



Our ref: DEV2019/1011

Your ref: Western Corridor Operational Works

25 November 2024

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

yhumphrey@urbis.com.au

Dear Yasmin

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Operational Works – Earthworks, Batter Profiling and Services Corridor at 86 Bramston Terrace, Herston, described as Lot 1545 on SP325211 (formerly described as 300 Herston Road, Herston and as lot 545 on SP289113)

On 25 November, 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 website at [Current applications and approvals](#).

If you require any further information, please contact Karina McGill, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7498 or at karina.mcgill@edq.qld.gov.au, who will be pleased to assist.

Yours sincerely

Thomas Natsa
Project Director - Infrastructure Solutions
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Herston Quarter	
Site address	86 Bramston Terrace, Herston QLD 4006	
Lot on plan description	Lot number	Plan description
	Lot 1545	SP325211
PDA development application details		
DEV reference number	DEV2019/1011	
'Properly made' date	26 February 2019	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input checked="" type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Operational Works – Earthworks, Batter Profiling and Services Corridor	
PDA development approval details		
Decision of the MEDQ	<p>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</p> <p>The approval is for:</p> <ul style="list-style-type: none"> • Operational Works – Earthworks, Batter Profiling and Services Corridor 	
Decision date	25 November 2024	
Currency period	2 years from the date of the decision	

Assessment Team			
Assessment Manager (Lead)		Karina McGill, Principal Planner	
Manager		Carolyn Mellish, Director	
Engineer		Jack Landsberg, Principal Technical Officer	
Delegate		Thomas Natsa	
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.	Douglas Partners Site Inspection Report	R.049.Rev0	02/10/2024
2.	Douglas Partners Investigation Summary Report	R.041.Rev1	02/07/2024
3.	Douglas Partners Investigation Summary Report	R.038.Rev1	12/06/2024
4.	ADG - OVERALL SITE PLAN	NC-4B-CR-WC01.Rev 06	02/08/2024
5.	ADG - EROSION AND SEDIMENT CONTROL PLAN AND DETAILS	NC-4B-CR-WC11.Rev 07	08/10/2024
6.	ADG - EROSION AND SEDIMENT CONTROL NOTES	NC-4B-CR-WC12.Rev 05	02/08/2024
7.	ADG - BULK EARTHWORKS PLAN	NC-4B-CR-WC21.Rev 06	02/08/2024
8.	ADG - BULK EARTHWORKS SECTIONS SHEET 1 OF 3	NC-4B-CR-WC22.Rev 07	02/08/2024
9.	ADG - BULK EARTHWORKS SECTIONS SHEET 2 OF 3	NC-4B-CR-WC23.Rev 05	02/08/2024
10.	ADG - BULK EARTHWORKS SECTIONS SHEET 3 OF 3	NC-4B-CR-WC24.Rev 02	02/08/2024
11.	ADG - SERVICES PLAN	NC-4B-CR-WC31.Rev 06	02/08/2024
12.	ADG - STORMWATER DRAINAGE PLAN LAYOUT SHEET 1 OF 2	NC-4B-CR-0401.Rev H	19/06/2024
13.	ADG - STORMWATER DRAINAGE PLAN LAYOUT SHEET 2 OF 2	NC-4B-CR-0402.Rev H	19/06/2024
14.	ADG - STORMWATER DRAINAGE CATCHMENT PLAN	NC-4B-CR-0403.Rev J	29/02/2024
15.	ADG - STORMWATER DRAINAGE LONGITUDINAL SECTIONS	NC-4B-CR-0404.Rev G	31/05/2024
16.	ADG - STORMWATER DRAINAGE DETAILS	NC-4B-CR-0406.Rev I	19/06/2024
17.	ADG - POTABLE WATER AND FIRE MAIN LOCALITY PLAN AND NOTES	NC-4B-CR-WC50.Rev 04	02/08/2024
18.	ADG - POTABLE WATER AND FIRE MAIN LAYOUT PLAN	NC-4B-CR-WC51.Rev 04	02/08/2024

19.	ADG - POTABLE WATER AND FIRE MAIN SETOUT PLAN	NC-4B-CR-WC52.Rev 04	02/08/2024
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Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

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.

EDQ means Economic Development Queensland.

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

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection 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.

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.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

EDQ DA: pdadevelopmentassessment@edq.qld.gov.au

EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
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.	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
3.	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
4.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
5.	Certification of Operational Work for Contributed Assets Carry out all Operational Work, for Contributed Assets, under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor, to manage construction impacts, including: <ul style="list-style-type: none"> 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; 	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
	<ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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; 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.	b) During construction
	c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	c) During construction
7.	Erosion and Sediment Management	
	<ul style="list-style-type: none"> a) Submit to EDQ IS 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: <ul style="list-style-type: none"> 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>. 	a) Prior to commencing work
	b) Implement the certified ESCP submitted under part a) of this condition.	b) During construction
8.	Public Infrastructure (Damage, repairs and relocation)	
	<ul style="list-style-type: none"> a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. 	a) Prior to practical completion

PDA Development Conditions		
No.	Condition	Timing
	<p>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.</p> <p><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></p>	<p>b) Prior to practical completion</p>

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 ****