR VER 1                                                                                                                              | 20 April 2020        |

## **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 AND DEFINITIONS**

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 the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
3. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
  - a. **External Authority** means a public-sector entity external to the MEDQ;
  - b. **Parkland** means carrying out operational works related to the provision of parkland infrastructure
  - c. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
  - d. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
  - e. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
  - f. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
  - g. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
4. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means the Minister for Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **Council** means Brisbane City Council;
9. **RPEQ** means Registered Professional Engineer of Queensland.
10. **NBB** means Northern Brisbane Bikeway
11. **ICB** means Inner City Bypass

### PDA Development Conditions

| No. | Condition                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Timing                                                                              |
|-----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1.  | <p><b>Carry out the Approved Development</b></p> <p>Carry out the approved development generally in accordance with the approved plans and documents.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | At all times                                                                        |
| 2.  | <p><b>Certification of Operational Works</b></p> <p>All operational works, undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | As required by the <i>Certification Procedures Manual</i>                           |
| 3.  | <p><b>Maintain the Approved Development</b></p> <p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | At all times                                                                        |
| 4.  | <p><b>Construction Management Plan</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP a site based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following:</p> <ul style="list-style-type: none"> <li>i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>;</li> <li>ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; and</li> <li>iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor.</li> </ul> <p>b) Undertake all works generally in accordance with the CMP submitted under part a) of this condition which is to be current and available on site at all times during the construction period.</p> | <p>a) Prior to commencement of works</p> <p>b) At all times during construction</p> |

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|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <p><b>5.</b></p> | <p><b>Traffic Management Plan</b></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</p> <p>The TMP is to include the following:</p> <ul style="list-style-type: none"> <li>i. provision for the management of traffic around and through the site during and outside of construction work hours;</li> <li>ii. provision of parking for workers and materials delivery during and outside of construction hours of work;</li> <li>iii. risk identification, assessment and identification of mitigation measures;</li> <li>iv. ongoing monitoring, management review and certified updates (as required); and</li> <li>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).</li> <li>vi. Proposed restricted work zones on the Road, and evidence of written agreement from Council for the closure of lanes on the ICB;</li> <li>vii. Acknowledgement that no on-site parking for construction workers is to be provided;</li> </ul> <p><b>OR;</b></p> <p>Provide written agreement from Transurban or Council that works can be carried in the proposed restricted work zones on the ICB where they road authority is proposing to carry out road closure.</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 works</p> <p>b) At all times during construction</p> |
| <p><b>6.</b></p> | <p><b>Inner City Bypass Bank Stability</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP Bank Stability Report (BSR) certified by a RPEQ, generally in accordance with AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments and relevant DTMR Geotechnical Design Standards – Minimum Requirements February 2020.</i></p> <p>The certified BSR is to:</p> <ul style="list-style-type: none"> <li>i. be consistent with the Erosion and Sediment Control plans submitted under condition 8;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>a) Within 20 business days of the clearing significant of vegetation</p>         |

|           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                |
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|           | <ul style="list-style-type: none"> <li>ii. provide confirmation that the removal of the trees on the ICB Bank will have no detrimental impact to the ICB bank stability.</li> <li>iii. Provide a detailed bank stabilisation measures to address the removal of the trees to ensure the bank is stabilised.</li> <li>iv. Provide evidence that Council has been consulted on the proposed ICB bank stabilisation measures.</li> </ul> <p>b) Carry out the earthworks generally in accordance with the certified report submitted under part a) of this condition at all times.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP certification from a RPEQ that all bank stabilisation works have been carried out generally in accordance with the certified plans submitted under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.</p> | <p>b) As indicated</p> <p>c) Within 20 business days of completion of the replanting works</p> |
| <b>7.</b> | <p><b>Public Infrastructure – Damage, Repairs and Relocation</b></p> <p>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.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Prior to completion of works                                                                   |
| <b>8.</b> | <p><b>Erosion and Sediment Management</b></p> <p>a) Submit to EDQ Development Assessment, DSDMIP 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"> <li>i. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and</li> <li>ii. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time).</li> </ul> <p>b) Implement the certified ESCP as submitted under part a) of this condition.</p>                                                                                                                                                | <p>a) Prior to commencement of site works</p> <p>b) At all times during construction</p>       |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                             |
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| 9.  | <p><b>Compliance Assessment Out-of-Hours Works</b></p> <p>a) Submit to the MEDQ for compliance 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:</p> <ul style="list-style-type: none"> <li>i. reason for the request;</li> <li>ii. site plan(s), where applicable;</li> <li>iii. demonstration that the proposed works can only reasonably and/or safely be undertaken out of normal construction hours;</li> <li>iv. potential adverse impacts and proposed mitigation strategies/measures; and</li> <li>v. a community engagement strategy and outcomes therefrom.</li> </ul> <p>b) Undertake all works generally in accordance with the approval obtained under part a) of this condition</p>                                                                                                                                                                                                                                                                                                                                                                                                              | <p>a) At all times</p> <p>b) As nominated</p>                               |
| 10. | <p><b>Compliance Assessment – Landscaping Replanting Strategy</b></p> <p>a) Submit to the MEDQ for Compliance Assessment, detailed landscaping plans including Design Documentation and Supporting information for proposed replanting works, certified by an AILA.</p> <p>The Detailed Documentation and Supporting Information is to include the following minimum requirements:</p> <ul style="list-style-type: none"> <li>i. Plans showing the species, sizes, spacing and location of proposed replanting which includes: <ul style="list-style-type: none"> <li>- Sufficient trees to create a visually prominent pocket of forested greenery;</li> <li>- Shade and amenity to the development site and the NBB</li> <li>- All tree, mid storey and ground cover species list, including minimum overall height, spread and container size.</li> </ul> </li> <li>ii. The ground plane and understory planting design is generally in accordance with Reference Document 1. Place Design Group – Campbell Street Hotel Landscape Design Intent, Rev A Oct 2014</li> <li>iii. The specified replacement native tree species to be installed with a minimum height of 4.5m H, 65mm DBH caliper, true to form and have a mature height in</li> </ul> | <p>a) Within 20 business days of the clearing significant of vegetation</p> |

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|  | <p>the range of 8-12 months</p> <p>iv. The specified replacement tree species will not create adverse leaf and tree litter to the NBB, ICB and pedestrian areas nor will they result in projections over the ICB.</p> <p>v. Demonstration that the design meets equitable access and CPTED requirements.</p> <p>vi. Plans illustrating the location, arrangements and details of proposed WSUD devices.</p> <p>vii. Plans illustrating the location and details of an irrigation system to establish and sustain the softscape areas.</p> <p>viii. Details regarding the proposed bank stabilisation measures to the north of the site adjacent to the ICB including certification from a suitably qualified geotechnical RPEQ that the proposed works will have no detrimental impact to the bank stability for the ICB as required by condition 6 of this approval.</p> <p>ix. Provide evidence of written agreement from Council for the proposed replanting works on the ICB bank.</p> <p>x. Provide a schedule for the timing of replanting.</p> <p>b) Construct the works in accordance with plans approved under part a) of this condition.</p> <p>c) Provide certification from an AILA and RPEQ, that the works have been inspected and completed generally in accordance with parts a) and b) of this condition.</p> |                                                                                                                                             |
|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>b) Within 6 months of the clearing significant of vegetation</p> <p>c) Within 20 business days of completion of the replanting 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 \*\***