



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2021/1171

29 June 2022

Herston Development Company Pty Ltd
C/- Urbis Pty Ltd
Att: Erin Brooks
Level 32, 300 George Street
BRISBANE QLD 4000

Email address: ebrooks@urbis.com.au

Dear Erin,

S89(1)(a) Approval of PDA development application

PDA Development Permit for material change of use for childcare centre at 86 Bramston Terrace, Herston described as Lot 1545 on SP326025

On 29 June 2022, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Ms Carolyn Mellish, Planning Manager, Development Assessment, in Economic Development Queensland, by telephone on 0418 755 390 or at Carolyn.mellish@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Herston Quarter PDA	
Site address	86 Bramston Terrace, Herston	
Lot on plan description	Lot number	Plan description
	Lot 1545	SP326025
PDA development application details		
DEV reference number	DEV2021/1171	
'Properly made' date	04/02/2021	
Type of application	☒ PDA development application for: ☒ Material change of use ☒ Development permit	
Proposed development	Childcare centre	
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. The approval is for: A childcare centre.	
Decision date	29 June 2022	
Currency period	6 years from the date of the decision	

Approved plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.			
Approved plans and documents		Number	Date
1.	'Titlepage', prepared by Elevation Architecture	A-DA-01.01 K	24 May 2022
2.	'Context & Locality Plan', prepared by Elevation Architecture	A-DA-00.02 L	24 May 2022
3.	'Existing Site Plan (Survey)', prepared by Elevation Architecture	A-DA-01.01 H	24 May 2022
4.	'Proposed Site Plan', prepared by Elevation Architecture	A-DA-01.02 O	24 May 2022
5.	'Ground Floor Plan', prepared by Elevation Architecture	A-DA-03.02 T	24 May 2022 (Amended in Red 29 June 2022)
6.	'First Floor Plan', prepared by Elevation Architecture	A-DA-03.03 Q	24 May 2022
7.	'Second Floor Plan', prepared by Elevation Architecture	A-DA-03.04 P	24 May 2022

8.	<i>'Roof Plan'</i> , prepared by Elevation Architecture	A-DA-04.01 L	24 May 2022
9.	<i>'Elevations'</i> , prepared by Elevation Architecture	A-DA-09.01 N	24 May 2022
10.	<i>'Elevations'</i> , prepared by Elevation Architecture	A-DA-09.02 M	24 May 2022
11.	<i>'Sections'</i> , prepared by Elevation Architecture	A-DA-10.01 M	24 May 2022
12.	<i>'Sections'</i> , prepared by Elevation Architecture	A-DA-10.02 M	24 May 2022
13.	<i>'Sections (Adjoining Context)'</i> , prepared by Elevation Architecture	A-DA-10.03 C	24 May 2022
14.	<i>'Earthworks Site Sections Sheet 1 of 2'</i> , prepared by ADG	DA02, Rev 04	23 March 2022
15.	<i>'Earthworks Site Sections Sheet 2 of 2'</i> , prepared by ADG	DA03, Rev 05	23 March 2022
16.	<i>'Landscape Design – 2.1 Masterplan'</i> , prepared by Form Landscape Architects	DA02 – 210901	23 March 2022 (Amended in Red 29 June 2022)
17.	<i>'Landscape Design Intent Sections and Elevations – 3.1 South West Elevation'</i> , prepared by Form Landscape Architects	DA02 - 210901	23 March 2022
18.	<i>'Landscape Design Intent Sections and Elevations – 3.2 North West Elevation'</i> , prepared by Form Landscape Architects	DA02 – 210901	23 March 2022
19.	<i>'Landscape Design Intent Sections and Elevations – 3.3 South East Elevation'</i> , prepared by Form Landscape Architects	DA02 – 210901	23 March 2022 (Amended in Red 29 June 2022)
20.	<i>'Landscape Design Intent Sections and Elevations – 3.4 North East Elevation'</i> , prepared by Form Landscape Architects	DA02 – 210901	23 March 2022
21.	<i>'Landscape Design Intent Design Details – 4.1 Planting Palette – Sheets 1 – 3'</i> , prepared by Form Landscape Architects	DA02 – 210901	23 March 2022 (Amended in Red 29 June 2022)
22.	<i>'Herston Quarter Child Care Centre Traffic Impact Statement'</i> , prepared by Cambray		10 June 2022
23.	<i>'Swept Path Assessment and Layout Review'</i> , prepared by Cambray	AUU0121-01, SK01	12 May 2022
24.	<i>'Zebra Pedestrian Crossing'</i> , prepared by Cambray	AUU0121-01/SK07	6 June 2022
25.	<i>'Herston Quarter Childcare Centre Development – Noise Impact Assessment'</i> , prepared by SLR	SLR Ref:620.30717.0000 0R01 Version No. V1.0	25 March 2022

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

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

BFP means Building Format Plan.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET 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 definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

COUNCIL means the relevant local government for the land the subject of this approval.

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ TS means Economic Development Queensland's – Technical Services team.

EP Act means the *Environmental Protection Act 1994*.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

LTA means *Land Title Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

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.
 - 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, use the following email addresses:

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

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.

PDA development conditions		
No.	Condition	Timing
1	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
2	Maintain the approved development Maintain the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
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	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6	Construction management plan a) Submit to EDQ TS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage 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) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site;	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
	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; 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
7	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
8	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;	a) Prior to commencing work

PDA development conditions		
No.	Condition	Timing
	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. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	b) During construction
9	Construction noise management plan a) Submit to EDQ TS a Construction Noise Management Plan (CNMP), certified by a suitably qualified acoustic engineer. At a minimum, the CNMP must address the following sections of <i>Australian Standard AS2436-2010</i> as they relate to the site and construction activities: i) section 3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) section 4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) section 4.5 – Control of Noise at Source, including strategies to control noise at source; iv) section 4.6 – Controlling the Spread of Noise, including noise reduction measures; and v) section 5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. b) Carry out construction work generally in accordance with the certified CNMP required under part a) of this condition.	a) Prior to commencing work b) During construction

PDA development conditions		
No.	Condition	Timing
	c) Where requested by EDQ, submit to EDQ TS Noise Monitoring Reports, certified by a suitably qualified acoustic engineer, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition	c) As requested by EDQ
10	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused directly by works carried out in association with the approved development. b) Where 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 the External Authority's 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> <i>For the purpose of this condition any damage to infrastructure (if applicable) is damage that occurs within the site boundaries for the childcare centre only or any adjacent land which is utilised during construction of the childcare centre.</i>	a) Prior to commencement of use b) Prior to commencement of use
Engineering Conditions		
11	Earthworks a) Submit to EDQ TS detailed earthworks plans, certified by a RPEQ, and designed generally in accordance with: i) <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> The certified earthworks plans are to: i) include a geotechnical soils assessment of the site; ii) accord with the Erosion and Sediment Control Plans, as required by Condition 7 – Erosion and sediment management; iii) include the location and finished surface levels of any cut and/or fill; iv) detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; v) provide details of any areas where surplus soils are to be stockpiled; vi) detail protection measures to: 1. ensure adjoining properties and roads are not impacted by ponding or nuisance	a) Prior to commencing earthworks

PDA development conditions		
No.	Condition	Timing
	stormwater resulting from earthworks associated with the approved development; 2. preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and vii) where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS RPEQ certification that: i) all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and ii) any unsuitable material encountered has been treated or replaced with suitable material.	b) Prior to commencement of use c) Prior to commencement of use
12	Acid sulfate soils 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. 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.	a) Prior to commencement of or during earthworks b) Prior to commencement of use c) Prior to commencement of use
13	Retaining walls a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved '<i>Earthworks Site Sections Sheets 1 & 2</i>', prepared by ADG, dated 23 March 2022	a) Prior to commencing earthworks

PDA development conditions		
No.	Condition	Timing
	b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ TS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	b) Prior to commencement of use c) Prior to commencement of use
14	Vehicle access a) Construct a Type B1 (W1 = 6.5m) vehicle crossover consistent with Brisbane City Council Standard BSD 2021 (in accordance with the approved plans, as amended in red): i) located generally in accordance with the approved plans; and ii) designed generally in accordance with the approved plan '<i>Swept Path Assessment and Layout Review</i>', drawing number AUU0121-01, SK01, prepared by Cambray, dated 12 May 2022. iii) Ensures appropriate sightlines are provided by reducing landscaping to 500mm max height as indicated in approved '<i>Herston Quarter Child Care Centre Traffic Impact Statement</i>', prepared by Cambray, dated 10 June 2022 (Figure 3.4) b) Submit to EDQ TS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
15	Private Roadworks (Kauri Pine Street (formerly Research Road) – Compliance Assessment a) Submit to EDQ TS, for Compliance Assessment, Roadworks Functional Layout Plans, certified by a RPEQ, for in accordance with Brisbane City Council Planning Scheme Policy . The plans shall include: i) Pedestrian zebra crossing shown on approved plan '<i>Zebra Pedestrian Crossing</i>', prepared by Cambray (AUU0121-01/SK07, dated 6 June 2022); ii) BCC Typical Manoeuvring Area (Cul-De-Sac), as shown on BCC Standard Drawing BSD-3001, Rev C, dated April 2019. The turnaround area should cater for the manoeuvring for the largest design vehicles without encroaching into private properties; iii) line marking and signage details; iv) long and cross sections; v) dimensions & overlay of property and PDA boundaries;	a) Prior to commencing roadworks

PDA development conditions		
No.	Condition	Timing
	vi) provide a sightline assessment which include an assessment of the proposed landscaping and streetscaping and building obstructions; vii) detail of footpath/s that demonstrate/s a minimum of 1.5m unobstructed, with generally a 1.8m wide footpath in accordance with the approved plans, as amended in red (unless otherwise agreed to in writing with the landowner and EDQ DA); viii) service corridors to service the overall development; ix) access points including tactile paver treatments; x) the function of for pedestrians and vehicles including safe and effective design treatments to address user conflicts between pedestrians and vehicles; xi) details of pavement treatments coordinated with the landscape plans; b) Submit to EDQ TS detailed engineering design, certified by a RPEQ, for all roadworks shown generally in accordance with the Functional Layout Plans endorsed under part a) of this condition. c) Construct roadworks generally in accordance with the certified plans submitted under part b) of this condition. d) Submit to EDQ TS the following: i) RPEQ certification that all roadworks have been constructed generally in accordance with the certified plans submitted under part b) of this condition; ii) all documentation as required by the Certification Procedures Manual; iii) As-constructed drawings, asset register and test results, certified by a RPEQ, in a format acceptable to the end asset owners for all works constructed in accordance with this condition. ADVICE NOTE: Functional layouts will need to provide details for the entire length of Research Road from Butterfield Street to the Carpark Station entry that provides an overall context to demonstrate that the design is coordinated and consistent with works within the PDA. The CPM will only application to works within the PDA.	b) Prior to commencing roadworks c) Prior to commencement of use d) Prior to commencement of use
16	Car parking a) Construct, sign and delineate a minimum of nine (9) car parking spaces (including one PWD car parking space) generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plan 'Ground Floor Plan', prepared by	a) Prior to commencement of use

PDA development conditions		
No.	Condition	Timing
	Elevation Architecture (A-DA-03.02 T, dated 24 May 2022 (Amended in Red 29 June 2022)). b) Submit to EDQ TS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	b) Prior to commencement of use
17	Bicycle parking a) Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plan 'Ground Floor Plan', prepared by Elevation Architecture (A-DA-03.02 T, dated 24 May 2022 (Amended in Red 29 June 2022)). b) Submit to EDQ TS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to the commencement of use
18	Water connection Connect the approved development to the Metro North Health Herston Campus utility network (both Drinking and Fire Water) across a route agreed to in writing with the landowner or to the existing Urban Utilities water reticulation network generally in accordance with Urban Utility's current adopted standards.	Prior to commencement of use
19	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of use
20	Building over Sewer a) Submit to EDQ TS detailed engineering plans, certified by a RPEQ and endorsed by Urban Utilities for the works required to protect and maintain access to the sewer infrastructure within the site. b) Submit to EDQ TS certification from an RPEQ that works have been constructed generally in accordance with the endorsed plans submitted under part a) of this condition.	a) Prior to commencement of building works b) Prior to commencement of use
21	Stormwater management (quantity) – Compliance Assessment a) Submit to EDQ TS for compliance assessment an updated Stormwater Management Report, certified by a suitably qualified and experienced RPEQ, including: i) Assess the potential for debris blockage and any subsequent impacts that could result in runoff characteristics and associated flood risk;	a) Prior to commencement of stormwater works

PDA development conditions		
No.	Condition	Timing
	ii) A 2D modelling flood assessment of potential impacts to downstream boundary. iii) A severe storm impact statement that informs the ability for the development to convey flows through the site for events larger than the applicable design event and in the event of blockages across the main flowpath.	
	b) Submit to EDQ TS detailed engineering drawings certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) PDA Guideline No. 13 Engineering standards – Stormwater quantity and: ii) endorsed plans submitted under part a) of this condition	b) Prior to commencement of stormwater works
	c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition.	c) As indicated
	d) Submit to EDQ TS RPEQ certification that the works have been constructed generally in accordance with the certified plans submitted under part b) of this condition.	d) Prior to commencement of use.
22	Stormwater Management (Quality) a) Submit to EDQ TS detailed engineering drawings, certified by a RPEQ, for stormwater treatment devices designed generally in accordance with: i) PDA Guideline No. 13 Engineering standards – Stormwater quality and: ii) Approved plans and reports b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ TS RPEQ certification confirming stormwater treatment devices have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works b) Prior to commencement of use c) Prior to commencement of use.

PDA development conditions		
No.	Condition	Timing
23	Maintenance of Overland Flow Path a) Maintain the conveyance of external catchment flows through the site to allow flow and debris to pass predominately unimpeded through the site, ensuring the development; i) Will not concentrate, intensify or divert floodwater onto upstream, downstream or adjacent properties; and ii) Will not result in a material increase (actionable nuisance) in flood levels or flood hazard on upstream, downstream or adjacent properties	To be maintain at all times.
General		
24	Electricity a) Submit to EDQ TS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development to the Metro North Health Herston Campus electrical network across a route agreed to in writing with the landowner or in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
25	Telecommunications a) Submit to EDQ TS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development to the Metro North Health Herston Campus telecommunications network across a route agreed to in writing with the landowner or in accordance with the documentation submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
26	Broadband a) Submit to EDQ TS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i>. b) Connect the approved development to the Metro North Health Herston Campus data network across a route agreed to in writing with the landowner or construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use

PDA development conditions		
No.	Condition	Timing
27	Refuse collection a) Submit to EDQ TS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following commencement of use
28	Acoustic treatments a) Construct the approved development to include the acoustic treatments recommended in the approved ' <i>Herston Quarter Childcare Centre Development – Noise Impact Assessment</i> ', prepared by SLR, dated 25 March 2022. b) Submit to EDQ TS certification from an RPEQ or suitably qualified professional that the acoustic treatments have been constructed in accordance with part a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use
29	Hours of Operation – Compliance Assessment a) Operation of the childcare centre is restricted to the following hours: • 6.00am – 7.00pm, 7 days per week for general operation excluding the outdoor play areas • 7.00am – 7.00pm, 7 days per week for use of outdoor play areas b) Where the hours of operation are sought to be varied, submit to the MEDQ for Compliance Assessment an application for amended hours of operation. <i>Note: Any change to the hours of operation is to include an updated Noise Impact Assessment which assesses the proposed hours of operation.</i>	As indicated
30	Outdoor lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use
31	Contaminated Land a) Submit to MEDQ a Stage 2 Environmental Site Assessment (ESA) in accordance with the National Environmental Protection (Assessment of Site Contamination) Measure Amendment No. 1 2013 (NEPM) which includes detailed assessment of the site, health and environmental risk assessment of the results. This should include an assessment of contamination in groundwater in accordance with Schedule B of the NEPM. This Stage 2 ESA should include a Remediation Action Plan (RAP)	a) Prior to commencement of works

PDA development conditions		
No.	Condition	Timing
	addressing remedial tasks required to manage contaminated soil and groundwater (if required) and ensure protection of human health and the environment both during construction and following completion of the development. It may be appropriate to produce separate reports for separate areas of the site. All contaminated land investigation work should be undertaken by a Suitably Qualified Professional (SQP) as defined under Section 564 of the Environmental Protection Act (EP Act) 1994 (or subsequent revisions). b) The Stage 2 ESA and RAP are to be reviewed by a Contaminated Land Auditor (CLA), appointed by DES in accordance with Chapter 12, Part 3A of the EP Act (or subsequent revisions). The CLA must provide written agreement to the RAP prior to the commencement of remediation works/earthworks. c) All remediation and validation works must be undertaken under the supervision of an SQP. d) Following completion of remediation and validation works, a Contaminated Land Investigation Document (CLID) detailing all investigation, remediation and validation works undertaken and stating that the site is suitable for its intended land use. This document should be prepared in a format consistent with DES Queensland Auditor Handbook for Contaminated Land, Module 6: Content requirements for contaminated land investigation documents, certifications and audit reports (or equivalent) and Section 389 of the Environmental Protection Act (EP Act) 1994 (or subsequent revisions). The CLA will review the CLID and provide a certification report in relation to the CLID prepared. Separate CLIDs may be required for separate areas of the site. <i>Note: Pursuant to the Environmental Protection Act 1994 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 of 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.</i>	b) Prior to commencement of works c) For the duration of the works the subject of this approval d) Prior to commencement of use
Landscape and Streetscape Works		
32	Streetscape works – Compliance Assessment a) Submit to EDQ TS, for Compliance Assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard assets.	a) Prior to commencement of streetscape works

PDA development conditions		
No.	Condition	Timing
	The certified drawings are to include, where relevant: 1. location and type of street lighting in accordance with AS1158 – '<i>Lighting for Roads and Public Spaces</i>'; 2. footpath treatments; 3. location and specifications of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees and plants, including species, size and location generally in accordance with Brisbane City Council's planting schedules and guidelines. 6. be consistent with the civil road functional layouts b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ TS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council and/or Metro North.	b) Prior to commencement of use c) Prior to commencement of use
33	Landscape Works – Compliance Assessment a) Submit to EDQ DA, for Compliance Assessment, updated landscape plans consistent with the approved architectural plans and as amended in red. The updated landscape plan must: i) include ground cover planting and trees as per the amendments in red on the approved plan; ii) include the details and location of all proposed planting which are required to be installed as per the amendments in red on the approved plan. iii) detail the location and species of all proposed planting ensuring all species are kid safe species iv) be certified by an AILA Registered Landscape Architect b) Construct the works in accordance plans approved under part a) and b) of this condition. c) Provide certification from an AILA, that the works have been inspected and completed generally in accordance with parts a) and b) of this condition.	a) Prior to the commencement of landscape works. b) As indicated c) Prior to the commencement of use.

PDA development conditions		
No.	Condition	Timing
34	Landscape Maintenance Plan – Compliance Assessment a) Submit to EDQ DA, for Compliance Assessment, a feeding, watering, and general maintenance regime for all on site landscaping. The maintenance regime must: i) Include an irrigation system management plan demonstrating that all areas of landscaping not in natural ground, which are on concrete slabs or podium, will be irrigated. ii) Detail how hard-to-access areas for the re-vegetation area will be accessed and maintained. iii) Be certified by an AILA Registered Landscape Architect. b) Maintain the works in accordance plans approved under part a) of this condition.	a) Prior to the commencement of landscape works. a) At all times.
35	Compliance Assessment – Wayfinding and Lighting Plan a) Submit to EDQ DA, for Compliance Assessment, a Wayfinding Strategy and Lighting plan for the site. The plan is to address the strategic and local context, and detail at a minimum: a. Wayfinding principles and elements within the Development and how these: i. Integrate into the wider surrounding Herston Health and RBWH landscape; ii. Stitch together a coherent navigable landscape; b) Design the development in accordance with the Wayfinding Strategy approved under part a) of this condition. Advice Note: the Wayfinding and Lighting Plan is to be based on the principles of the Herston Health Precinct Wayfinding Strategy.	a) Prior to public realm and/or landscape works b) At all times
Building/Architecture Conditions		
36	Architectural Details – Compliance Assessment a) Carry out the approved external details, treatment and materiality in accordance with the detailed approved plans. If there are any changes proposed to the external details the compliance assessment under part b) of this condition is required. b) Where any changes are proposed to be made to the external details, treatments and materiality, submit to the MEDQ for Compliance Assessment detailed architectural plans illustrating further details of the building. The detailed plans are to be	a) At all times b) Prior to building work above ground level commencing

PDA development conditions		
No.	Condition	Timing
	prepared and certified by a Registered Architect and include the following items: i. Elevation and facade treatment drawings for all floor levels that demonstrate the final design outcomes for all elevations of the built form including (where relevant): A. detailed plans, sections and elevations at 1:50 or 1:20 scale for elements at the façade including structural elements and fixed and operable elements such as balustrades, screens, doors, windows, projecting fins and planter beds/trellises; B. facade treatment; C. all servicing and infrastructure, including but not limited to pad mount transformers, pump rooms, fire hydrant boosters etc; D. one rendered perspective showing the intended finished built form; E. external materials; and F. colours and finishes. The architectural drawings must: i. include dimensions for the extent of projecting elements, balustrade height and door and window/glazing configurations; ii. nominate materials, colours and finishes; and iii. have title blocks and be cross referenced to larger scaled drawings. c) Submit to EDQ DA certification by a Registered Architect confirming that the building as been constructed in accordance with the approved architectural plans. Balustrade Advice Note: balustrading, where required for fall protection, is to be designed or selected to be transparent to the extents possible with conformance to BCA requirements to maximise activation opportunities and/or visual extents to landscape plantings. Screening Advice Note: screening panels used to conceal elements (such as bin stores or exposed plant) or to deter day to day egress shall have a maximum of 25% open void throughout. Apertures to not exceed 25mm.	c) Prior to issue of Certificate of Classification/ Final Inspection Certificate or prior to commencement of use, whichever comes first
Infrastructure contributions		
37	Unless an infrastructure agreement (or another approved written arrangement) provides to the contrary, pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the	In accordance with the DCOP

PDA development conditions		
No.	Condition	Timing
	MEDQ prior to commencement of use for calculation of final charges.	

STANDARD ADVICE

Please note that 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.

1.	Other Approvals 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.	As indicated.
2.	Butterfield Street Road Upgrades In accordance with the Development Charges Offset Plan (DCOP) and supporting Infrastructure planning background report (IPBR), upgrades to Butterfield Street are required. The timing and scope of these upgrades will be determined as part of future applications within the Herston Priority Development Area or as determined by an executed Infrastructure Agreement.	As indicated.