

Our ref: DEV2020/1147

18 February 2021

Minister for Economic Development Queensland
C/- Wolter Consulting Group Pty Ltd
Att: Ms Hannah Tohill
PO Box 436
NEW FARM QLD 4005

Email: htohill@wolterconsulting.com.au

Dear Hannah

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORK – CLEARING OF SIGNIFICANT VEGETATION AT 70 PARK ROAD, YERONGA DESCRIBED AS LOT 3 ON SP300888

On 18 February 2021, 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.dsdilqp.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Essen Joseph on 07 3452 7196 or at essen.joseph@dsdti.qld.gov.au.

Yours sincerely



Jeanine Stone
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Yeronga PDA	
Site address	70 Park Road, Yeronga	
Lot on plan description	Lot number	Plan description
	Lot 3	SP300888
PDA development application details		
DEV reference number	DEV2020/1147	
'Properly made' date	2 November 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	Operational Work – 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	18 February 2021
Currency period	Two (2) years from the decision date

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS:

The following is a list of abbreviations utilised in this approval:

1. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
2. **Council** means the relevant local government for the land the subject of this approval.
3. **DSDTI** means the Department of State Development, Tourism and Innovation.
4. **EDQ** means Economic Development Queensland.
5. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
6. **EDQ TS** means Economic Development Queensland's – Technical Services team.
7. **MEDQ** means the Minister for Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means Registered Professional Engineer of Queensland.

COMPLIANCE ASSESSMENT:

Where a condition of this 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 EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- 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) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. 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 v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

SUBMITTING DOCUMENTATION TO EDQ:

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, submit the documentation to:

- a) EDQ DA at: pdadevelopmentassessment@dsdmip.qld.gov.au.
- b) EDQ TS at: EDQ_PrePostConstruction@dsdmip.qld.gov.au.

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	Date
1.	Tree Retention / Removal Plan (amended in red)	Un-numbered	4 December 2020 (Amended 18 February 2021)
Other plans and documents		Number	Date
The following plans and documents have informed the assessment of the application, but do not constitute approved plans and documents.			
2.	Tree Clearance and Waste Removal Methodology – Northern Portion (Revision One) – Former Yeronga TAFE, 70 Park Road, Yeronga	Project No 019-113A	17 February 2021
3.	Arboricultural Impact Assessment – Yeronga TAFE Redevelopment, prepared by Consult Arborist	20_12_04_AIA_LaR_Yeronga TAFE V2	4 December 2020

PDA Development Conditions

No	Condition	Timing
General		
1.	Carry Out the Approved Development Carry out the approved development generally in accordance with the approved plans.	Prior to expiration of the currency period
2.	Permit Limitations This Development Permit is limited to vegetation clearing identified in the approved plans and documents. All earthworks are to be undertaken in accordance with the requirements specified under Development Permit DEV2019/1051 for Operational Work Earthworks and Reconfiguring a Lot (1 lot into 2 lots).	At all times
Operational work		
3.	Hours of Work – Construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
4.	Out of Hours Work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form. ³	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	Construction Management Plan a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, which takes into	a) Prior to commencing work

³ The out of hours work request form is available at EDQ's website.

PDA Development Conditions		
No	Condition	Timing
	account the requirements imposed under Development Permit DEV2019/1051, and manages construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) rail corridor management; The CMP must demonstrate that there will be no disruption to the safety and operational integrity of the railway corridor or the safety and efficiency of public transport during the course of construction. In particular, the CMP must address at least the following: a. Work method statements including but not limited to the following; b. Work in proximity to the overhead line equipment including the use of overhead or vertically projecting equipment and falling trees; c. Tree clearing in proximity to the railway corridor; d. Vehicle manoeuvring zones; e. Railway operational requirements and scheduled railway closures; f. Adherence to Queensland Rail Civil Engineering Technical Requirements including: g. CIVIL-SR-002 – <i>Work in or about Queensland Rail Property</i>; h. CIVIL-SR-003 – <i>Work Adjacent to Overhead Line Equipment</i>; i. Ensure vehicle routes for construction adhere to the low clearance (3.4m) of the railway bridge over Park Road; j. Unobstructed 24/7 access to the Queensland Rail emergency and maintenance access to the railway corridor from Park Road; k. Unauthorised access prevention to the railway corridor; l. Fencing arrangements along the site boundary with the railway corridor, including any removal and reinstatement of fencing and temporary fencing; m. The impact of works on the existing urban bus routes along Park Road (such as routes 104, 105 and 108) and any temporary arrangements. n. Stormwater management. vi) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use;	

PDA Development Conditions		
No	Condition	Timing
	4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
6.	Traffic Management Plan a) Submit to EDQ TS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site.	a) Prior to commencement of site works b) During construction
7.	Acid Sulfate Soils (ASS) a) Where on-site ASS are encountered, submit to EDQ TS an ASS management plan, prepared in accordance with the Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014 (as amended from time to time). b) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition.	a) Prior to or during earthworks b) Prior to or during earthworks

PDA Development Conditions		
No	Condition	Timing
	c) Submit to EDQ TS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	c) Prior to survey plan endorsement
8.	Erosion and Sediment Management a) Submit to EDQ TS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared generally in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
9.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others, and in accordance with statutory requirements and adopted design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Prior to practical completion b) Prior to practical completion
10.	Project Arborist Appoint a project arborist (AQF Level 5) to: a) Review site works, taking into account the requirements of Condition 11 (vegetation management); b) Ensure compliance with the Tree Protection and Management Plan identified in Condition 11; c) Monitor vegetation health and recommend any measures required for maintaining the trees, including measures for watering and maintaining soil moisture, and the use of appropriate soils, having regard for AS 4419 – <i>Soils for Landscaping and Garden Use</i>; d) Specify to the on-site foreman / supervisor any new or additional procedures that may be required in the best interest of the trees and the development as a whole, provided the measures continue to comply with Condition 11; e) Prepare and submit to EDQ DA a Post Construction Arborist Report for the retained trees, comprising: I. a Visual Tree Assessment detailing each of the trees' condition and vigour; II. damage or disturbance which may have occurred; and III. remedial works undertaken.	a) – d) Prior to commencing work, and at all times during construction e) Within 10 business days after construction

PDA Development Conditions		
No	Condition	Timing
11.	Vegetation Management a) Prepare a Tree Protection and Management Plan (TPMP), certified by a suitably qualified arborist (AQF Level 5) and in accordance with <i>Australian Standard 4970-2009 Protection of Trees on Development Sites</i>. The TPMP is also to take in to account the vegetation shown on the approved plan that requires additional assessment to determine its retention / removal status. b) Vegetation clearing is limited to the trees nominated in the following approved plan: (i) 'Tree Protection Zone on Earthworks Plan,' prepared by Lambert and Rehbein, dated 1/12/2020, as amended in red by EDQ, unless the trees fall within the scope of item (f). c) Construct and maintain a Tree Protection Fence as shown on the plan referenced in (b), and undertake all works and tree management activity in accordance with <i>Australian Standard 4970-2009 Protection of Trees on Development Sites</i>. Erect / install signage on the outside of the protection fencing, clearly stating 'Tree Protection Zone: No Entry'. d) Exclude the following activities from the tree protection and management area: (i) Machine excavation, including trenching; (ii) Excavation for silt fencing; (iii) Storage; (iv) Preparation of chemicals, including cement products; (v) Parking of vehicles and plant; (vi) Refuelling; (vii) Dumping of waste; (viii) Wash down and cleaning of equipment; (ix) Placement of fill; (x) Lighting of fires; (xi) Soil level changes; (xii) Temporary or permanent installation of utilities, connections and signs, other than signage on the tree protection fence to protect the trees from damage; and (xiii) Physical damage to the tree. e) Should pruning works or ground disturbance works be required within the tree protection and management area shown on the approved plans, ensure: (i) A suitably qualified and experienced arborist (AQF Level 5) supervises and/or undertakes the works and takes all reasonable steps to ensure no irreversible harm occurs to the trees; and (ii) Works are carried out in accordance with the requirements of <i>Australian Standard 4373 – Pruning of Amenity Trees</i>. f) For trees identified on the plan to be 'retained, unless retention is not possible:' (i) Ensure assessment is undertaken by a suitably qualified arborist (AQF Level 5) to confirm whether retention is possible within the context of the excavation and decontamination works and, if so, identify appropriate mitigation measures, having regard for:	a) Prior to commencing work b) During construction c) During construction d) Prior to and during construction e) During construction f) During construction

PDA Development Conditions		
No	Condition	Timing
	A. Current vigour, structure, dimensions, estimated life expectancy; B. Location and distribution of roots; C. Potential loss of roots; D. Tolerance of tree species to root loss; E. Lean and stability of the tree; F. Soil characteristics and volume, topography and drainage; (ii) In the event the arborist identifies retention is not possible, submit to EDQ Development Assessment documentation identifying the factors that lead to the decision to remove the trees.	
12.	Works Supervision Carry out works in accordance with the requirements specified in Conditions 10 and 11, and ensure that the onsite foreman/supervisor liaises with the Project Arborist and supervises works to ensure they are carried out appropriately in the Project Arborist's absence.	During construction and at all times
13.	Railway Corridor – Ground Disturbance Any excavation, filling/backfilling/compaction and other works involving ground disturbance must not encroach upon or de-stabilise the railway corridor, including all transport infrastructure or the land supporting this infrastructure, or cause similar adverse impacts.	Prior to and during construction

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

FURTHER ADVICE

Please note that future development applications seeking approval for reconfiguring a lot, material change of use or operational work will trigger the need to provide essential services to the land.

WORKS ON A RAILWAY

Pursuant to section 255 of the *Transport Infrastructure Act 1994*, **the railway manager's written approval is required** to carry out works in or on a railway corridor or otherwise interfere with the railway or its operations.

The applicant is advised it should **consult with the railway manager** regarding any interference with the existing fence along the site's boundary with the railway corridor.

The construction of the development may involve works in close proximity to the OHLE – in particular, works may encroach on the 3m exclusion zone and electrical arcing can occur. Any works associated with constructing the development may require various approvals to be obtained from the railway manager, namely:

- Construction works may require an approval from a Queensland Rail Traction Engineer in the form of a Safety Clarification Advice (SCA).
- It may be necessary for works to be carried out under a track closure and isolation. Please be aware that fees and charges apply to track closures/ isolations.
- The developer/ contractor may need to apply to Queensland Rail Property Team for a Licence to Enter and Construct. It is noted these applications are required to be accompanied by work method statements as well as plans and technical drawings.

Please be advised that **this concurrence agency response does not constitute an approval under section 255 of the *Transport Infrastructure Act 1994*** and that such approvals need to be separately obtained from the relevant railway manager.

The applicant should contact the Queensland Rail property team at developmentenquiries@queenslandrail.com.au relation to this matter.

CONDITION COMPLIANCE – RAILWAY CORRIDOR REQUIREMENTS

In relation to compliance with the concurrence agency condition requiring a Construction Management Plan, the applicant should consult with:

- the Queensland Rail property team at developmentenquiries@gr.com.au; and
- Department of Transport and Mains' TransLink Division (07 3851 8700 or bus_stops@translink.com.au).

**** End of Package ****