



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

Our ref: DEV2021/1202

29 July 2022

Herston Development Company Pty Ltd
C/- Bennett + Bennett
Attn: Ms Jacque Tait
PO Box 2020
KELVIN GROVE QLD 4059

jtait@bennettandbennett.com.au

Dear Ms Tait

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

**PDA Development Permit for Reconfiguring a Lot (1 lot into 2 lots and access easement)
at 86 Bramston Terrace, Herston, QLD, 4006 described as Lot 1545 on SP316602**

On 29 July 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.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Dylan Sargent, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7856 or at dylan.sargent@dsdilgp.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, QLD, 4006	
Lot on plan description	Lot number	Plan description
	Lot 1545	SP316602
PDA development application details		
DEV reference number	DEV2021/1202	
'Properly made' date	29/07/2021	
Type of application	☒ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Reconfiguring a Lot for 1 into 2 Lot Subdivision and Access Easement	
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: • Development Permit for Reconfiguring a Lot.	
Decision date	29/07/2022	
Currency period	4 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
Plan of Proposed Staged Boundary Reconfiguration of Lots 11 & 1545 & Emt AC in Lot 1545 Cancelling Lot 1545 on SP326025 – Sheet 1 of 2		161102_078_PRO – Revision J	13/6/2022
Plan of Proposed Staged Boundary Reconfiguration of Lots 11 & 1545 & Emt AC in Lot 1545 Cancelling Lot 1545 on SP326025 – Sheet 2 of 2		161102_078_PRO – Revision J	13/6/2022

PDA development conditions

PREAMBLE AND ABBREVIATIONS

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. **BFP** means Building Format Plan.
2. **DSDILGP** means the Department of State Development, Infrastructure, Local Government and Planning.
3. **EDQ** means Economic Development Queensland.
4. **EDQ TS** means Economic Development Queensland's – Technical Services team.
5. **EP Act** means the *Environmental Protection Act 1994*.
6. **MEDQ** means the Minister for Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **DCOP** means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.

No.	Condition	Timing
General		
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 survey plan endorsement.
Surveying, land transfers and easements		
2	Easement AC (a) Grant Easement AC (Form 9 Easement) for the purpose of access and services in favour of the owner of proposed Lot 11. (b) Register the easement referred to in Condition 2(a) with Titles Queensland. (c) Maintain the easement referred to in Condition 2(a).	(a) At the same time as the plan of survey creating proposed Lot 11 is lodged for registration (b) Within 6 months after survey plan endorsement for the relevant stage (c) At all times
3	Easement AE (a) Grant Easement AE in Lot 1546 for the purpose of access and services either prior to or at the same time as the registration of the plan of survey creating proposed Lot 11. If granted prior, the easement must be in favour of Lot 1545. If granted concurrently, the easement must be in favour of both Lots 11 and 1545. (b) Register the easement referred to in Condition 3(a) with Titles Queensland (c) Maintain the easement referred to in Condition 2(a).	(a) Prior to or at the same time as the plan of survey creating proposed Lot 11 is lodged for registration (b) Within 6 months after survey plan endorsement for the relevant stage (c) At all times
Engineering		
4	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 the first use on the new lot
5	Sewer connection Connect all new lots to the existing sewer reticulation network generally in accordance with Urban Utilities current adopted standards.	Prior to commencement of the first use on the new lot

No.	Condition	Timing
6	Electricity a) Submit to EDQ TS a Certificate of Electricity Supply from Energex for the provision of electricity supply to all new lots. 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 the first use on the new lot b) Prior to commencement of the first use on the new lot
7	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 all new lots. 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 the first use on the new lot b) Prior to commencement of the first use on the new lot
8	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 all new lots 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 the first use on the new lot b) Prior to commencement of the first use on the new lot
9	Connection of Services to Utility Provider Networks If either or both new lots are transferred out of State government ownership, the transferred lots must be connected to the external utility provider networks for the respective utilities identified in Conditions 4, 5, 6, 7 and 8.	Prior to the transfer of title for either Lot 11 or Lot 1545
Infrastructure Contributions		
10	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.	Prior to survey plan endorsement.

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.

**** End of Package****