



Department of
State Development,
Tourism and Innovation

Our ref: DEV2017/892/33

30 October 2020

Watpac
C/- Wolter Consulting Group Pty Ltd
Att: Mr Anthony Schesky
PO Box 436
NEW FARM QLD 4005

Email: aschesky@wolterconsulting.com.au

Dear Anthony

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – HOSPITAL, HEALTH CARE SERVICE, EMERGENCY SERVICES, FOOD AND DRINK OUTLET, OFFICE, SHOP AND PARKING STATION AT 296 HERSTON ROAD, HERSTON DESCRIBED AS LOT 3 ON SP316602 (FORMERLY DESCRIBED AS LOT 545 ON SP289113)

On 30 October 2020 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website www.DSDTI.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Sarah Hampstead on 3452 7097 or at sarah.hampstead@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 PDA	
Site address	296 Herston Road, Herston	
Lot on plan description	Lot number	Plan description
	3	SP316602
PDA development application details		
DEV reference number	DEV2017/892	
'Properly made' date	28 October 2020	
Type of application	☐ New development involving: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☒ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	PDA Development Permit for a Material Change of Use - Hospital, Health Care Service, Emergency Services, Food and Drink Outlet, Office, Shop and Parking Station	

PDA development approval details			
Decision of the MEDQ		The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice. The approved changes are summarised as follows: ▪ Modification to the delivery of the Stage 1 & 2 Public Realm; and ▪ Modifications to conditions 2, 17, 18, 22, 23, 32, 33 and 36.	
Original Decision date		25 January 2018	
1 st Change to approval date		09 August 2019	
2 nd Change to approval date		05 December 2019	
3 rd Change to approval date		16 April 2020	
4 th Change to approval date		22 July 2020	
5 th Change to approval date		30 October 2020	
Currency period		6 years from the Original Decision Date	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Grading & Finishes Plan Public Realm – Sheet 1, prepared by Hassell	SRC-L-1101 revision 16	27.07.2020
2.	Sections Sheet 5, prepared by Hassell	SRC-L-3005 revision 5	27.07.2020
3.	Planting Plan Public Realm – Sheet 1, prepared by Hassell	SRC-L-1201 revision E	21.03.2019 (as amended in red 26 October 2020)
4.	Public Realm Staging Plan, prepared by Hassell	DA-L-206 Rev 6	20.11.17 (as amended in red 26 October 2020)
Plans and documents previously approved on 22 July 2020 and still current.		Number (if applicable)	Date (if applicable)
5.	Metalworks Details – Sheet 06 Ladders & Stairs, prepared by Hassell	SRC-A-5605 revision 7	15.05.2020
6.	Metalworks Details – Sheet 10, prepared by Hassell	SRC-A-5609 revision 4	15.05.2020
7.	Detail Elevation – East, prepared by Hassell	SRC-A-2012, revision 11	15.05.2020
8.	Detail Elevation – North, prepared by Hassell	SRC-A-2011, revision 12	15.05.2020

9.	Detail Elevation – South, prepared by Hassell	SRC-A-2010, revision 11	15.05.2020
10.	Floor Plan – Level L02 – Zone 2 RL 33.400, prepared by Hassell	SRC-A-1134, revision 8	29.01.2020
11.	Floor Plan – Level 03 – Zone 2 RL 37.900, prepared by Hassell	SRC-A-1138, revision 9	29.04.2020
12.	Floor Plan – Level 04 – North RL 42.100	SRC-A-1141, revision 6	15.05.2020
13.	Floor Plan – Level L04 – South RL 42.100	SRC-A-1142, revision 7	15.05.2020
14.	Floor Plan – Roof and Plant – South RL 59.330	SRC-A-1150, revision 10	01.11.2019
Plans and documents previously approved on 16 April 2020 and still current.		Number (if applicable)	Date (if applicable)
15.	General Arrangement Plan – Level 06, prepared by Hassell	SRC-A-1107 Rev 8	15.11.19
16.	GA Elevations – Sheet 01, prepared by Hassell	SRC-A-2000 Rev 1	17.05.19 (as amended in red 9 April 2020)
17.	GA Elevations – Sheet 02, prepared by Hassell	SRC-A-2001 Rev 1	17.05.19
18.	Detail Elevation – West, prepared by Hassell	SRC-A-2013 Rev 7	01.02.19
Plans and documents previously approved on 5 December 2019 and still current.		Number (if applicable)	Date (if applicable)
19.	General Arrangements Plan, prepared by Hassell	SRC-L-0400 Rev 6	23.09.19
20.	Grading & Finishes Plan Public Realm – Sheet 2, prepared by Hassell	SRC-L-1102 Rev 12	23.09.19
21.	Grading & Finishes Plan Public Realm – Sheet 3, prepared by Hassell	SRC-L-1103 Rev 5	23.09.19
22.	SRACC Level 7 Plan, prepared by Hassell	DA-L-306	20.11.17 (as amended in red 2 December 2019)
23.	Agility Course Proposed Option, prepared by Hassell		31.05.18
24.	Elevations Sheet 1 Spanish Steps – West & South, prepared by Hassell	SRC-A-9200 Rev 3	05.09.19

Plans and documents previously approved on 9 August 2019 and still current.		Number (if applicable)	Date (if applicable)
25.	Cover Sheet, prepared by Hassell	SRC-A-0000 Rev D	19.01.18 (as amended in red 17 July 2019)
26.	General Arrangement Plan – Level B01 prepared by Hassell	SRC-A-1100 Rev 8	13.06.19
27.	General Arrangement Plan – Level Ground L00 / P3	SRC-A-1101 Rev 7	04.02.19 (as amended in red 17 July 2019)
28.	General Arrangement Plan – Level 01 / P7	SRC-A-1102 Rev 2	12.10.18 (as amended in red 17 July 2019)
29.	General Arrangement Plan – Level P8	SRC-A-1102A Rev 1	17.09.18 (as amended in red 17 July 2019)
30.	General Arrangement Plan – Level 02	SRC-A-1103 Rev 6	12.02.19 (as amended in red 17 July 2019)
31.	General Arrangement Plan – Level 03	SRC-A-1104 Rev 4	05.03.19 (as amended in red 17 July 2019)
Plans and documents previously approved on 25 January 2018 and still current.		Number (if applicable)	Date (if applicable)
32.	General Arrangement Plan – Level 04, prepared by Hassell	SRC-A-1105 Rev J	19.01.18
33.	General Arrangement Plan - Level 05, prepared by Hassell	SRC-A-1106 Rev J	19.01.18
34.	General Arrangement Plan – Level 07, prepared by Hassell	SRC-A-1108 Rev J	19.01.18
35.	General Arrangement Plan – Roof and Plan, prepared by Hassell	SRC-A-1109 Rev H	19.01.18
36.	General Arrangement Plan – Plant Room Roof, prepared by Hassell	SRC-A-1110 Rev F	20.11.17
37.	Landscape Master Plan	DA-L-102 Rev D	20.11.17 (as amended in red 24 January 2018)
38.	Spanish Steps Plan	DA-L-201 Rev D	20.11.17 (as amended in red 24 January 2018)
39.	Section A – Spanish Steps	DA-L-202 Rev D	20.11.17 (as amended in red 24 January 2018)
40.	Section B – Spanish Steps	DA-L-202 Rev D	20.11.17 (as amended in red 24 January 2018)
41.	Lamington Place Plan	DA-L-203 Rev D	20.11.17 (as amended in red 24 January 2018)
42.	Lamington Place Sections	DA-L-203 Rev D	20.11.17 (as amended in red 24 January 2018)

43.	SRACC Entry/Drop Off Plan	DA-L-301	20.11.17 (as amended in red 24 January 2018)
44.	Herston Road Streetscape Plan	DA-L-301	20.11.17 (as amended in red 24 January 2018)
45.	Herston Road Streetscape Sections	DA-L-302	20.11.17 (as amended in red 24 January 2018)
46.	SRACC Level 4 Plan	DA-L-304	20.11.17
47.	SRACC Level 5 Plan	DA-L-305	20.11.17
48.	Deep Planting	DA-L-404	20.11.17
49.	24 Hour Public Realm Access	DA-A-101	18.01.2018
50.	Infrastructure Access Diagram	DA-A-100	18.01.2018 (as amended in red 24 January 2018)
51.	Functional Layout Plan prepared by Calibre Consulting	SRC-C-RF01 Rev 6	09.01.18 (as amended in red 24 January 2018)
52.	Herston Quarter (SRACC) Stormwater Management Plan prepared by Calibre Consulting	6-0029828-01A	03.07.17
53.	Noise Impact Assessment for Development Application	Project No.30183 Rev 2	17 January 2018

Compliance Assessment Process

Where a PDA development condition requires Compliance Assessment to be undertaken by the Minister for Economic Development Queensland (MEDQ) the following provisions apply:

- a) Notwithstanding the timing specified in a PDA development condition, if Compliance Assessment is required for a matter, Compliance Approval must be obtained prior to any work commencing for, or in relation to, the matter.
- b) The Compliance Assessment Process must be repeated and a further Compliance Approval must be obtained from the MEDQ where a different design or solution, to that already approved, is sought.
- c) The process and timeframes that apply to Compliance Assessment are as follows:
 - i. Compliance Assessment commences on the day after the applicant takes the following steps:
 1. submits to the MEDQ a duly completed Compliance Assessment Form;
 2. submits to the MEDQ the documents, plans and supporting information required under paragraph (c)(i); and
 3. pays to Economic Development Queensland (EDQ):
 - the relevant fee for Compliance Assessment set out in EDQ's development assessment fees and charges schedule (as amended from time to time); and
 - if requested by EDQ, any specialist consultant costs (e.g. an acoustic consultant, hydraulics engineer or architect) which will be charged on a 100% cost recovery basis.

Compliance Assessment Process

- ii. **within 20 business days after Compliance Assessment commences**, the MEDQ will assess the documents, plans and supporting information and:
 - 1. if satisfied with the material as submitted – approve the documents, plans and supporting information and the PDA development condition (or the relevant element of the PDA development condition) is determined to have been met; or
 - 2. if not satisfied with the material as submitted – notify the applicant in writing accordingly. This notification may also include a request for further information required by the MEDQ to complete its assessment.
- iii. if the applicant **is** notified under paragraph (c)(iii)(2) above that the MEDQ is not satisfied that compliance has been achieved, revised documents, plans and supporting information, and any further information requested by the MEDQ must be submitted to the MEDQ **within 20 business days** after the date on which the applicant receives the notice, or such further period as may be agreed to in writing by the MEDQ.
- iv. **within 20 business days after the date that the MEDQ receives the revised documents, plans and supporting information and any further information requested under paragraph (c)(iv) above**, the MEDQ will assess the revised material received and:
 - 1. if satisfied with the material submitted – approve the revised documents plans and supporting information and the PDA development condition (or the relevant element of the PDA development condition) is determined to have been met; or
 - 2. if not satisfied with the material as submitted – notify the applicant in writing accordingly.
- v. if the applicant is notified under paragraph (c)(v)(2) above that the MEDQ is still not satisfied that compliance has been achieved, the applicant must repeat the steps set out in paragraphs (c)(iv) and (v) above until compliance has been achieved.
- vi. If either party is not satisfied by the outcome of the process set out in paragraph (c) above, that party may request the other party to enter into a mediation process with a single, independent, suitably qualified and experienced mediator agreed to by both parties. If a mediation process is entered into by both parties, the costs of the mediator will be shared equally by both parties.
- vii. Notwithstanding any provision or PDA development condition to the contrary, a PDA development condition (or the relevant element of the PDA development condition) that requires Compliance Assessment is determined to have been met only when MEDQ approves the relevant documents, plans and supporting information referred to in the PDA development condition (or the relevant element of the PDA development condition).

DEFINITIONS AND ABBREVIATIONS

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

Advice note is identified by the title ‘Advice note’ and means a note that is provided to assist in the interpretation of a condition.

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

Certification Procedures Manual (CPM) stands for Certification Procedures Manual and means the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, Version 4, effective 16 October 2017.

Compliance Approval means a written notice issued by the MEDQ, or delegate, following completion of the Compliance Assessment Process, where it is confirmed that the submitted plans, documents and supporting information achieve compliance with the relevant PDA development condition(s) or the relevant element of the PDA development condition(s).

Compliance Assessment means the process undertaken by the MEDQ, or delegate, to decide whether the submitted plans or documents adequately achieve compliance with the relevant PDA development condition(s).

Compliance Assessment Process means the process for Compliance Assessment set out in this PDA decision notice.

Contaminated land register (CLR) stands for Contaminated Land Register and has the meaning given in the *Environmental Protection Act 1994*.

Council means Brisbane City Council.

DEHP means The Department of Environment and Heritage Protection.

DSDTI stands for The Department of State Development, Tourism and Innovation, or any other department administering the *Economic Development Act 2012*.

EDQ means Economic Development Queensland, Development Assessment, DSDTI, or as otherwise named.

Environmental Management Register (EMR) stands for the Environmental Management Register and has the meaning given in the *Environmental Protection Act 1994*.

MEDQ means The Minister of Economic Development Queensland established under the *Economic Development Act 2012*, or the relevant delegate of the MEDQ under a current instrument of delegation or sub-delegation.

Out-of-Hours means carrying out Works outside of the ordinary construction hours of Monday to Saturday 6:30am to 6:30pm, excluding public holidays.

PDA means priority development area.

QUU means Queensland Urban Utilities

RPEQ means Registered Professional Engineer of Queensland.

PDA Development Conditions		
No.	Condition	Timing
General Requirements		
1.	Carry out the approved development Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).	Prior to commencement of use
2.	Certification of operational works All works undertaken on the site must comply with all requirements of, and fulfil all responsibilities outlined in, the Certification Procedures Manual.	At all times
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant Council engineering standards or other approvals required by the conditions.	As indicated
Public Realm		
4.	Public Access – 24 hours through site Provide and maintain unimpeded and safe 24-hour public access through the site for all public areas generally in accordance with the following approved plan: i) Drawing no. DA-A-101, 24 Hour Public Realm Access, prepared by Hassell and dated 18.01.2018 Ensure that the 'public realm areas' areas are designed to cater for disabled persons in accordance with AS1428.1.	Prior to commencement of use and at all times
5.	Outdoor lighting – public areas Outdoor lighting required to illuminate public areas is to be designed, installed and maintained in accordance with: a) any relevant local government policy or standard or; b) where no relevant local government policy or standard exists, in accordance with AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting and not cause nuisance to nearby residents or passing motorists.	Prior to commencement of use

6.	Compliance Assessment – Temporary Exclusion Zone a) Submit to MEDQ for Compliance Assessment, a management strategy of how the public realm temporary exclusion zone will be managed, generally in accordance with the following approved plan: i) Drawing no. DA-A-100, Infrastructure Access Diagram, prepared by Hassell dated 18.01.2018 The management strategy will outline how the temporary exclusion zone will be impacted during replacement times. This strategy is to include likely timeframes for replacement, how the unimpeded public movement will be impacted and duration and safety procedures to ensure pedestrians are not impacted. The strategy must maintain 24 hour unimpeded access to and from the lift during replacement times. b) Undertake management of the Temporary Exclusion Zone in accordance with the plans and approved under part a) of this condition.	a) Prior to public realm works commencing b) At all times
7.	Compliance Assessment – Architectural External Details a) Submit to the MEDQ for Compliance Assessment detailed plans illustrating further details of the building, generally in accordance with the approved plans. The detailed plans are to include information on the following items: i. roofscape, ii. façade treatment iii. external materials, iv. colours, finishes and v. location of landscape elements within the façade, podium and balconies. b) Carry out the approved external details treatment in accordance with the plans approved under part a) of this condition	a) Prior to building work above ground level commencing b) Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first

Engineering and Construction

8.	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
9.	Compliance Assessment - Out-of-Hours Works a) Submit to the MEDQ for Compliance Assessment all requests for Out-of-Hours construction works. Requests must be submitted on the EDQ Out-of-Hours Application Form and be accompanied by the following information: i) Reason for the request; ii) site plan(s), where applicable; iii) demonstration that the proposed works can only reasonably or safely be undertaken out of normal construction hours; iv) potential adverse impacts and proposed mitigation strategies/measures; and v) a community engagement strategy and outcomes therefrom. b) Undertake all Out-of-Hours Works in accordance with the approval obtained under part a) of this condition.	a) No less than 10 business days prior to the proposed works, unless demonstrated mitigating circumstances deem otherwise b) As indicated
10.	Construction Management Plan a) Submit to the MEDQ a Site Based Construction Management Plan prepared by the principal site contractor that includes, but is not necessarily limited to, the following: i) Management of noise and dust generated from the site during and outside construction work hours. 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 contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. iv) No rock breaking is permitted on weekends.	a) Prior to commencement of site works

	b) Undertake all works generally in accordance with the construction management plan which must be current and available on site at all times during the construction period.	b) As indicated
11.	Traffic Management Plan a) Submit to the MEDQ a Traffic Management Plan (TMP) prepared and certified by a person holding a current Traffic Management Design qualification or higher. The TMP must ensure adverse traffic impacts are minimised during construction. The TMP must include but not limited to: i) provision for the management of traffic around and through the site during and outside of construction work hours ii) provision for parking and materials delivery during and outside of construction hours of work iii) planning including risk identification and assessment, staging, etc iv) provision for on-site parking for staff v) on street car parking for staff is prohibited vi) implementation vii) monitoring and measurement viii) management review and ix) traffic control plans or traffic control diagrams in accordance with Manual of Uniform Traffic Control Devices (MUTCD) for any temporary part or full road closures of any Council road(s). A permit will need to be sought from Council prior to any temporary road closure or road opening works. <i>Note: During the construction period all work shall be undertaken in accordance with the TMP which must be current and available on site at all times.</i>	a) Prior to commencement of site works
12.	Retaining Walls a) Submit to the MEDQ detailed engineering plans, certified by a RPEQ, of all retaining walls 1.0m or greater in height. b) Construct the works generally in accordance with the certified plans required in part (a) of this condition. c) Submit to the MEDQ, certification by an RPEQ, demonstrating that all retaining wall works captured by part a) of this condition have been carried out generally in accordance with the certified plans.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use

13.	Vehicle Access Construct vehicle crossover(s) generally in accordance with the approved plans and designed and constructed in accordance with Council adopted standards.	Prior to commencement of use
14.	Car Parking Provide car parking spaces, delineated and signed generally in accordance with the approved plans and AS2890 – <i>Parking Facilities</i> .	Prior to commencement of use
15.	Stormwater Management (Quality) Install stormwater quality treatment devices certified by a RPEQ in accordance with the following approved plan: i) Herston Quarter (SRACC) Stormwater Management Plan prepared by Calibre Consulting dated 03.07.17.	Prior to commencement of use
16.	Stormwater Management (Quantity) Connect the development to the stormwater network in accordance with Council's current adopted standards and the following approved plan: i) Herston Quarter (SRACC) Stormwater Management Plan prepared by Calibre Consulting dated 03.07.17.	Prior to commencement of use
17.	Herston Road Upgrade Works a) Submit to the MEDQ engineering design/construction drawings, certified by a RPEQ, detailing the upgrades to Herston Road generally in accordance the following approved plan: i) Functional Layout Plan prepared by Calibre Consulting reference SR-C-CRF01 rev 6 dated 09.01.17 (as amended in red). b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to the MEDQ as-constructed drawings, asset register and test results certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	a) Prior to commencement of Herston Road Upgrade Works b) Within 3 months of commencement of use. c) Within 3 months of commencement of use.

18.	Herston Road and Bramston Terrace - Traffic Signals a) Submit to the MEDQ engineering traffic signal design drawings certified by a RPEQ and endorsed by Council, detailing the upgrades to the traffic signals on Herston and Road and Bramston Terrace. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to the MEDQ as-constructed drawings, asset register and test results certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	a) Prior to commencement of Herston Road and Bramston Terrace - Traffic Signals works b) Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier c) Within 3 months of commencement of use
19.	Internal Private Road Works a) Submit to the MEDQ engineering design/construction drawings certified by a RPEQ, detailing the Internal Private Roadworks, including parking bays, traffic devices and pedestrian footpaths generally in accordance with the approved plans. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Provide verification, by a RPEQ, that all works have been completed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of Herston Road Upgrade Works b) Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier c) Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier
20.	Water internal Connect the development to the existing water reticulation network in accordance with QUU standards.	Prior to commencement of use

21.	Sewer internal Connect the development to the existing sewer reticulation network in accordance with QUU standards.	Prior to commencement of use
22.	Public Transport - Bus Stops The developer shall provide bus stops and bus bays in accordance with the following approved plan: i) Functional Layout Plan prepared by Calibre Consulting reference SR-C-CRF01 rev 6 dated 09.01.17 (as amended in red). The bus stops and bus bays are to be in accordance with Council and Translink requirements to specifications and standards as published in the <i>Translink Public Transport Infrastructure Manual Version 1 June 2007 Section 2.4.1 Bus Stop Layout and Construction Details</i> for the applicable standard of bus stop required (Regular, Intermediate, Premium or Signature stop), and <i>Disability Standards for Accessible Public Transport 2004</i> , unless otherwise agreed to in writing with Council.	Within 3 months of commencement of use
23.	Public Infrastructure - Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Within 3 months of commencement of use
24.	Telecommunications Submit to the MEDQ documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencement of use.
25.	Broadband Submit to the MEDQ a written agreement from an authorised telecommunications service provider, in accordance with the <i>Communications Alliance G645:2011 guideline</i> , that infrastructure within the development as defined under the <i>Telecommunications Act</i> (Fibre Deployment Bill 2011) can be provided.	Prior to commencement of use.

Landscape and Environment

26.	Environmental Management Plan – Noise and Vibration a) Submit to the MEDQ an Environmental Management Plan (EMP) certified by a RPEQ or suitably qualified professional which addresses noise and vibration monitoring and mitigation measures. The EMP should particularly include the following: i) identify potential impacts of works on the adjoining state heritage place and the adjoining medical facilities; ii) mitigation measures to protect state heritage place and medical facilities; and iii) fire protection service to all heritage places must be maintained (power / water). If new services are deemed necessary, details must be provided to the MEDQ outlining the impact on heritage places. The EMP should identify likely sensitive noise receptors and propose mitigation measures where considered necessary. b) Undertake the works in accordance with the recommendations of the certified plan required under part a) of this condition which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works. b) For the duration of the works the subject of this approval
27.	Heritage protection a) Submit to the MEDQ a pre-construction dilapidation survey certified by a suitably qualified building professional of the adjoining state heritage place. b) Protect the adjoining state heritage place and other significant elements of the state heritage place from potential damage. c) Submit to the MEDQ a post-construction dilapidation survey certified by a suitably qualified building professional of the adjoining state heritage place. d) Where any damage to the state heritage place has been identified, carry out rectification works to repair the damage. The rectification works must be approved by a suitably qualified heritage practitioner and agreed to in writing by the MEDQ.	a) Prior to commencement of works b) For the duration of the works the subject of this approval c) Within 20 business days of completion of works d) As indicated

	<i>Note: Further works / approvals such as a PDA Development Permit for Building Works may be required to carry out rectification works in accordance with part d) of this condition.</i>	
28.	Erosion and Sediment Management a) Submit to the MEDQ an Erosion and Sediment Control Plan (ESCP), certified by an RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i) Urban Stormwater Quality Planning Guidelines 2010 (DEHP) ii) Best Practice Erosion and Sediment Control (IECA). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during site works
29.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on the site, submit to the MEDQ an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must: i) be in accordance with the State Planning Policy, July 2014 (as amended from time to time); and ii) be certified by a suitably qualified and experienced professional. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of works b) During the site works
30.	Refuse collection Submit to the MEDQ refuse collection approval from City Waste Services, Council or a private waste contractor.	Prior to commencement of use
31.	Acoustic treatment Submit to the MEDQ written confirmation from a RPEQ that the development has been constructed to meet the recommendations as outlined in the approved Noise Impact Assessment for Development Application, prepared by Wood & Grieve Engineering.	Prior to the commencement of use

32.	Compliance Assessment - Herston Road Streetscape Works a) Submit to the MEDQ for Compliance Assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by a AILA, generally in accordance with the approved plans. The detailed streetscape plans are to include at a minimum: i) location and type of street lighting in accordance with Australian Standard AS1158 – ‘Lighting for Roads and Public Spaces’; ii) footpath treatments; iii) location and types of streetscape furniture; iv) location and size of stormwater treatment devices; and v) street trees, including species, size and location generally in accordance with the Council adopted planting schedules, unless otherwise agreed in writing with EDQ. b) Construct the works generally in accordance with the plans as approved under part a) of this condition. c) Submit to the MEDQ ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.	a) Prior to streetscape works b) Within 3 months of commencement of use c) Within 3 months of commencement of use
33.	Compliance Assessment – private ‘Public realm’ landscape works a) Submit to the MEDQ for Compliance Assessment detailed landscape plans certified by an AILA generally in accordance with the approved plans. The detailed plans are to identify: i) Appropriate way finding signage, including to and from the lift, and other key features through the site. ii) The interface relationship with adjoining buildings (existing and planned future); iii) Proposed finished levels and grades, including sections iv) Levels and grades, including cross sections; v) Finishes, treatments and landscaping, including species, size and location vi) The location and specification of all proposed deep planting and tree species;	a) Prior to private public realm landscape works

	vii) Location of proposed drainage and stormwater and details and specifications of any water sensitive urban design treatments; viii) Location and details of vehicle barriers/bollards/landscaping proposed to prevent unauthorised vehicular access, including the area identified on approved drawing DA-A-100, Infrastructure Access Diagram. ix) Details and locations of any proposed building works, including furniture, seating, shade structures and awnings; x) Location and details of lighting proposed. Public lighting in accordance with AS1158 – “Lighting for Roads and Public Spaces” and AS4282 – “Control of the Obtrusive Effects of Outdoor Lighting” xi) Visitor bicycle parking spaces within the ‘public realm’ areas; and xii) The public open space areas are designed to cater for disabled persons in accordance with AS1428.1. xiii) An interim strategy to provide a high quality and functional public realm to activate the Stage 1 public realm corridor (as identified on the approved <i>Public Realm Staging Plan DA-L-206 prepared by Hassel dated 20.11.2017, as amended in red 26 October 2020</i>). The strategy is to include, at a minimum, the public realm works, activation strategy, lighting, shade, landscaping, safety and amenity.	
	b) Construct the interim Stage 1 public realm works in accordance with approved plan <i>SRC-L-1101 Revision 16</i>.	b) Prior to commencement of use
	c) Construct the ultimate Stage 1 public realm works in accordance with approved plan <i>SRC-L-1201 Rev E, as amended in red 26 October 2020</i>, on or before 30 June 2021.	c) As indicated
	d) Construct the Stage 2 public realm works as identified on the approved <i>Public Realm Staging Plan DA-L-206 prepared by Hassel dated 20.11.2017, as amended in red 26 October 2020</i>. These works must be completed in accordance with the following timing, whichever is first: i. Prior to the commencement of use of the future adjoining building to the west; OR	d) As indicated

	ii. By 31 January 2025. e) Provide certification from an AILA, that the works have been inspected and completed generally in accordance with parts a), b), c) and d) of this condition.	e) As indicated
34.	Contaminated Land a) Submit to the MEDQ a contamination investigation report, prepared and certified by a suitably qualified professional, detailing the methodology that will be undertaken to assess whether the site subject to this application is contaminated and the level of contamination present. b) Where contaminated soils are found on site, submit to the MEDQ a Contaminated Soils Site Management Plan (CSSMP). The CSSMP must be: i) prepared generally in accordance with the <i>Environmental Protection Act</i> (as amended from time to time) and relevant guidelines; and ii) certified by a suitably qualified professional in contaminated soils site management. c) Excavate, remove and/or treat on-site all contaminated soils generally in accordance with the certified CSSMP. d) Remove the site from the EMR and CLR register. Note: Pursuant to the <i>Environmental Protection Act 1994</i> in relation to Contaminated Land, if the owner or occupier of land becomes aware a notifiable activity is being carried out on the land, the owner or occupier must, within 22 business days after becoming aware the activity is being carried out, give notice to the relevant State administering authority in the approved form.	a) Prior to commencement of works b) Prior to commencement of works or during works c) For the duration of the works the subject of this approval. d) Prior to commencement of use and the dedication of road as required by condition 36.
Surveying, land dedication and easements		
35.	Easements over infrastructure – water supply, sewerage, drainage Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed	Prior to commencement of use

	assets.	
36.	Dedicate as Road – Herston Road Widening Dedicate as public road, at no cost to the MEDQ or Council, the road widening of Herston Road. in accordance the following approved plan: i) Functional Layout Plan prepared by Calibre Consulting reference SR-C-CRF01 rev 6 dated 09.01.17 (as amended in red).	Prior to the commencement of use or as otherwise agreed to in writing by the MEDQ
Monetary contributions		
37.	Infrastructure Charges Pay to MEDQ infrastructure charges in accordance with the Herston Quarter Development Charges and Offset Plan (DCOP) December 2017 indexed to the date of payment.	In accordance with the DCOP

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 ****