

LEVEL 32
300 GEORGE STREET
BRISBANE QLD 4000

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

30 January 2025

Beatriz Gomez
Director – EDQ Development Assessment
Minister for Economic Development Queensland
Level 14, 1 William Street
Brisbane QLD 4000

Dear Beatriz,

HERSTON QUARTER PRIORITY DEVELOPMENT AREA – APPLICATION TO CHANGE PDA DEVELOPMENT APPROVAL DEV2019/1003 AT 300 HERSTON ROAD, HERSTON (FORMALLY DESCRIBED AS LOT 5 ON SP326025).

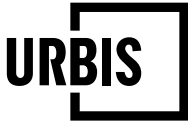
In accordance with Section 99 of the Economic Development Act 2012 ('ED Act') and on behalf of Herston Development Company Pty Ltd ('the Applicant'), we make a request to the Minister of Economic Development Queensland ('MEDQ') to change the above PDA development approval (DEV2019/1003) at 300 Herston Road, Herston, formally described as Lot 5 on SP326025 ('site').

This Change Application (s99 Change) seeks to modify the Description of the Proposal, the Approved Plans and Documents and Condition 4 of the approval, relating to the overall staging of the development (EDQ Ref: DEV2019/1003). The intent of this change is to amend the development approval to include a new stage (Stage 5). The overall outcome will involve creating a new stage (Heritage Stage 5) of the Heritage Approval, comprising the area to the rear of Lady Norman which adjoins the boundary between STARS and future Stage 9 (which comprises the existing Bramston Terrace Carpark). The area of the proposed Stage 5 will be delivered as part of the development of Stage 9 of Herston Quarter.

The changes necessitate amendments to the PDA Decision Notice issued by MEDQ on 28 January 2022 (EDQ Ref.: DEV2019/1003).

The following documents accompany this application:

- **Appendix A** – MEDQ Application Form;
- **Appendix B** – Approved Staging Plan;
- **Appendix C** – Amended Staging Plan; and
- **Appendix D** – Existing Approval Decision Notice.



EXISTING APPROVAL

On 13 August 2019, a PDA Development Approval was obtained for the material change of use for rooming accommodation (student accommodation), childcare centre, food and drink outlet, shop, health care service, research and technology industry, office, indoor sport and recreation, short term accommodation (4 stages) and building work for state heritage place. The decision notice of the existing approval has been provided as **Attachment C** for reference.

The Applicant now seeks to make changes to the existing PDA development approval.

PROPOSED CHANGES

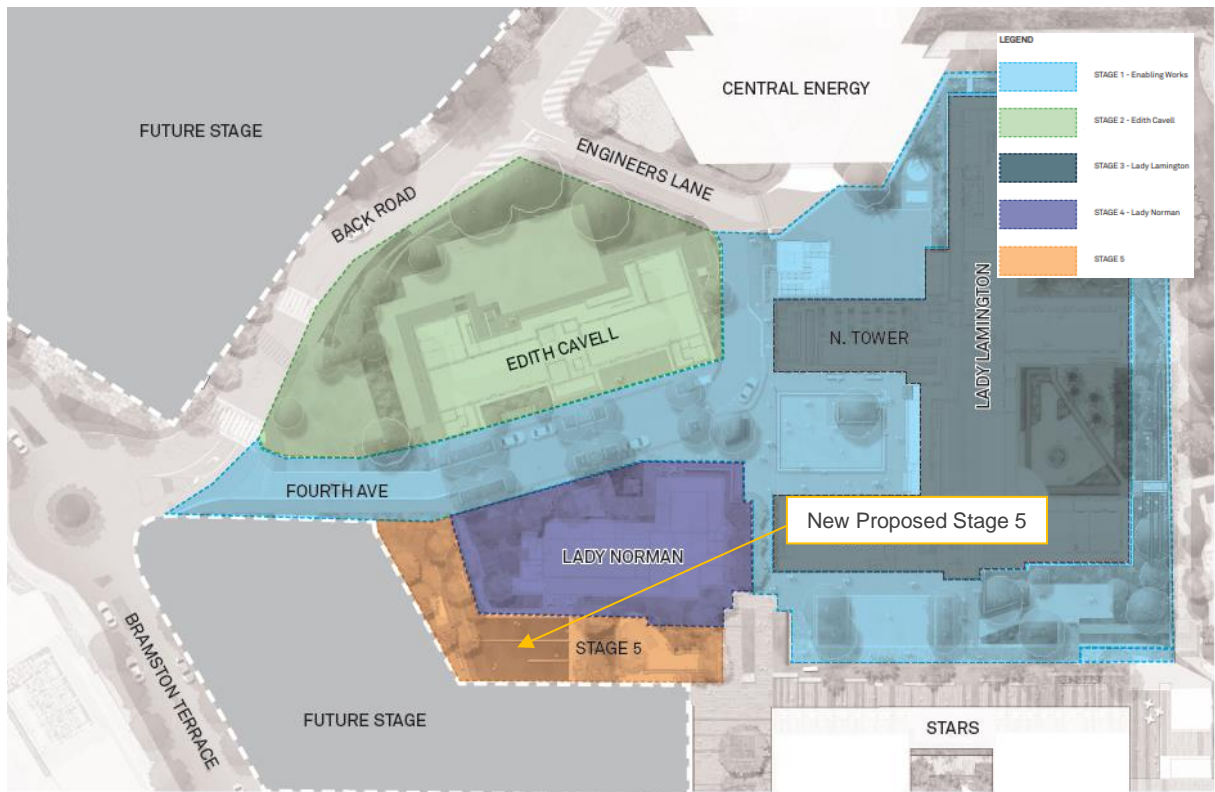
The Applicant seeks to change the PDA development application details, being the 'Description of Proposal applied for', Approval Plans and Documents and Condition 4 of approval DEV2019/1003 through a Section 99 Change Application. See specific changes below:

- PDA development application details: 'Description of the Proposal applied for';
- Approved Plans and Documents: Approved Plan No. 1;
- Condition 4 – Staging Plan; and
- Condition 20(b) – Bicycle Parking.

The purpose of this change is to introduce a new stage, being Stage 5, to the approved Public Realm Staging. The proposal will involve creating a new stage (Heritage Stage 5) of the Heritage Approval comprising the area to the rear of Lady Norman, which adjoins the boundary between STARS and future Stage 9. This stage relates solely to public realm works, to facilitate the delivery of a coordinated space which integrates all three surrounding precincts. The proposed timing for the delivery of the new Heritage Stage 5 will be in alignment with the delivery of the future Stage 9 development. This will ensure a safe and efficient construction methodology as well as an integrated solution. In addition, it is also proposed to align the delivery of the Permanent Rooming Accommodation Bicycle Parking Solution (as required by Condition 20(b) with the completion of the future adjoining building to the west, being Stage 9.

See **Figure 1** below for the new proposed Staging Plan:

Figure 1 Proposed Staging Plan



STAGING PLAN

Source: Hassell

PROPOSED CHANGES TO DEVELOPMENT APPROVAL

PLANS AND DOCUMENTS

The proposed change does not require any amendments to plans and documents of the existing development approval.

CONDITIONS

The proposed changes require amendments to part of Conditions 1, 4 and 20(b) of the existing development approval to reflect the revised staging. Suggested amendments are outlined as follows, with changes highlighted in blue and underlined, and with removed text in ~~red and struck through~~.

Table 1 – Proposed Changes to Conditions of Approval

PDA Development Conditions		
No.	Condition	Timing

PDA Development Conditions		
N/A	<p>PDA Development Permit for –</p> <ul style="list-style-type: none"> ▪ Material Change of Use – Rooming Accommodation (Student Accommodation), Childcare Centre, Food & Drink Outlet, Shop, Health Care Services, Research and Technology Industry, Office, Indoor Sport and Recreation, Short Term Accommodation (4 stages <u>5 stages</u>); and • Building Work for a State Heritage Place. 	N/A
1	<p>PDA development approval details; Plans and Documents; 1 - Staging Plan prepared by Hassell; DA-L-212 Rev K; 17.04.2019, <u>Issue N; 11.04.2024</u></p>	N/A
4	<p>Staging</p> <p>Development in Stages 1 – 4.1 – 5 as depicted on the approved plan Staging Plan (dated 17/04/2019 <u>11/04/2024</u>) can occur in any order, where the following is adhered to:</p> <ol style="list-style-type: none"> a) Stage 1 is completed prior to, or in conjunction with, the completion of Stage 2 (Edith Cavell), Stage 3 (Lady Lamington), Stage 4 (Lady Norman) <u>or Stage 5;</u> b) The accompanying public realm for each stage, as illustrated on the approved ‘Staging Plan’, is to be delivered as part of each stage; c) <u>Stage 5 is completed prior to the commencement of use of the future adjoining building to the south/west, or by 28 February 2025.</u> d) Where the approved staging arrangement is required to be changed, a revised staging plan is provided to EDQ for Compliance Assessment prior to the commencement of works for the relevant stage. 	At all times.

PDA Development Conditions		
20(b)	<p>b) Submit to the MEDQ for compliance assessment, plans and supporting documentation for a Permanent Rooming Accommodation Bicycle Parking Solution to replace the Interim Rooming Accommodation Bicycle Parking Solution approved in part a) of this condition. The plans and supporting documentation must be prepared by suitably qualified professionals and demonstrate the following:</p> <ul style="list-style-type: none"> i. the provision and location of bicycle parking at a rate of 0.5 bicycle parking spaces x student accommodation facility per room and 46 x non-residential and visitor bicycle parking facilities for the approved development in the wider Herston Health precinct ii. general accordance with AS2890.3 – 1993 Bicycle parking facilities and (in relation to the proposed floor surface) Standards Australia HB198:2014 iii. wayfinding signage from the bicycle parking area to the accommodation. iv. details of proposed bicycle parking infrastructure i.e. types of bike racks. v. details of the proposed floor surface vi. details of any proposed doors and gates to the parking area i.e. automatic opening, closing, sliding, swinging and width of these. vii. details of operating and maintaining facilities i.e. responsibility, access, 24-hour access etc. viii. details of proposed lighting. 	<p>b) Within three (3) years from commencement of use, unless otherwise agreed in writing by the MEDQ and the landowner</p> <p><u>b) Prior to the commencement of use of the future adjoining building to the south/west, or by 28 February 2025.</u></p>

ASSESSMENT OF MINOR CHANGE

This amendment application has been prepared in accordance with Section 99 of the ED Act.

As there is no criteria within the ED Act that provides guidance as to what constitutes ‘substantially different development’, consideration has been given to the relevant matters for assessing a minor change in the *Planning Act 2016*, particularly in relation to the ‘substantially different development’ test outlined in Schedule 1 of the Development Assessment Rules (as referenced in Section 68 of the *Planning Act 2016*).

Section 99 of the ED Act, states:

Application to change PDA development approval

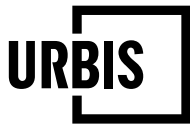
1. A person may apply (the amendment application) to MEDQ to change a PDA development approval.
2. However, the amendment application may be made only if MEDQ is satisfied the change would not result in the relevant development being substantially different.
3. Division 3 applies for the amendment application as if –
 - (a) a reference in the division to a PDA development application were a reference to the amendment application; and
 - (b) a reference in the division to a PDA development approval were a reference to a changed PDA development approval; and
 - (c) a reference in the division to the granting of a PDA development approval were a reference to the making of the change.
4. Despite subsection (3) section 84(2) to (6) applies for the amendment application only in a circumstance mentioned in section 84(1)(c).
5. If the person is not the owner of the relevant land for the PDA development approval, the amendment application must be accompanied by the owner’s consent.

‘SUBSTANTIALLY DIFFERENT DEVELOPMENT’ ASSESSMENT CRITERIA

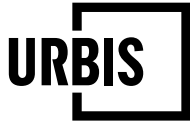
In respect to Section 99, Item 2 of the ED Act 2012 and what constitutes a substantially different development, it is appropriate to have regard to Schedule 1 of the *Development Assessment Rules* as referenced in Section 68 of the *Planning Act 2016*, which sets out the substantially different development ‘test’. An assessment of the proposed changes against the substantially different development criteria in the *Development Assessment Rules* is included in the **Table 3**.

Table 2 Assessment against Substantially Different Development Assessment Criteria Guideline Criteria

Guideline Criteria	Response
Involves a new use.	The changes do not result in the introduction of new land uses.



Guideline Criteria	Response
Results in the application applying to a new parcel of land.	The change development maintains the same land area as previously approved and does not result in a new parcel of land.
Dramatically changes the built form in terms of scale, bulk and appearance.	The proposed change application does not result in changes to the appearance of the development.
Changes the ability of the proposed development to operate as intended.	The proposed changes will not result in any physical change to the building as intended. The proposal will result in the introduction of a new stage, Stage 5, to allow for the timing of intended works to be altered, not the scope of works itself.
Removes a component that is integral to the operation of the development.	The proposed changes will not remove a component that is integral to the operation of the development. The development continues to retain all integral components which enable the use to operate efficiently.
Significantly impacts on traffic flow and the transport network such as increasing traffic to the site.	The proposed changes will not result in changes that will impact traffic flow or the transport network, such as increasing traffic to the site.
Introduces new impacts or increases the severity of known impacts.	The proposed amendment to staging will not result in any new impacts and will not increase the severity of any known impacts.
Removes an incentive or offset component that would have balanced a negative impact of the development.	No incentive or offset was considered by EDQ in their assessment and approval of the original development application. Accordingly, this criterion is not relevant to the change assessment.
Impacts on infrastructure provision.	The proposed changes will not result in any impacts on infrastructure provision or additional demand.



CONCLUSION

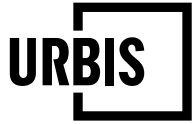
In summary, we consider the proposed changes can be considered as an amendment application to the approval.

We trust the supplied documentation is sufficient for MDEQ to undertake an assessment of this request. If you have any questions, please do not hesitate to contact the undersigned, Hannah Julius or Yasmin Humphrey on (07) 3007 3800.

Yours sincerely,

A handwritten signature in blue ink that reads "Matthew Brown". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Matthew Brown
Associate Director
+61 7 3007 3552
mbrown@urbis.com.au



APPENDIX A

MEDQ DEVELOPMENT APPLICATION FORM

PDA development application form

Version 10.0 – in effect from 10 August 2020.

This form must be used when making a PDA development application or applying to change a PDA development approval if Economic Development Queensland (EDQ) is the delegate for assessing and deciding the application.

Before lodging your application

- Confirm EDQ is the delegate for assessing and deciding the application. This information is available on the EDQ [website](#).
- Consider if a pre-application meeting would be appropriate before lodging the application. Further advice about EDQ's pre-application process is available on the EDQ [website](#).
- Completed all relevant sections of this form.
- Lodge an electronic version of the application form and supporting material via one of the following methods:
 - **Email:** pdadevelopmentassessment@dsmip.qld.gov.au
 - **Post:** EDQ Development Assessment Team at GPO Box 2202 Brisbane QLD 4001
 - **In person:** EDQ Development Assessment Team, 1 William Street, Brisbane.

Assessment fee

The assessment fee for an application will be advised following lodgement. The fee must be paid for an application to be properly made under s82A of the Act. Further information about EDQ's assessment fees is available on the EDQ [website](#).

1. APPLICANT DETAILS

The Applicant is the entity responsible for making the application and need not be the owner of the land. The Applicant is responsible for ensuring the accuracy of the information provided. Where the Applicant is not a natural person, ensure the Applicant is a valid legal entity.

Name(s) (<i>individual or company name in full, including ACN / ABN</i>)	Herston Development Company Pty Ltd ABN 53 617 139 009 c/- Urbis Ltd
For companies—name of contact person and position	Hannah Julius Matthew Brown C/- Urbis Ltd
Postal address	Level 32, 300 George Street, Brisbane City QLD 4000
Contact telephone number	07 3007 3800
Email address	hjulus@urbis.com.au mbrown@urbis.com.au

Payer details for tax invoice and receipt purposes (*These details are only necessary where the payer details are different to the applicant details*)

Name(s) (<i>individual or company name in full, including ACN / ABN</i>)	Herston Development Company Pty Ltd ABN 53 617 139 009
For companies—name of contact person and position	Maelle Trumeau
Postal address	Level 3, Edith Cavell Building Fourth Avenue (off 86 Bramston Terrace) Herston QLD 4006
Contact telephone number	0448 198 593
Email address	mtrumeau@australianunity.com.au

2. LOCATION DETAILS

Provide the following details about the land on which the development is proposed, including any part of a lot which is part of the proposed.

Priority development area	Herston Quarter Priority Development Area		
Property street address <i>(i.e. unit / street number, street name, suburb / town and post code)</i>	86 Bramston Terrace, Herston		
Lot on plan description <i>(e.g. Lot 3 on RP123456)</i>	Lot 5 on SP326025		
Attach the following information:			
Current title search for each lot	<input checked="" type="checkbox"/> Confirmed		
Easement document for each easement registered on the title search(s)	<input checked="" type="checkbox"/> Confirmed		
Environmental management and contaminated land register search for each lot	<input checked="" type="checkbox"/> Confirmed		

3. APPLICATION DETAILS

Type of PDA development approval sought (Tick 1 only) <i>(see sections 94 and 99 of the Economic Development Act 2012)</i>			
<input checked="" type="checkbox"/> Change to PDA development approval – <i>Complete section 3.1 below</i>			
<input type="checkbox"/> PDA development application – <i>Complete section 3.2 below</i>			
3.1 Change to PDA development approval			
Previous PDA approval reference:	DEV2019/1003		
Brief description of the proposed changes:			
Changes to staging timing			
3.2 PDA development application <i>(If necessary, provide details in a separate table attached to this application form)</i>			
Development type	Approval type	Additional detail <i>(e.g. definition of use, GFA, number of units, number and type of lots, etc.)</i>	
<input type="checkbox"/> Material change of use	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit		
<input type="checkbox"/> Reconfiguring a lot	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit		
<input type="checkbox"/> Operational work	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit		
<input type="checkbox"/> Building work	<input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit		
Are <u>all</u> the proposed uses defined in the schedule of use definitions in the relevant PDA development scheme or interim land use plan?			
<input type="checkbox"/> Yes	<input type="checkbox"/> No – Specify the uses below		
Description the proposal <i>(If appropriate, include this information in a report accompanying the application)</i>			
Identify if the application is accompanied by any of the following plans			
<input type="checkbox"/> Context plan(s)	<input type="checkbox"/> Precinct plan(s)	<input type="checkbox"/> Sub-precinct plan(s)	<input type="checkbox"/> Plan of development

(See Practice note 9)			(See Practice note 10)
List of plans, drawings and reports lodged with the application (If necessary, provide this list as an attachment)			
Description (provide unique document name, author and version number)			Date
Amended staging plan			11/04/2024

4. Project cost

Estimated total design and construction cost of the proposal / project (excluding land value/cost)	\$ TBC
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5. Landowner consent

In providing consent, each landowner is consenting to the lodgement of the application under the *Economic Development Act 2012*, and to receiving documents that are required or permitted to be provided under the *Economic Development Act 2012* or any other statute, in an electronic format.

Is landowner's consent required for this application? (see sections 82 and 99 of the <i>Economic Development Act 2012</i>)	<input type="checkbox"/> No (provide reason)		
	<input type="checkbox"/> Yes – details provided below		
	<input checked="" type="checkbox"/> Yes - consent letter(s) attached		
Real property description	Name of landowner (For companies and body corporates- see the Note below)	Signature	Date

NOTE:

It is the responsibility of the Applicant to ensure the accuracy and authenticity of the application, including ownership or consent details. However, the assessment manager will review the information supplied in greater detail, where considered necessary.

Where there are **multiple landowners**, the consent of each owner must be provided.

For a company, owner's consent must be made in accordance with section 127 of the Corporations Act 2001 (Commonwealth), which requires the company ACN to be accompanied by one of the below:

- the names, titles and signatures of two company directors; or
- the name, title and signature of a company director and the company secretary; or
- where the company has only one director, the name, title and signature of that director in conjunction with a company search document which provides evidence that the company has only one director (i.e. sole director).

For a body corporate, owner's consent must be provided in accordance with the relevant requirements for a body corporate to make a decision under the Body Corporate and Community Management Act 1997. Evidence of the body corporate's decision to provide landowner's consent for the lodgement of the development application is to be provided to the EDQ Development Assessment Team with the development application, and is to include:

- the body corporate's seal, and two signatures of body corporate committee members, one of which must be the chairperson, and
- one of the following:

- o full body corporate: a copy of body corporate meeting minutes which include a decision to provide landowner's consent for the development application (i.e. minutes of a meeting where a motion is passed by ordinary resolution to provide the consent), or
- o body corporate committee: a copy of a motion passed by resolution by the body corporate committee, at either a meeting or via flying minute, to provide landowner's consent for the development application.

Alternatively, the body corporate's consent can be provided through a signed letter of consent from each lot owner covered by the body corporate.

Please refer to the EDQ **Practice note 21: Owner's consent** for further guidance on the provision of valid owner's consent.

6. Approval history

Is there a development approval, granted under the Integrated Planning Act 1997, the <i>Urban Land Development Authority Act 2007</i> , the <i>Sustainable Planning Act 2009</i> , or the <i>Economic Development Act 2012</i> still in effect for the land?	<input checked="" type="checkbox"/> Yes
	<input type="checkbox"/> No

7. Privacy statement

Information collected is subject to the *Right to Information Act 2009* and the *Information Privacy Act 2009*. The information provided may be publicly released and/or provided to third parties and other government agencies—but only for the purposes for which the information is being collected. The proponent's personal information will be stored on departmental files and may be disclosed for purposes relating to the processing and assessment of the application or as authorised or required by law.

8. Applicant's declaration and acknowledgement

The applicant warrants that the information provided to the EDQ in relation to this application is true and correct and acknowledges that if any information provided is knowingly false, the applicant may be exposed to criminal penalties under section 165 of the *Economic Development Act 2012*.

- By making this application, I declare that all information in this application is true and correct to the best of my knowledge.
- By signing this form, the applicant is consenting to the lodgement of the application under the *Economic Development Act 2012*, and to receiving documents that are required or permitted to be provided under the *Economic Development Act 2012*, or any other statute, in an electronic format.



Signature of applicant / authorised person

Matt Brown

Print name and position

30/01/2025

Date



Queensland
Government

Metro North Health

File number: J25/810.01

Brad Protheroe
Development Director, Herston Quarter
Herston Development Company Pty Ltd
Level 3, Edith Cavell Building
64 Bramston Terrace
HERSTON QLD 4006

Company Secretary / General Manager
Real Estate Investment
Australian Unity Property
271 Spring Street
MELBOURNE VIC 3000

By Email and Aconex

Dear Brad

RE: Herston Quarter Redevelopment Project: Owner's Consent Request for 12-Month Extension to PDA Development Approval DEV2019/1003 – Bicycle Parking and Storage

Interpretation

We refer to:

- the Herston Quarter Development Agreement between Herston Development Company Pty Ltd (**Developer**) and Metro North Health (**Owner**) dated 23 February 2017 (**Development Agreement**);
- Economic Development Queensland (**EDQ**) Priority Development Area (**PDA**) Development Approval dated 13 August 2019 (**DEV2019/1003**) in relation to the Land at 300 Herston Road, Herston (Lot 1545 SP316602) (**STARS site**);
- EDQ Decision Notice dated 31 May 2021 approving amendments to the Herston Quarter PDA Development Approval (**DEV2019/1003/46**) for a Material Change of Use (**MCU**) and associated building works, subject to revised conditions and noting that the currency period for the development remains six (6) years from the original decision date of 31 May 2021 (**Heritage site**).
- Owner's Consent dated 19 August 2021 (Reference Number J21/6438) for the Developer to lodge a Compliance Assessment Submission with EDQ under Condition 20(a) of DEV2019/1003 for an Interim Bicycle Parking Solution in the P9 area of the Surgical Treatment and Rehabilitation Service (**STARS**) at the Site (**Interim Solution**), servicing Lady Lamington Student Accommodation, subject to specific limitations, including a deadline for the Interim Solution to cease no later than **30 January 2025 (Extension 1)**.
- EDQ Decision Notice, dated 28 January 2022 (**DEV2019/1003/68**), approving amendments to the PDA development approval for Herston Quarter and outlining compliance requirements for bicycle parking, mandating both Interim and Permanent Solutions within three (3) years from commencement of use of STARS;
- the Bicycle Parking and Storage Licence dated 31 January 2022 between Herston Car Park Company Pty Ltd and Australian Unity Funds Management Limited as trustee of the Australian Unity Student Accommodation Fund (**Bicycle Parking and Storage Licence**);

- the Developer's correspondence dated 10 January 2025, requesting Owner's Consent for a 12-month extension through a Section 99 change under the *Economic Development Act 2012* to PDA Development Approval DEV2019/1003 (**Extension 2 Request**), and proposing draft amendments to the Bicycle Parking and Storage Licence; and
- meetings between the Developer and the Owner held on 19 December 2024 and 21 January 2025 to discuss the above matters.

All capitalised terms in this letter take the meaning given to them in the Development Agreement unless defined otherwise in this letter.

Owner's Position

1. **Extension 2 Request:** The Owner does not support an extension of the deadline for the Interim Solution to 31 January 2028. The Owner is, however, willing to grant a temporary extension to **28 February 2025** to allow the Developer to finalise a Value Exchange Mechanism (**VEM**) and address its outstanding obligations under the Development Agreement. Any further extensions beyond this date will be contingent upon:
 - 1.1. submission of enforceable and detailed VEM terms by 28 February 2025, subject to the Owner's review and agreement;
 - 1.2. clarification on the treatment of the Stage 5B lease, including how it aligns with the Developer's broader Staging plan and obligations under the Development Agreement; and
 - 1.3. securing EDQ's approval for any further extensions to the PDA Development Approval DEV2019/1003, ensuring that any proposed timeline adjustments follow planning requirements.
2. **Currency Period for PDA Development Approval:** The Owner's interpretation is the currency period for PDA Development Approval DEV2019/1003/46 extends to 31 May 2027. While the planning approval remains valid, substantial commencement of works at the Site should mitigate the Developer's immediate concerns regarding expiration. However, it is recommended that the Developer validate the Currency Period for the Heritage site with their town planner and assess the need for any Section 99 change under the *Economic Development Act 2012* to extend the Currency Period.
3. **Extension of Stage 7 Stage Completion Sunset Date:** The Development Agreement's Sunset Date for the Stage Completion of Stage 7 is currently set for **31 July 2025**. Any extension to this date will be reviewed closer to the deadline and will be contingent upon:
 - 3.1. finalisation of the VEM by 28 February 2025, as previously committed by the Developer's representatives; and
 - 3.2. the Developer demonstrating substantial compliance with its obligations under the Development Agreement.
4. **Bicycle Parking and Storage Licence:** The Bicycle Parking and Storage Licence is an agreement between Herston Car Park Company Pty Ltd and Australian Unity Funds Management Limited. MNH is not a party to this agreement and, as such, cannot comment on or consent to its amendment. Any updates to this agreement should be addressed directly by the relevant parties.

The Owner reserves all rights under the Development Agreement.

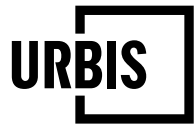
For further inquiries, please contact Mark Reardon, Technical Design Director, at 0416 265 175.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'D Walker', with a stylized flourish underneath.

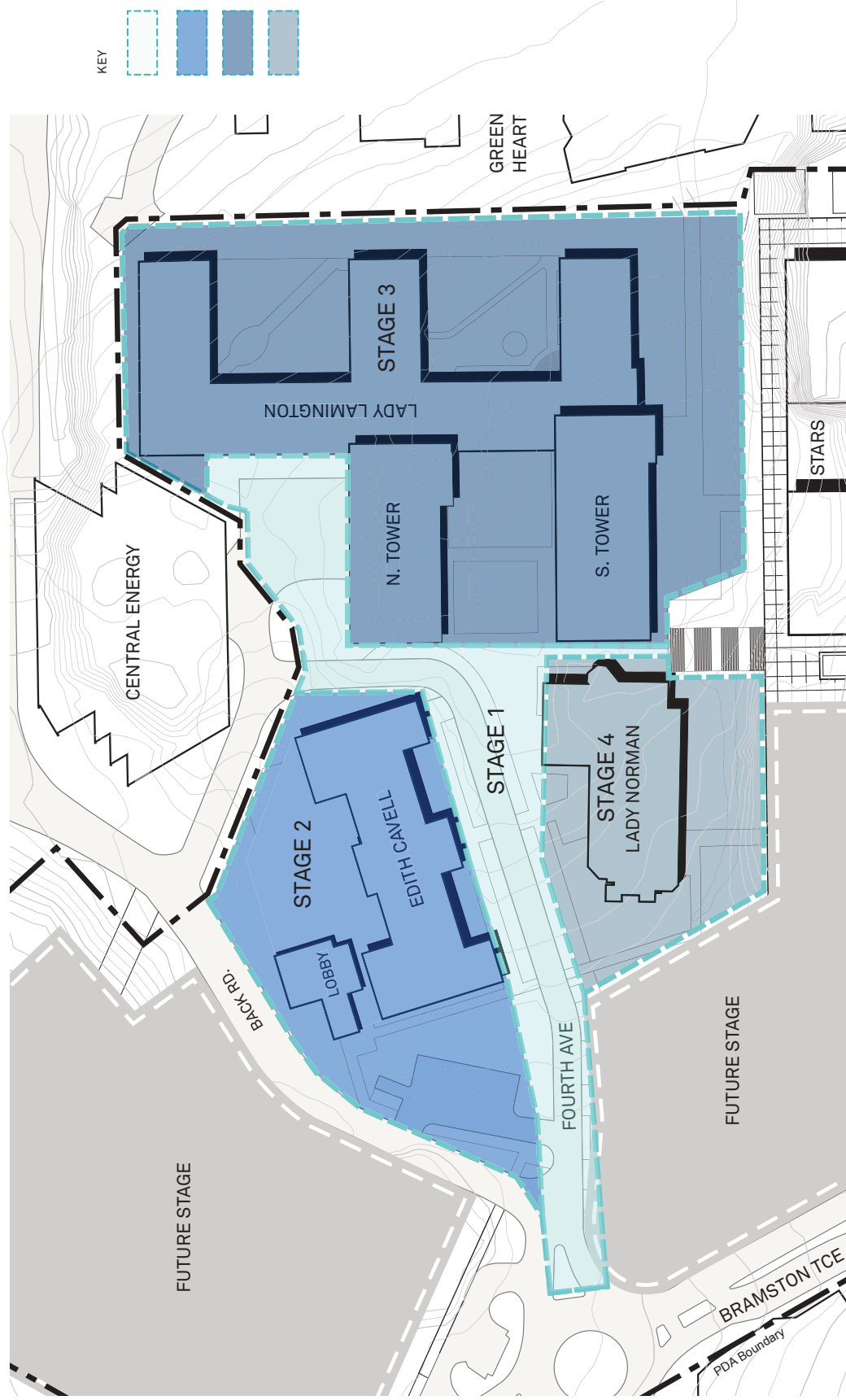
David Walker
Executive Director, Sustainable Assets and Infrastructure
Owner's Representative, Metro North Health

23 / 01 / 2025



APPENDIX B

APPROVED STAGING PLAN



KEY

- Stage 1 - Enabling Works
- Stage 2 (Edith Cavell)
- Stage 3 (Lady Lamington)
- Stage 4 (Lady Norman)



PLANS AND DOCUMENTS
 referred to in the PDA
DEVELOPMENT APPROVAL
 Approval no: DEV2019/1003
 Date: 9 August 2019

Project Name: Herston Quarter Heritage
 Revision: DA/Revision k
 Date: 17/04/2019

Client: Australian Unity
 Scale: 1:800 @ A3

Drawing No.: DA-L-212

STAGING PLAN

HASSELL

Existing Tree Plan

KEY

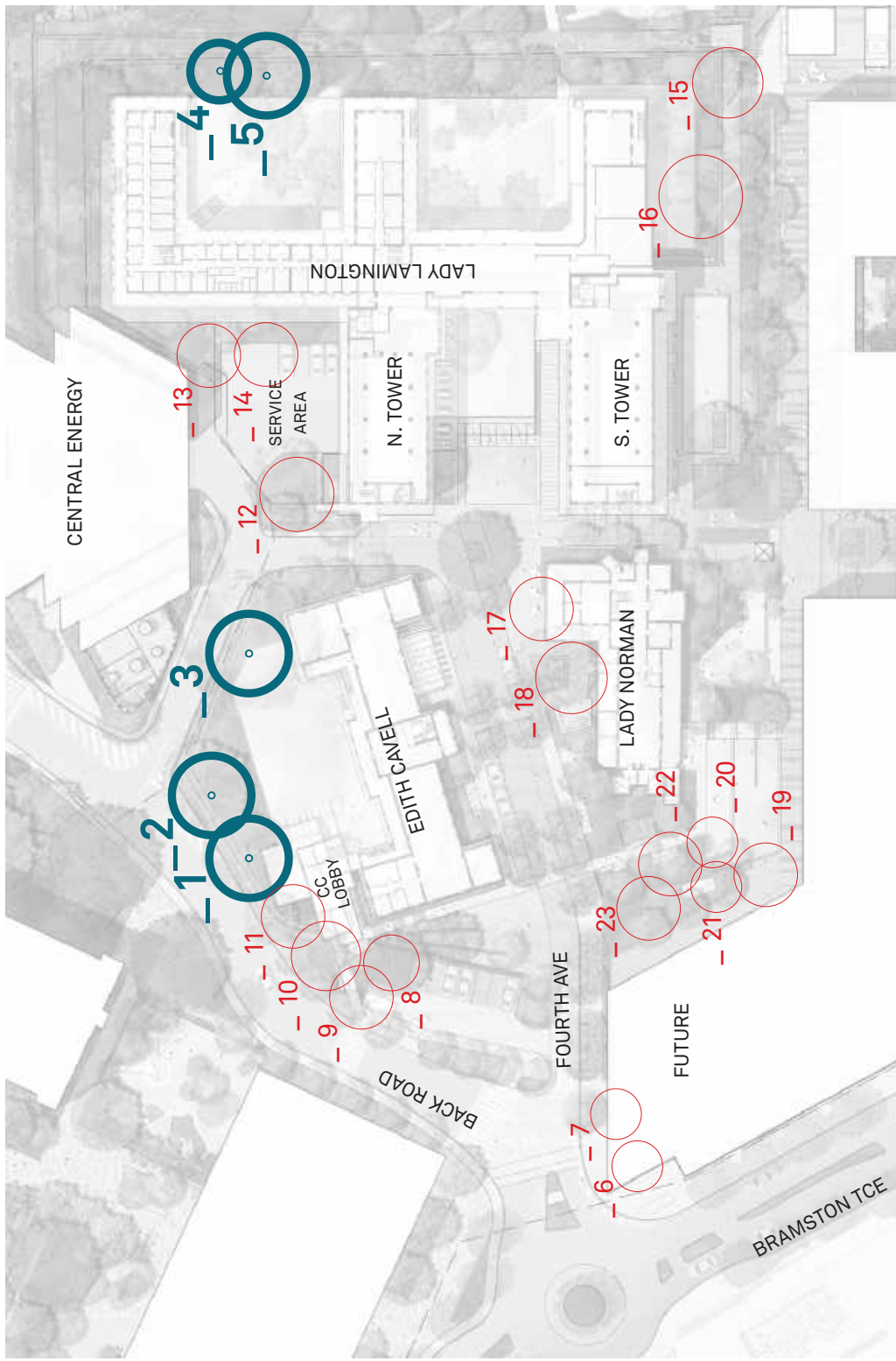


RETAIN



REMOVE

1. Jacaranda mimosifolia
2. Jacaranda mimosifolia
3. Delonix regia - Poinciana
4. Macadamia intergrifolia
5. Libidibia ferrea
6. Grevillea robusta - Silky oak
7. Harpullia pendula - Tulipwood
8. Jacaranda mimosifolia
9. Eucalyptus species
10. Celtis species
11. Delonix regia - Poinciana
12. Jacaranda mimosifolia
13. Araucaria cunninghamii - Hoop pine
14. Delonix regia - Poinciana
15. Jacaranda mimosifolia
16. Celtis sinensis
17. Spathodea campanulata - African tulip
18. Cinnamomum camphora - Camphor laurel
19. Eucalyptus species
20. Delonix regia - Poinciana
21. Eucalyptus species
22. Delonix regia - Poinciana
23. Celtis sinensis




PLANS AND DOCUMENTS
 referred to in the PDA
DEVELOPMENT APPROVAL
 Approval no: DEV2019/1003
 Date: 9 August 2019

HASSELL

Drawing No. DA-L-502
 Scale 1:800 @ A3
 Client Australian Unity
 Project Name Herston Quarter Heritage
 Revision DA Issue H
 Date 24.01.2019

A series of connected spaces to meet, gather, retreat, play & dwell...

AMENDED IN RED

By: Sarah Hampstead

Date: 8 August 2019



Key Plan



EXCLUDED from this PDA DEVELOPMENT APPROVAL



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

Date: 9 August 2019

HERITAGE CORE LANDSCAPE PLAN

HASSELL

Drawing No. DAL-103

Scale 1:800 @ A3

Client Australian Unity

Project Name Herston Quarter Heritage

Revision DA Issue 1

Date 02.05.2019

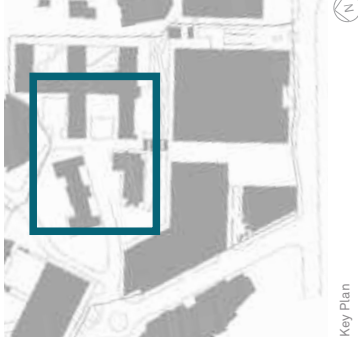
EXCLUDED from this
PDA DEVELOPMENT APPROVAL



PLAN

Herston Square

A Herston Square will leverage off the site's rich heritage amenity and become a key destination and heart of the Herston Quarter, with integrated flexibility to support outdoor activities, large groups, informal recreation and events.



Key Plan

Legend

1. Shared zone - one way
2. Plaza/ Event Space
3. Parallel Parking
4. Feature Tree & seating platform
5. Seat / Seating wall
6. Outdoor dining awnings - Refer Arch. Drawings
7. Lawn space
8. Seating nooks
9. Outdoor Dining
10. Lady Norman Entry Forecourt
11. Substation
12. Decorative screen to Service Area
13. Service tunnel below (dashed)
14. Bicycle parking
15. PWD car park
16. BOH service access to Edith Cavell from Service Area
17. Student Accom Entry
18. Green roof over infill building

AMENDED IN RED

By: Sarah Hampstead
Date: 8 August 2019



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2019/1003
Date: 9 August 2019



HASSELL

Scale
1:500 @ A3

Drawing No.
DA-L-201

Client
Australian Unity

Project Name
Herston Quarter Heritage

Revision
DA Issue 1

Date
02.05.2019



FOURTH AVENUE SECTION

PLANS AND DOCUMENTS
 referred to in the PDA
DEVELOPMENT APPROVAL
 Approval no: DEV2019/1003
 Date: 9 August 2019



HASSELL

Drawing No.
DA-L-202

Scale
1:200 @ A3

Client
Australian Unity

Project Name
Herston Quarter Heritage

Revision
DA Issue 1

Date
02.05.2019



Key Plan



Key Plan

Play

A casual play space that takes advantage of the terrain, providing amenity for the community, visitors and families.

A bespoke playground design that reflects the materiality of the heritage core and the potential to integrate a narrative around the former children's hospital

The Garden

A quiet garden retreat with seating nooks and sheltered pavilion for small groups and meetings

The 'Garden' will incorporate floral plantings providing a connection to the original display gardens of the Lady Lamington Courtyards. The 'Garden' will also incorporate and showcase a series of medicinal plants aligned with the wellness and healing themes of the broader health precinct. The medicinal species will also be peppered throughout the general heritage planting areas as accent plants.

Legend

1. Playground
2. Lawn Terraces with seating walls
3. Stairs
4. Outdoor dining
5. Floral Garden
6. Medicinal Garden
7. Seating nook
8. Sheltered Garden Pavilion
9. Bicycle parking
10. Retaining wall
11. Public Lift (Stage 1 STARS Works)
12. Stairs (Stage 1 STARS Works)
13. Brick embankment wall (Stage 1 STARS Works)
14. Lamington Place (Stage 1 STARS Works)
15. Relocated Stage 1 vent from carpark below

AMENDED IN RED
 By: Sarah Hampstead
 Date: 8 August 2019

Revision DA Issue 1
 Date 02.05.2019

Project Name Herston Quarter Heritage

Client Australian Unity



PLAN

EXCLUDED from this PDA DEVELOPMENT APPROVAL

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
 Approval no: DEV2019/1003
 Date: 9 August 2019

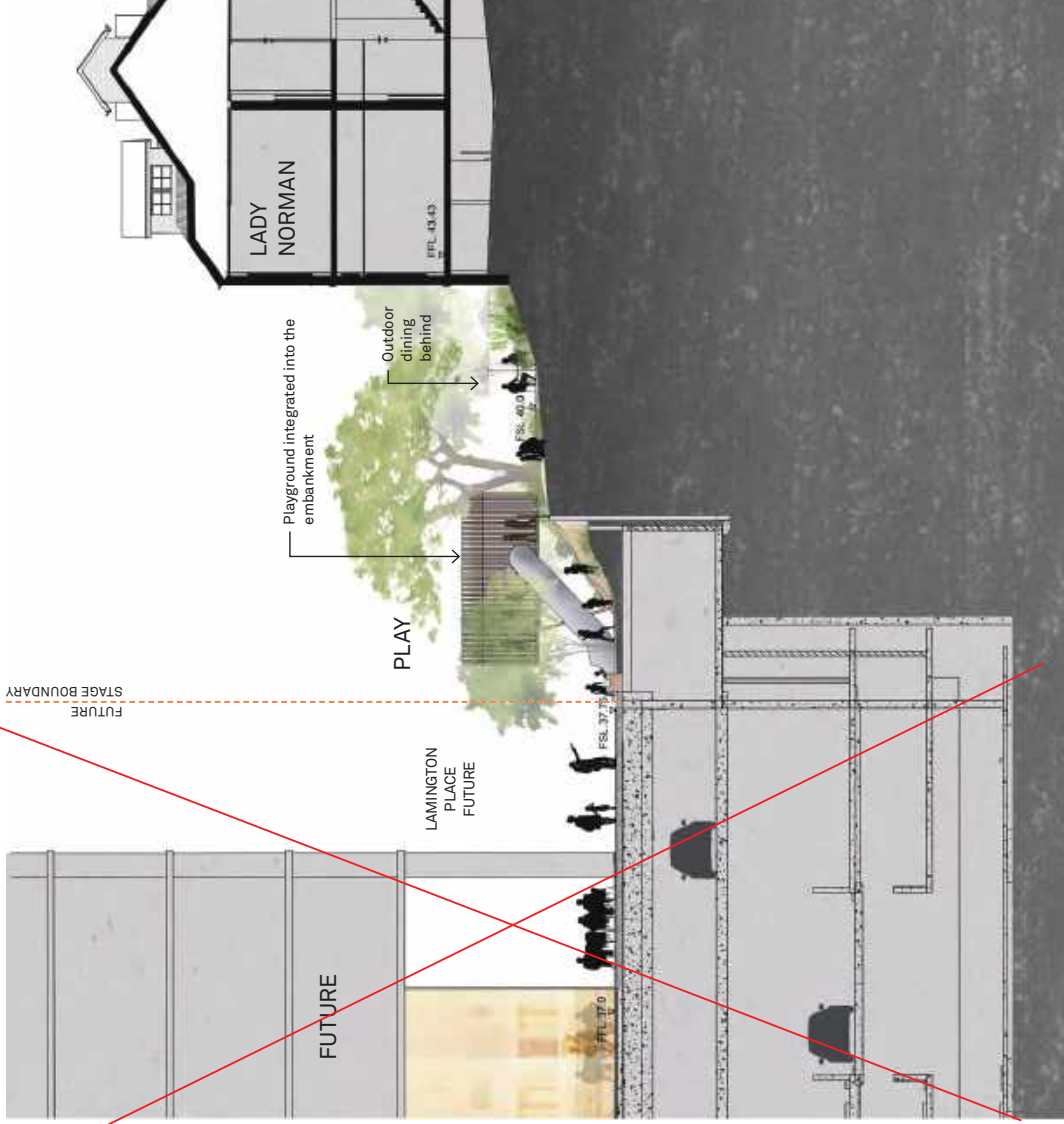
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Drawing No. DA-L-203



HASSELL

EXCLUDED from this
PDA DEVELOPMENT APPROVAL



PLAY SECTION




PLANS AND DOCUMENTS
 referred to in the PDA
DEVELOPMENT APPROVAL
 Approval no: DEV2019/1003
 Date: 9 August 2019

HASSELL

Drawing No.
DA-L-204

Scale
1:200 @ A3

Client
Australian Unity

Project Name
Herston Quarter Heritage

Revision
DA Issue 1

Date
02.05.2019



AMENDED IN RED
 By: Sarah Hampstead
 Date: 8 August 2019



EXCLUDED from this
PDA DEVELOPMENT APPROVAL



PLAN

The Green Gateway A welcoming green arrival space, opening up views to the heritage buildings beyond



Key Plan

Legend

1. Shared Zone - one way
2. Raised Crossing
3. Approx. 3m high retaining wall. Final location to be confirmed post Geotech & Heritage investigation
4. Lawn / Garden Terraces with reclaimed brick retaining walls
5. Childcare forecourt and seating area
6. Footpath
7. Stairs
8. Seating nook
9. PWD car park
10. Short term loading / Passenger drop off space
11. Parking bays
12. Bicycle parking
13. Heritage wall removed - Refer Architect's drawings
14. Child Care Exclusive Use Courtyard- refer Architects drawings

AMENDED IN RED

By: Sarah Hampstead

Date: 8 August 2019



**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2019/1003

Date: 9 August 2019

HASSELL

Scale
1:500 @ A3

Drawing No.
DA-L-205

Client
Australian Unity

Project Name
Herston Quarter Heritage

Revision
DA Issue 1

Date
02.05.2019



AMENDED IN RED
 By: Sarah Hampstead
 Date: 8 August 2019

**EXCLUDED from this
 PDA DEVELOPMENT APPROVAL**



GREEN GATEWAY SECTION

**PLANS AND DOCUMENTS
 referred to in the PDA
 DEVELOPMENT APPROVAL**
 Approval no: DEV2019/1003
 Date: 9 August 2019

HASSELL

Client: Australian Unity
Project Name: Herston Quarter Heritage
Revision: DA Issue 1
Date: 02.05.2019

Drawing No.: DA-L-206
Scale: 1:200 @ A3

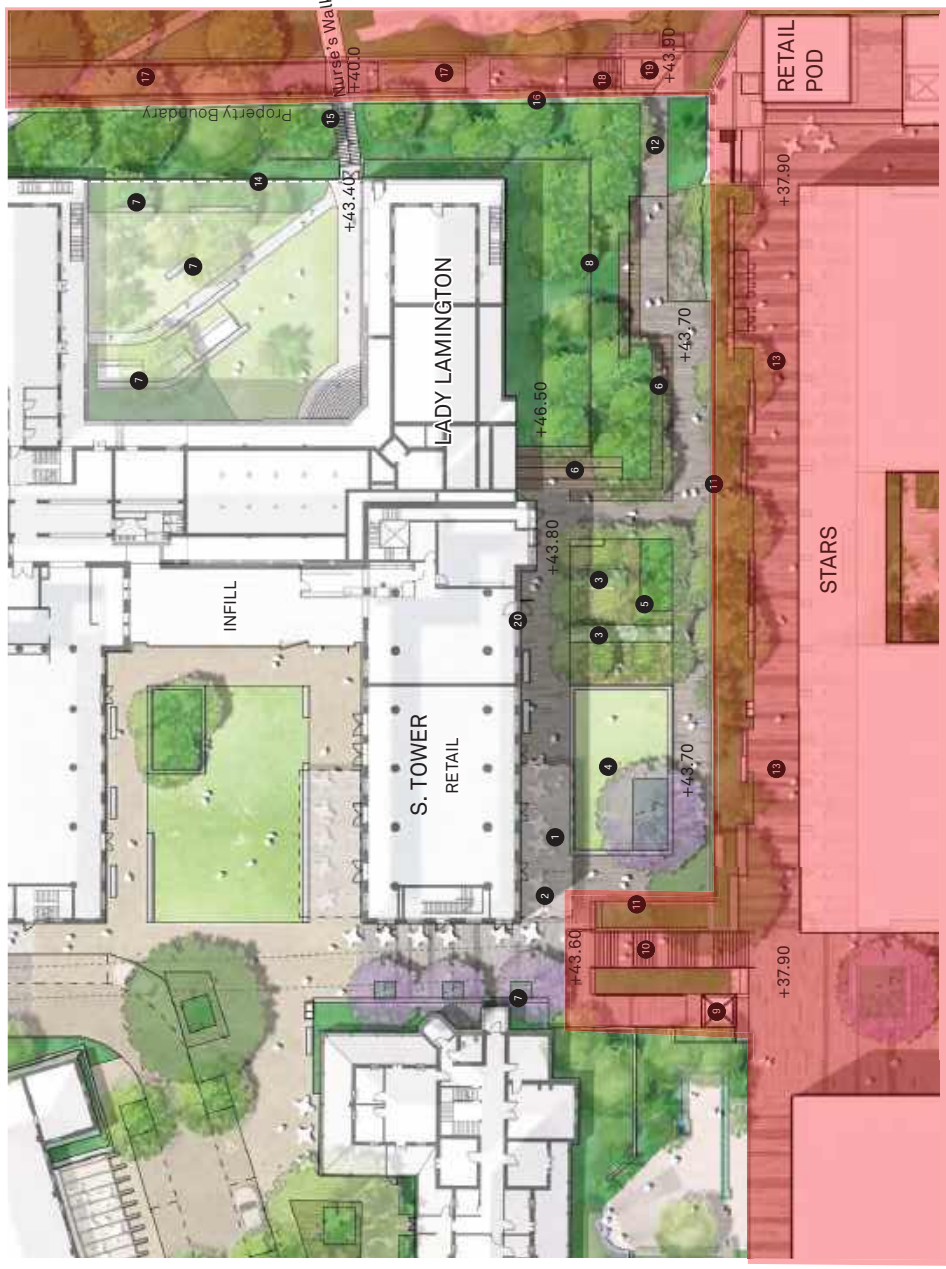


The Backyard

An informal and relaxed public zone providing a place for site users and student residents to interact

The Green Heart Connection

A transition zone drawing in the natural amenity of the green heart and providing a strong linking element



PLAN

EXCLUDED from this PDA DEVELOPMENT APPROVAL

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
 Approval no: DEV2019/1003
 Date: 9 August 2019

HASSELL



Key Plan

Legend

1. Outdoor dining awnings - Refer Arch. Drawings
2. Outdoor Dining
3. Communal tables
4. Raised Lawn terrace with seating wall
5. Tree bosque
6. Bleachers
7. Outdoor table setting and seating walls
8. Stone clad retaining wall
9. Public Lift (Stage 1 STARS Works)
10. Stairs (Stage 1 STARS Works)
11. Brick embankment wall (Stage 1 STARS Works)
12. Suspended slab walkway - Landscape below
13. Lamington Place (Stage 1 STARS Works)
14. Heritage wall reinstated (Refer Arch. Drawings)
15. New stairs to 'Nurse's Walk'
16. Oxygen culvert alignment (Stage 1 STARS Works)
17. Existing culvert
18. Stairs to lookout (Future Works by Metro North)
19. Sheltered lookout (Future Works by Metro North)
20. Student Accom entry

AMENDED IN RED
 By: Sarah Hampstead
 Date: 8 August 2019

Date: 02.05.2019

Revision: DM080603A

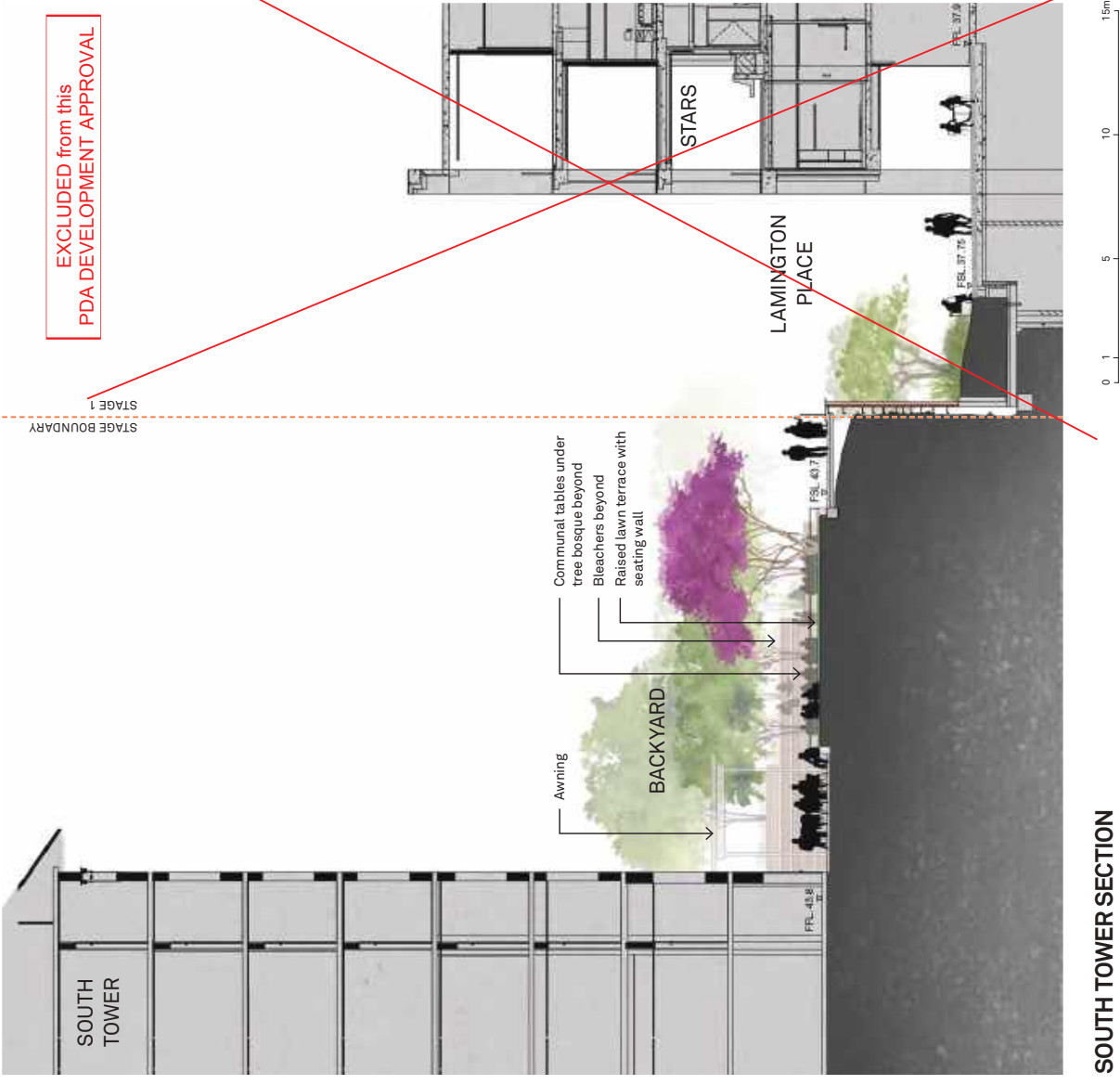
Project Name: Herston Quarter Heritage

Client: Australian Unity

Scale: 1:500 @ A3

Drawing No.: DA-L-207





EXCLUDED from this
PDA DEVELOPMENT APPROVAL



Key Plan

AMENDED IN RED
By: Sarah Hampstead
Date: 8 August 2019



SOUTH TOWER SECTION

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1003
Date: 9 August 2019



HASSELL

Drawing No.
DA-L-208

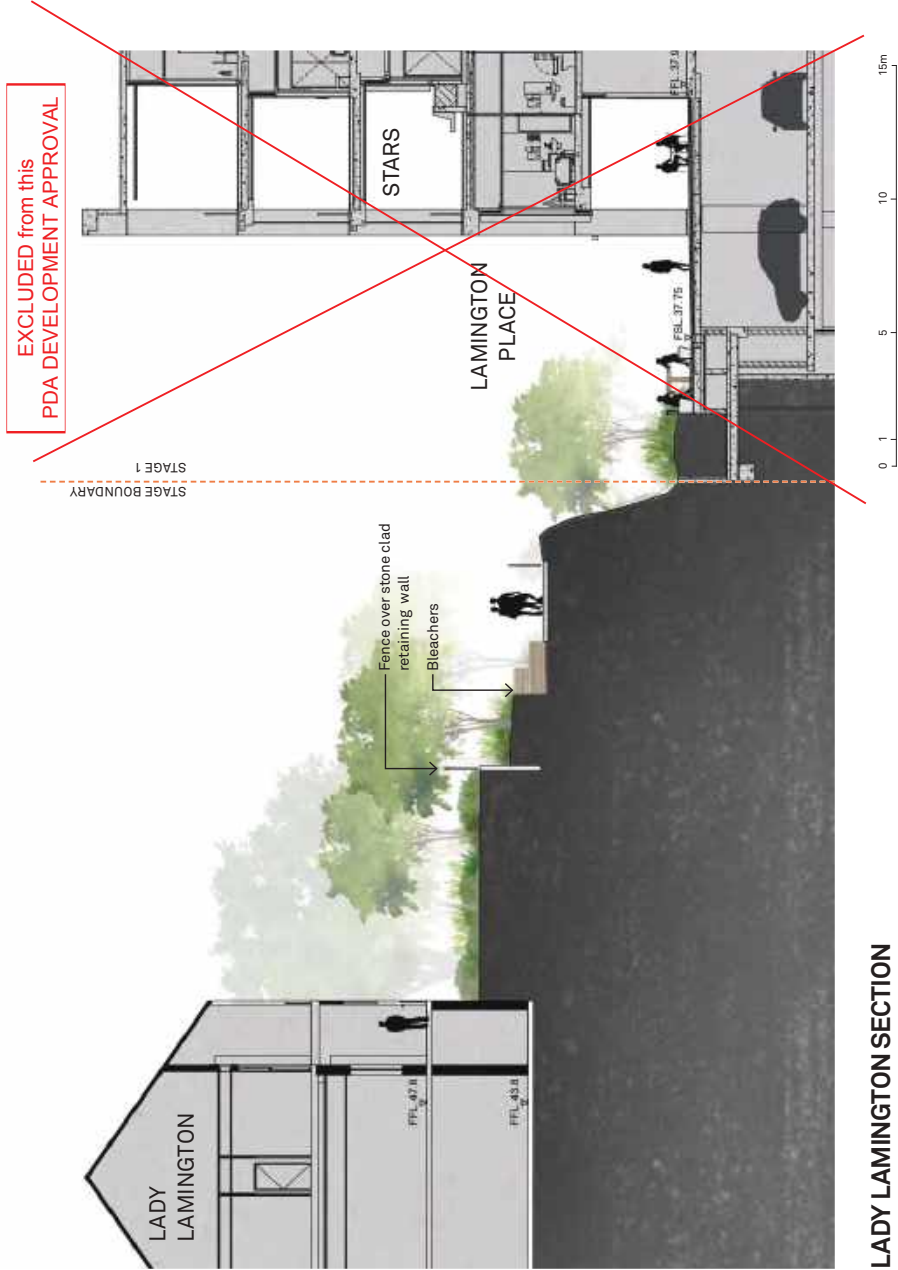
Scale
1:200 @ A3

Client
Australian Unity

Project Name
Herston Quarter Heritage

Revision
DA Issue 1

Date
02.05.2019



LADY LAMINGTON SECTION

AMENDED IN RED
 By: Sarah Hampstead
 Date: 8 August 2019

PLANS AND DOCUMENTS
 referred to in the PDA
DEVELOPMENT APPROVAL
 Approval no: DEV2019/1003
 Date: 9 August 2019

Client: Australian Unity
Project Name: Herston Quarter Heritage
Revision: DA Issue 1
Date: 02.05.2019

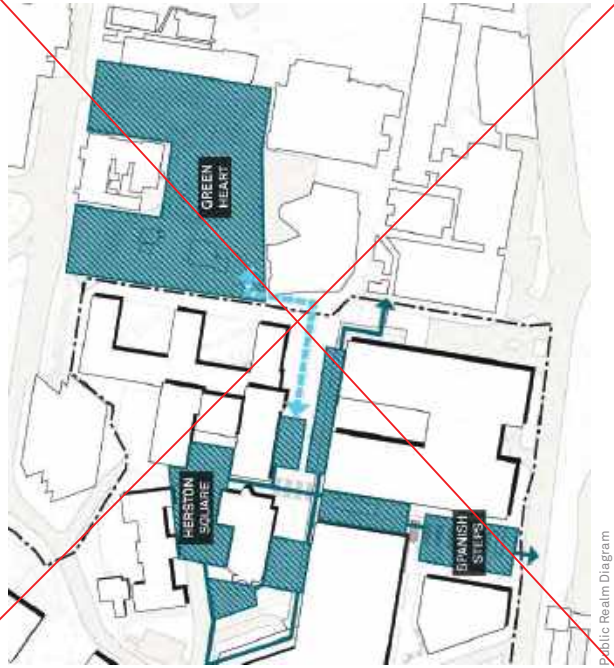
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Scale: 1:200 @ A3

HASSELL

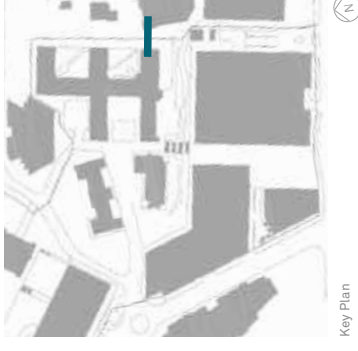
Connecting the Green Heart

A pathway connection with stairs will negotiate the steep level change from the Green Heart up to Herston Quarter. The pathway will link the two spaces with a legible connection from the historic 'Nurse's Walk' around the southern side of Lady Lamington and to Herston Square.

EXCLUDED from this PDA DEVELOPMENT APPROVAL

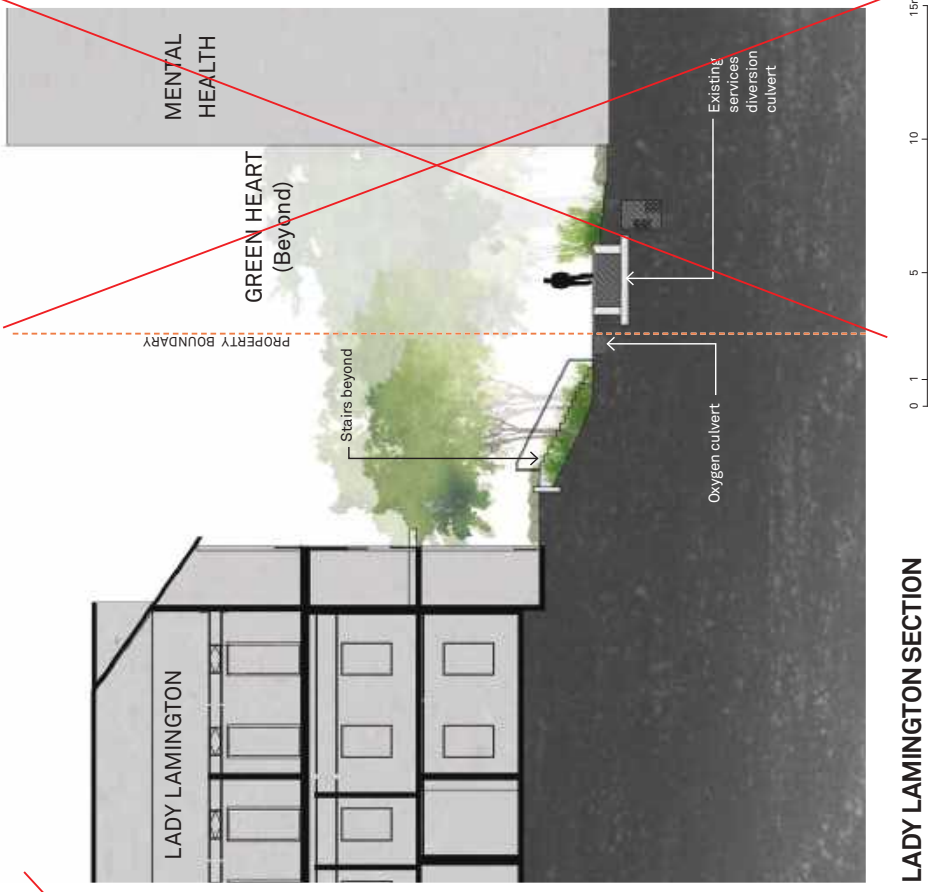


Public Realm Diagram



Key Plan

EXCLUDED from this PDA DEVELOPMENT APPROVAL



LADY LAMINGTON SECTION

AMENDED IN RED
 By: Sarah Hampstead
 Date: 8 August 2019



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
 Approval no: DEV2019/1003
 Date: 9 August 2019



HASSELL

Drawing No. DA-L-210

Scale 1:200 @ A3

Client Australian Unity

Project Name Herston Quarter Heritage

Revision DA Issue 1

Date 02.05.2019

AMENDED IN RED

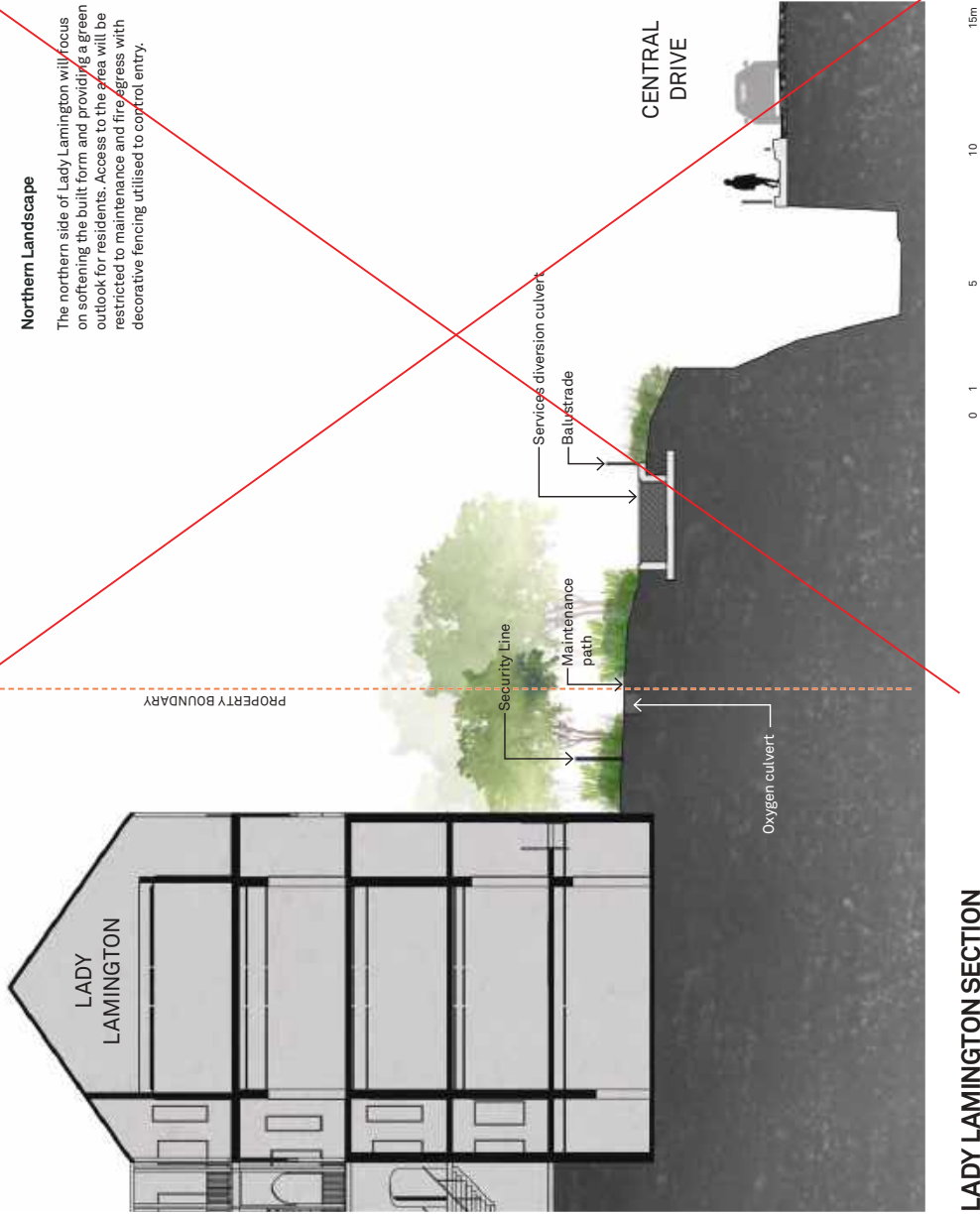
By: Sarah Hampstead

Date: 8 August 2019



**EXCLUDED from this
PDA DEVELOPMENT APPROVAL**

Northern Landscape
The northern side of Lady Lamington will focus on softening the built form and providing a green outlook for residents. Access to the area will be restricted to maintenance and fire access with decorative fencing utilised to control entry.



LADY LAMINGTON SECTION



**PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL**

Approval no: DEV2019/1003

Date: 9 August 2019

HASSELL

Drawing No.
DA-L-211

Scale
1:200 @ A3

Client
Australian Unity

Project Name
Herston Quarter Heritage

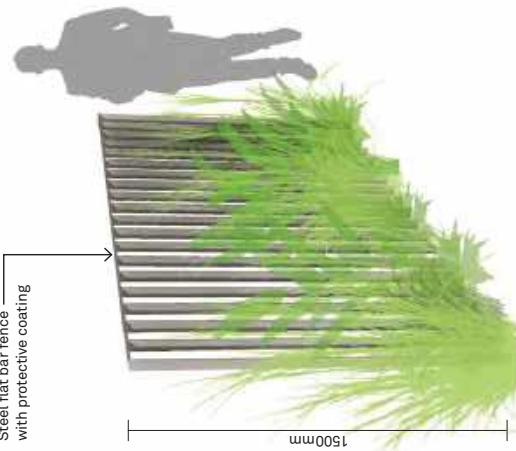
Revision
DA Issue 1

Date
02.05.2019



Key Plan

Steel flat bar fence
with protective coating



Security Fence Vignette
A simple visually recessive flat bar fence will be utilised along the security line. The fence will generally be located within planting to further soften its visual impact on the landscape.

Materiality

A consistent palette of materials and furniture will tie Herston Quarter together and provide a unifying 'carpet' that visually defines the precinct and links the various built form together. The use of a neutral palette of materials with a reliance on stone, concrete and timber will create a simple and strong 'materiality' for the precinct. The public realm will generally focus on utilizing natural / raw materials and minimizing applied finishes to create a hard wearing public realm treatment which provides longevity in robustness and aesthetics.

The reuse of reclaimed brick from the demolition of existing buildings will be used as a feature material within the public realm extending the narrative of the sites history across the landscape.



GRANITE PAVERS - JUPURANA



GRANITE PAVERS - TORINO



GRANITE PAVERS - WYUNNA



HONED CONCRETE



TREE GRATE - INFILL



BRASS HANDRAILS & FURNITURE TRIM



TIMBER - SPOTTED GUM



CONCRETE WALLS



BALUSTRADE - PROTECTIVE COATING



STRIP DRAIN - ACO CAST IRON



BRICK (POTENTIALLY RECLAIMED)



PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

Date: 9 August 2019

HASSELL

Drawing No.
DA-L-401

Scale

Client
Australian Unity

Project Name
Herston Quarter Heritage

Revision
DA Issue 1

Date
02.05.2019

Planting Palette

The planting palette will be memorable and distinctive and continue to promote the lived shade trees which characterise the existing vegetation the precinct. The use of the vernacular Brisbane mix of Figs, Jacarandas and Poincianas which typify the established planting character of the site will continue to be utilised to form the structure of the landscape environment. This structure will be complemented by a selection of smaller trees and a lush understorey. The planting will champion the informality and asymmetrical nature of subtropical planting design, as well as celebrate plant diversity with a rich display of form, texture and colour.

The following outlines the general proposed planting palette - to be refined in Detail Design:

Feature Shade Trees

Delonix regia
Ficus macrocarpa v. hillii
Jacaranda mimosifolia
Peitophorum pterocarpum

Small / Medium Trees

Cupaniopsis anacardioides
Flindersia sp.
Harpullia pendula
Melicope elliptica
Randia fitzalanii
Schizolobium parahybum

Palms/Cycads

Psychosperma macarthuri
Livistona sp.
Zamia turfacea
Lepidozamia peroffskyana

Shrubs

Alpinia sp.
Cordyline petiolaris
Cyathia cooperi
Heliconia sp.
Monstera deliciosa
Philodendron sp.
Syzygium sp.

Vines & Hanging

Beaumontia grandiflora
Chonemorpha fragrans
Faradaya splendida
Ficus pumila
Peperomia obtusifolia
Thunbergia mysorensis

Groundcover

Alcantarea imperialis
Aspidistra elatior
Asplenium nidus
Blechnum indicum
Catochlaena dubia
Carex appressa
Casuarina 'cousin it'
Chlorophyllum comosum
Dietes grandiflora
Ficinia nodosa
Goodenia ovata
Liriope Evergreen Giant
Microsorium sp.
Molineria capitulata
Neomarica sp.
Pittosporum 'Miss Muffet'
Plectranthus australis

Rhipsalis floccosa ssp. tucumanensis
Russelia equisetiformis 'lemon falls'
Sansevieria cylindrica
Senecio mandraliscae
Thymus serpyllum
Trachelospermum jasminoides
Viola hederacea
Zamioculcas zamiifolia

Display Garden

Antirrhinum sp.
Azalea indica sp.
Dianthus sp.
Hydrangeas
Impatiens sp.
Lavandula dentata 'French Lavender'
Magnolia var.
Marguerite daisy
Pelargonium sp.
Pentas sp.
Savvia 'Mystic Spires'
Veronica spicata

Medicinal Garden

Alpinia galanga
Aloe vera
Artemisia absinthium
Centella asiatica
Hydrangea 'Annabelle'
Geranium robertianum
Glechoma hederacea
Iris versicolor
Lamium album
Lycopus virginicus
Mentha sp.
Nasturtiums
Ne meta cataria
Scutellaria lateriflora
Thymus vulgaris
Duboisia myoporoides



DELONIX REGIA



ALPINIA SP.



THYMUS SERPYLLUM



DORYANTHES EXCELSA



JACARANDA MIMOSIFOLIA



PHILODENDRON CONGO



LIRIOPE EVERGREEN GIANT



MOLINERIA CAPITULATA



FIGUS SPP



FICINIA NODOSA



NEOMARICA GRACILIS



MONSTERA DELICIOSA



LIVISTONA AUSTRALIS




ASPLENIUM NIDUS



PHILODENDRON 'XANADU'



PLECTRANTHUS AUSTRALIS



PLANS AND DOCUMENTS
 referred to in the **PDA**
DEVELOPMENT APPROVAL
 Approval no: **DEV2019/1003**
 Date: **9 August 2019**

HASSELL

Date 02.05.2019

Revision DA Issue 1

Project Name Herston Quarter Heritage

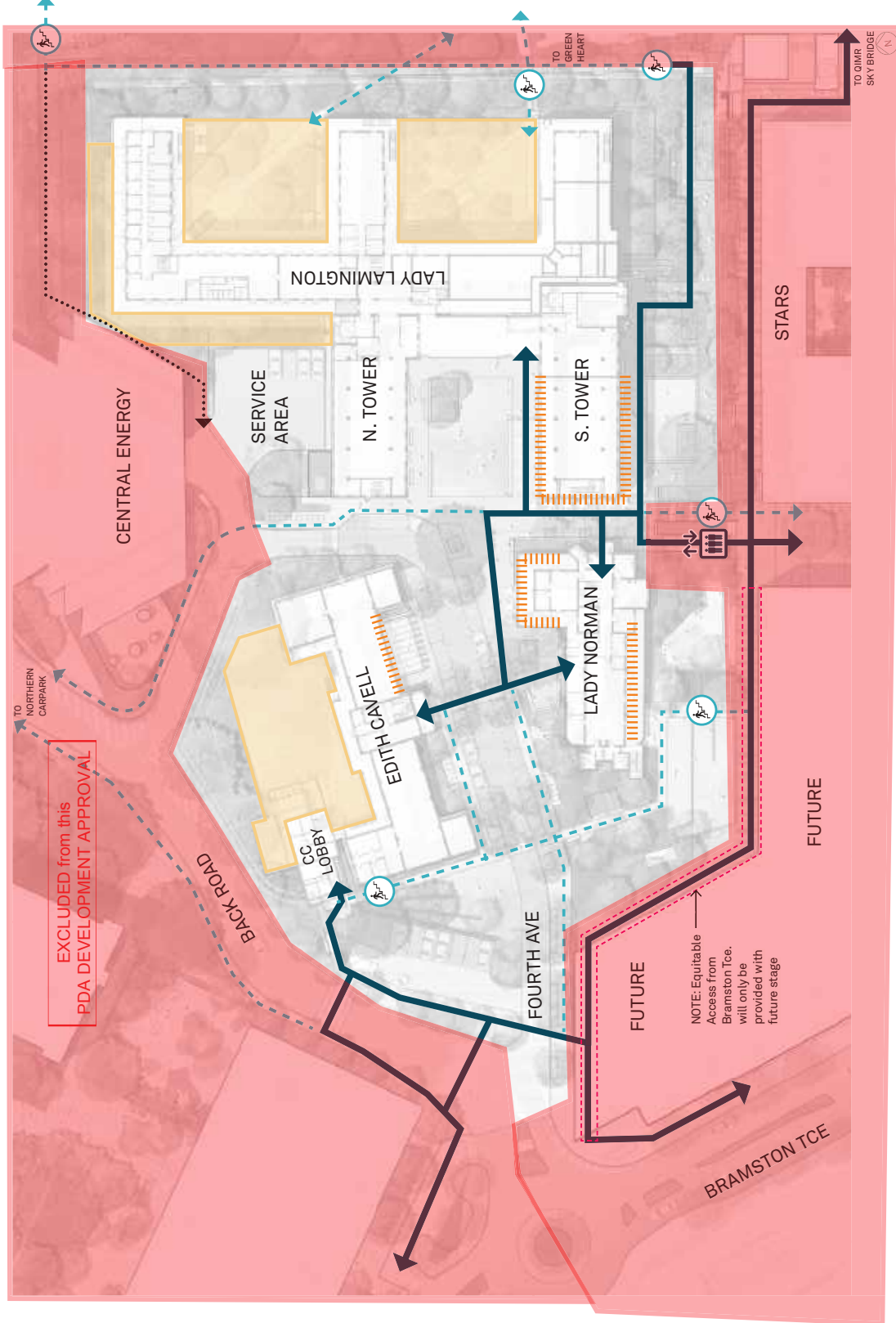
Client Australian Unity

Scale

Drawing No. DA-L-501

Pedestrian Movement
Active Frontages & Exclusive use areas

- KEY**
- EQUITABLE CONNECTION
 - SECONDARY CONNECTION
 - MAINTENANCE ONLY
 - STAIRS
 - LIFT
 - EXCLUSIVE USE AREA
 - ACTIVE FRONTAGES
 - FUTURE STAGE CONNECTION



AMENDED IN RED
By: Sarah Hampstead
Date: 8 August 2019

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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Date: 9 August 2019

HASSELL

Drawing No. DA-L-301
Scale 1:800 @ A3
Client Australian Unity
Project Name Herston Quarter Heritage
Revision DA Issue 1
Date 02.05.2019

HERITAGE SIGNIFICANCE LEGEND

Levels of Significance (identified in Conservation Management Report)





- A Highly Significant
- B Significant
- C Not Significant





Refer to A-DA-03.01 to A-DA-03.04 for location and extent of these elements



PLANS AND DOCUMENTS
referred to in the **PDA**
DEVELOPMENT APPROVAL

Approval no: DEV2019/1003
Date: 9 August 2019

	<p>1. Exterior brickwork; rough cast</p>	<p>In accordance with the CMP, the original external brickwork will not be coated with clear finishes or paint. The rough cast finish on the third floor will be repainted in the original ochre colour.</p>
	<p>2. Exterior joinery</p>	<p>In accordance with the CMP, the original windows, doors, mouldings and trims will be retained where possible and repaired where necessary. Where replacement is necessary, new doors and windows are to match the original detail and material. Original hardware is also to be maintained where possible, however new hardware may be installed provided that it is discreet.</p>
	<p>3. Roof and fleche</p>	<p>In accordance with the CMP, where it is necessary to replace terracotta tiles, replacement tiles should match the original details. If the gutters or downpipes require replacement, use original profiles and details. Conserve the fleche by ensuring maintenance is undertaken.</p>
	<p>4. Front balconies</p>	<p>In accordance with the CMP, the front balconies are to be opened and restored to their original state.</p>

	<p>5. Corridors</p>	<p>In accordance with the CMP, the corridors are significant in demonstrating circulation through the buildings. Policy 15 states that Evidence of the layout of the corridors should be retained, where possible. This will need to be coordinated with the tenant's final fitout requirements.</p>
	<p>6. Northern verandahs</p>	<p>In accordance with the CMP, the verandahs are not to be enclosed. Partitions may be inserted on the verandahs provided they are unobtrusive and reversible. The verandah balustrade should be repaired where necessary. If reconstruction is required, the original details should be used. Alterations or additions to the verandah balustrade for code compliance should be undertaken with materials that are distinct from the existing and designed to be unobtrusive.</p>
	<p>7. External timber stairs</p>	<p>In accordance with the CMP, the verandah stairs may be adapted or removed, as required to be code compliant.</p>
	<p>8. Swimming pool & amenities</p>	<p>In accordance with the CMP, the swimming pool and amenities may be removed.</p>

Development Approval
NOT FOR CONSTRUCTION

HERITAGE SIGNIFICANCE LEGEND

Levels of Significance (identified in Conservation Management Report)

- A Highly Significant
- B Significant
- C Not Significant





Refer to A-DA-03.01 to A-DA-03.04 for location and extent of these elements



PLANS AND DOCUMENTS
referred to in the **PDA**
DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

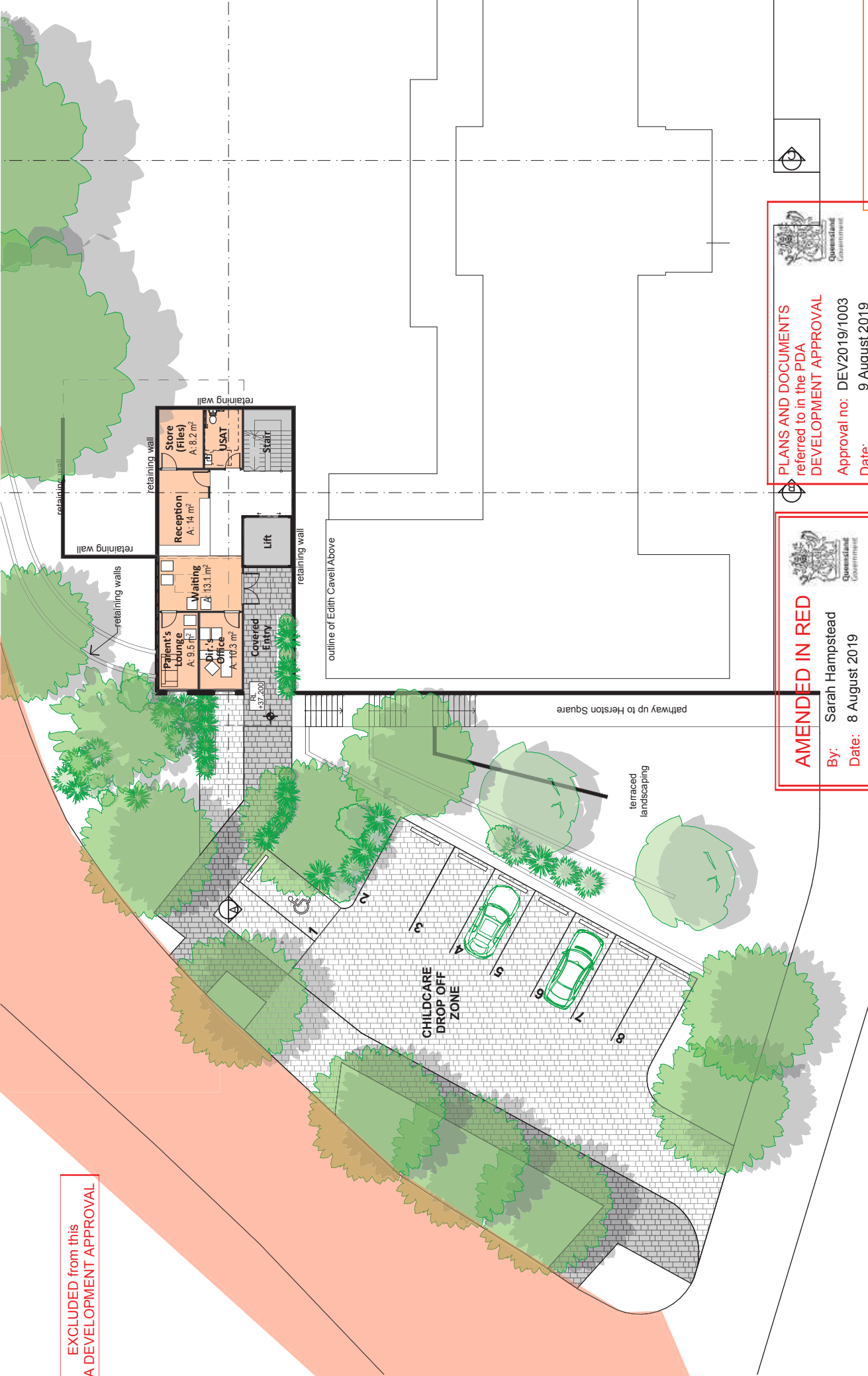
Date: 9 August 2019

	<p>9. Main foyer</p>	<p>In accordance with the CMP, the main foyer is to be conserved, including the timber panelling and plaque. Retain a clear finish on the silky-oak panelling.</p>
	<p>10. Main internal stairs</p>	<p>In accordance with the CMP, the main internal stairs are to be conserved. Alterations to the handrails for code compliance should be distinct from the existing and be designed to be unobtrusive.</p>
	<p>11. Sitting rooms</p>	<p>In accordance with Policy 15 of the CMP, the sitting room on the third floor will be retained as a representative sample.</p>
	<p>12. Original nurses' cubicles/rooms</p>	<p>In accordance with Policy 15 of the CMP, a cluster of cubicles on the first floor will be retained as a representative sample.</p>

	<p>13. Office fit-outs (first, second & third floors)</p>	<p>In accordance with the CMP, the partitions and suspended ceilings may be removed.</p>
	<p>14. Bathrooms</p>	<p>In accordance with the CMP, the bathrooms and toilets may be refurbished as required for new uses. The bathrooms could be adapted for other uses.</p>
	<p>15. Foundation stone</p>	<p>In accordance with the CMP, the foundation stone is to be conserved.</p>
	<p>16. Metal shutters</p>	<p>In accordance with the CMP, the metal shutters on the rear elevation may be removed.</p>
	<p>17. Mature plantings and drystone wall</p>	<p>In accordance with Policy 21 of the CMP, the existing mature plantings and majority of the drystone wall will be retained.</p>

Development Approval
NOT FOR CONSTRUCTION

EXCLUDED from this
PDA DEVELOPMENT APPROVAL



AMENDED IN RED
By: Sarah Hampstead
Date: 8 August 2019

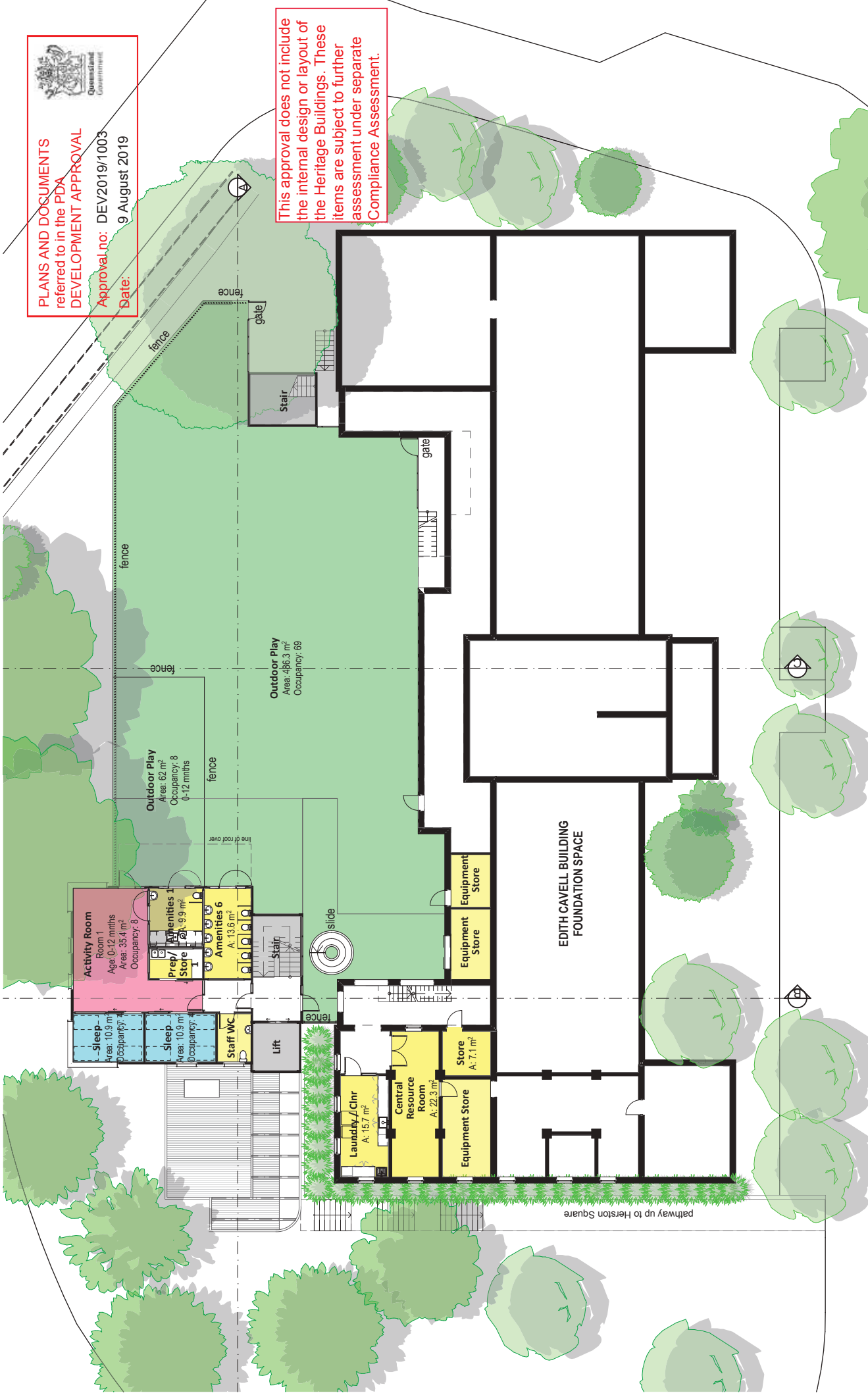
PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2019/1003
Date: 9 August 2019

Development Approval
NOT FOR CONSTRUCTION





This approval does not include the internal design or layout of the Heritage Buildings. These items are subject to further assessment under separate Compliance Assessment.



Development Approval
NOT FOR CONSTRUCTION

A-DA-03.10-1
1064-01
01/05/19



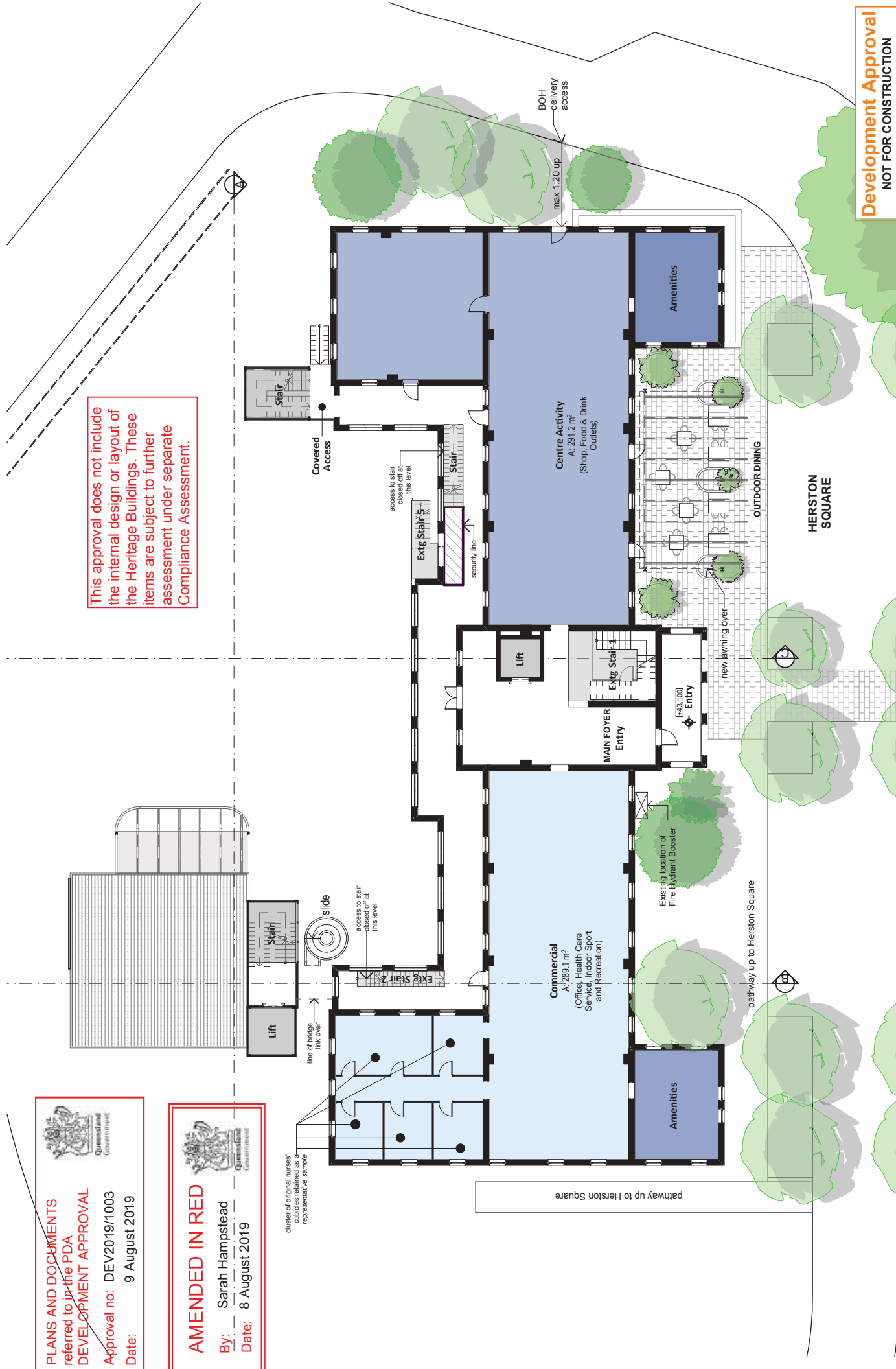
Ground Floor Plan
scale: 1:200@A3
date:

EDITH CAVELL REFURBISHMENT
Edith Cavell Building Herston QLD
Australian Unity

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2019/1003
Date: 9 August 2019

AMENDED IN RED
By: Sarah Hampstead
Date: 8 August 2019

This approval does not include the internal design or layout of the Heritage Buildings. These items are subject to further assessment under separate Compliance Assessment.



Development Approval
NOT FOR CONSTRUCTION

A-DA-03.11- H
1064-01
01/05/19



First Floor Plan

scale: 1:200@A3

date:

EDITH CAVELL REFURBISHMENT

Edith Cavell Building Herston QLD

Australian Unity

LADY RAMSAY CHILDCARE CENTRE

CALCULATION OF AREAS

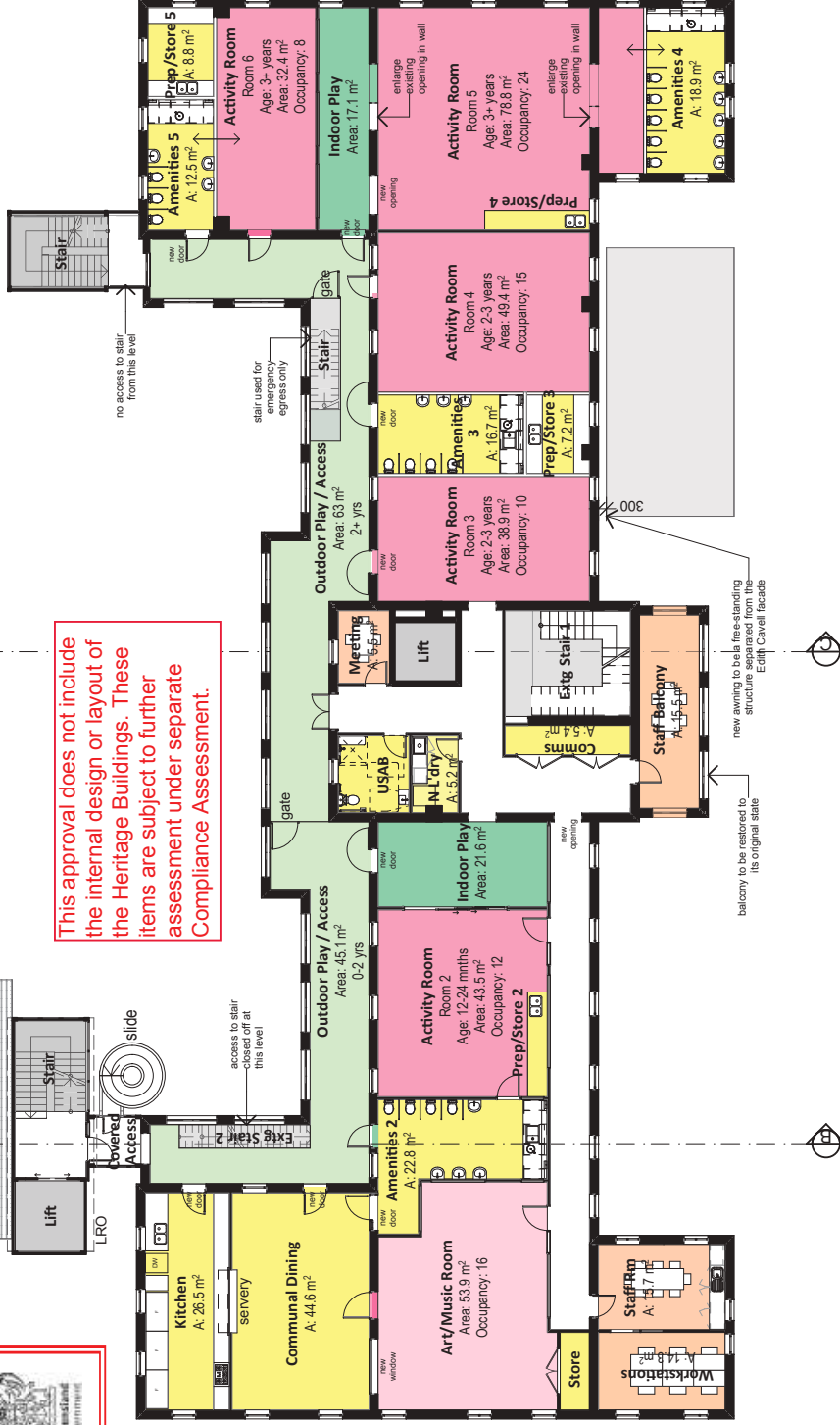
INTERNAL PLAY AREAS: 3.25 sqm clear required per child

ACTIVITY ROOM CALCULATIONS

Room	Age Group	Occupants	Min. Area Req'd (m ²)	Area Provided (m ²)	Staff Ratio	No. of Staff
Room 1	0-12 months	8	26	35.39	1:4	2
Room 2	12-24 months	12	39	43.49	1:4	3
Room 3	2-3 years	10	33	38.91	1:5	2
Room 4	2-3 years	15	49	49.37	1:5	3
Room 5	3+ years	24	78	78.79	1:11	3
Room 6	3+ years	8	26	32.37	1:11	1
		77	251	278.32 m ²		14



This approval does not include the internal design or layout of the Heritage Buildings. These items are subject to further assessment under separate Compliance Assessment.



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
 Approval no: DEV2019/1003
 Date: 9 August 2019

AMENDED IN RED
 By: Sarah Hampstead
 Date: 8 August 2019

Development Approval
 NOT FOR CONSTRUCTION

A-DA-03.12-K
 1064-01
 01/05/19



Second Floor Plan

scale: 1:200@A3

date:

EDITH CAVELL REFURBISHMENT

Edith Cavell Building Herston QLD

Australian Unity



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 info@elevationarchitecture.com.au
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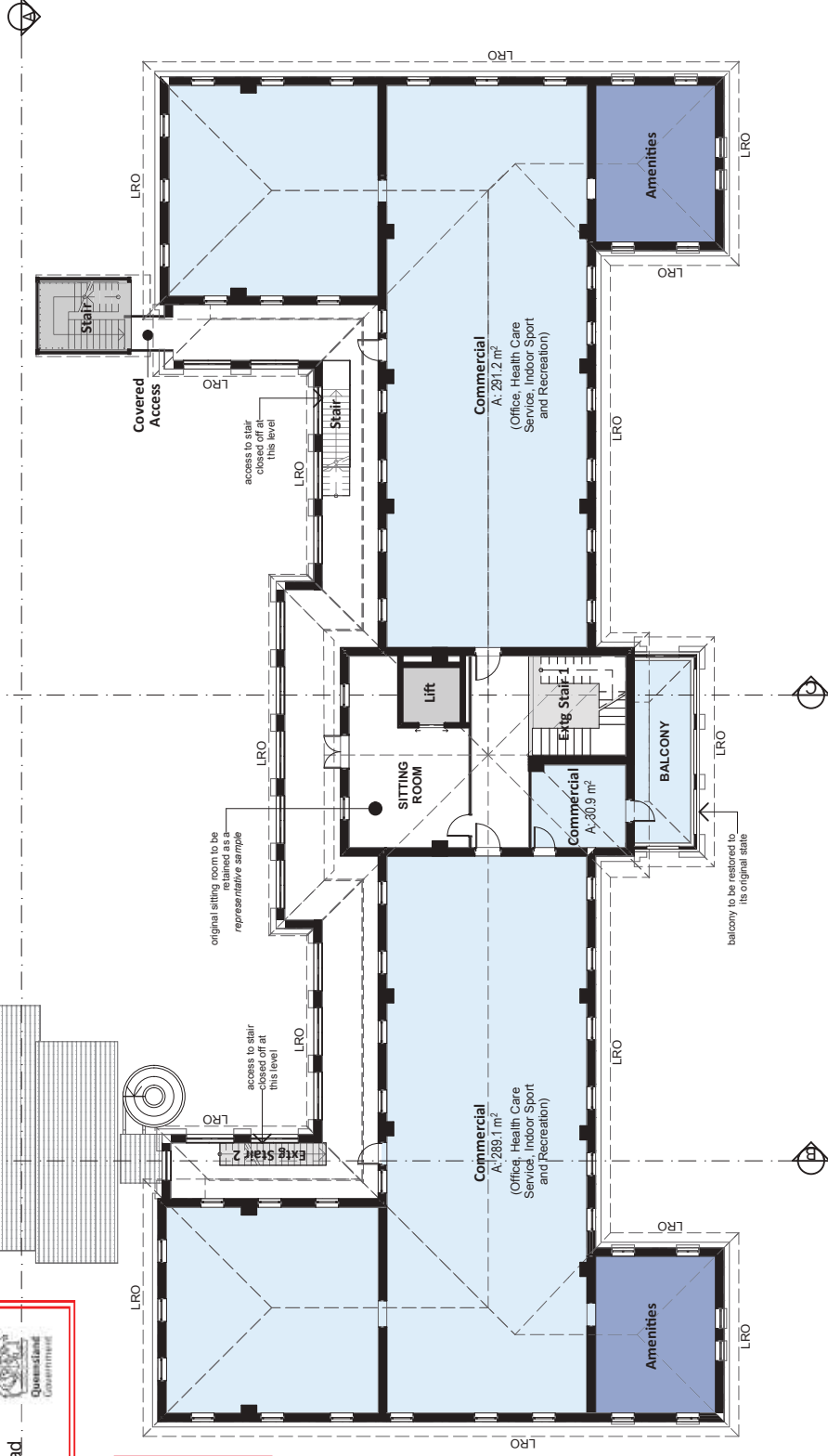
PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003
Date: 9 August 2019



AMENDED IN RED
By: Sarah Hampstead
Date: 8 August 2019

This approval does not include the internal design or layout of the Heritage Buildings. These items are subject to further assessment under separate Compliance Assessment.



Development Approval
NOT FOR CONSTRUCTION

A-DA-03.13- H
1064-01 01/05/19



Third Floor Plan

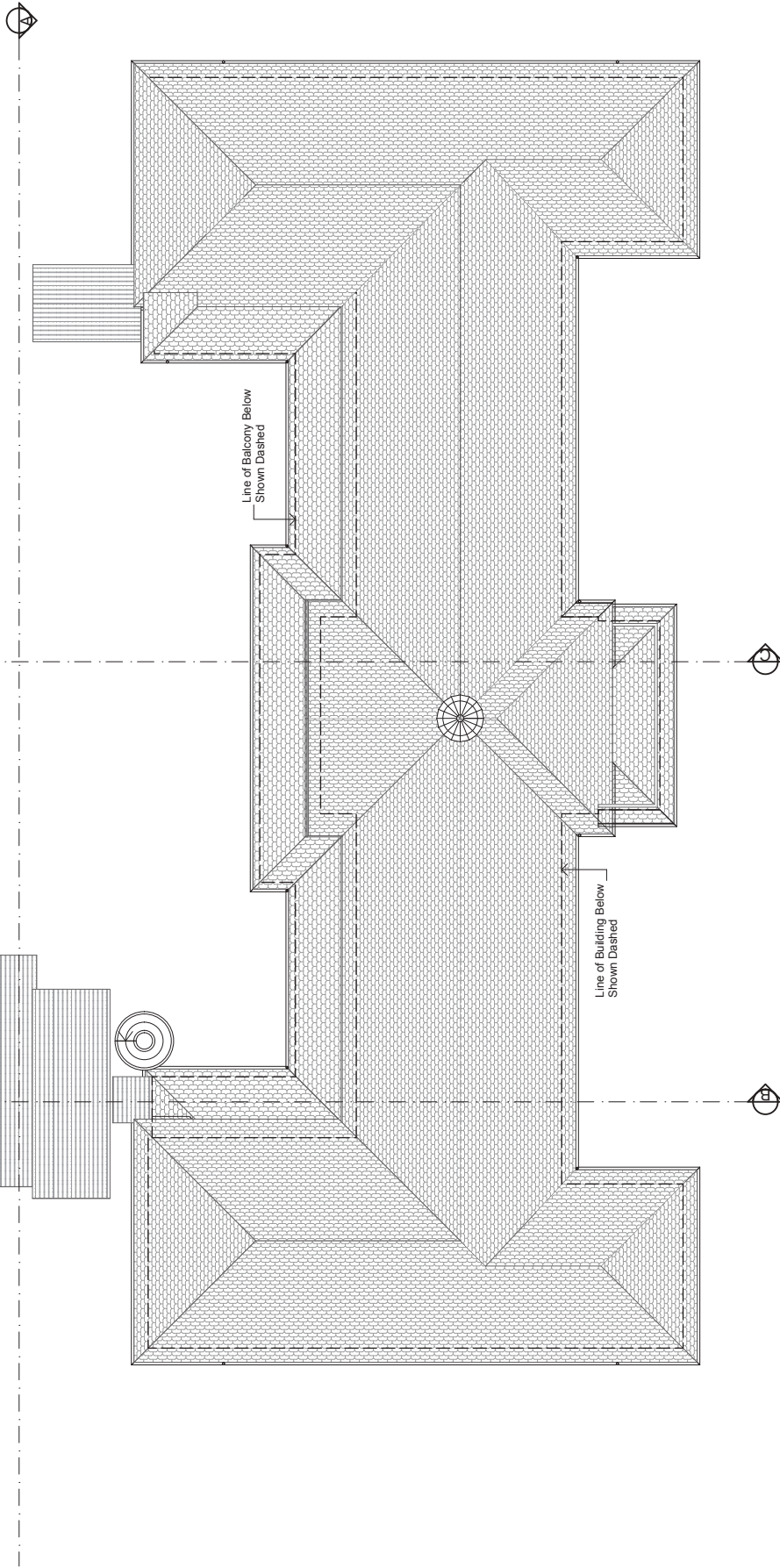
scale: 1:200@A3

date:

EDITH CAVELL REFURBISHMENT
Edith Cavell Building Herston QLD
Australian Unity



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
 Approval no: DEV2019/1003
 Date: 9 August 2019



Development Approval
 NOT FOR CONSTRUCTION

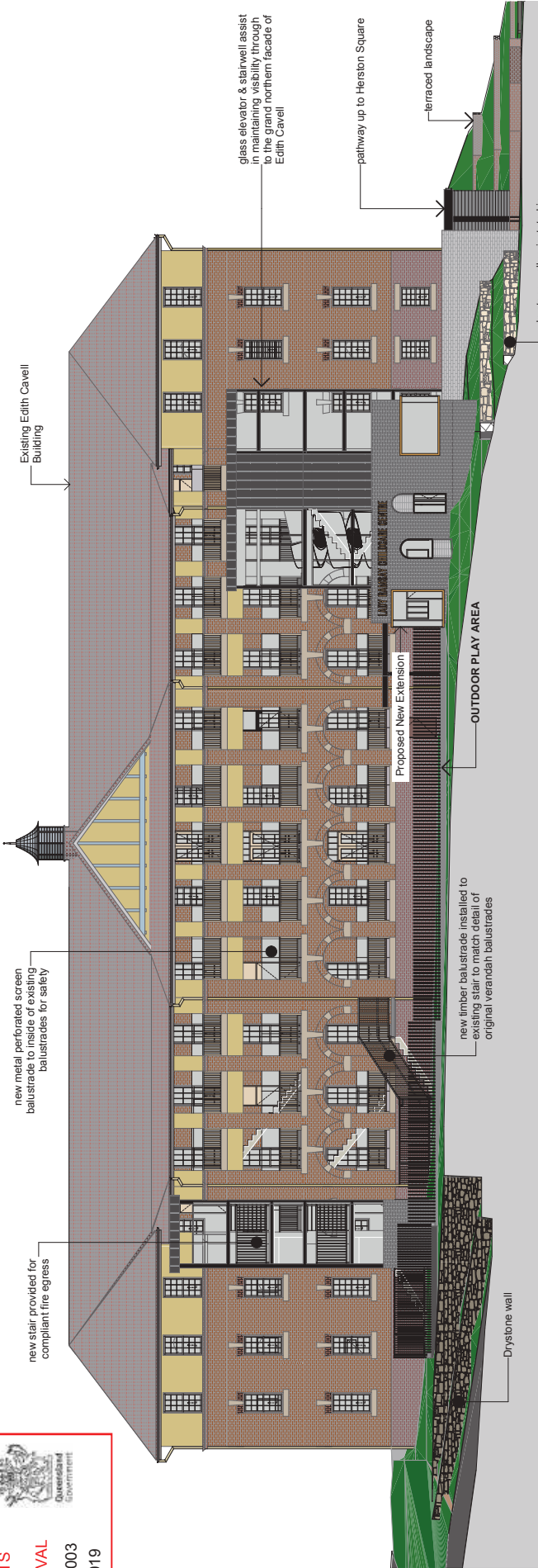
A-DA-04.03-
 1064-01
F
 01/05/19



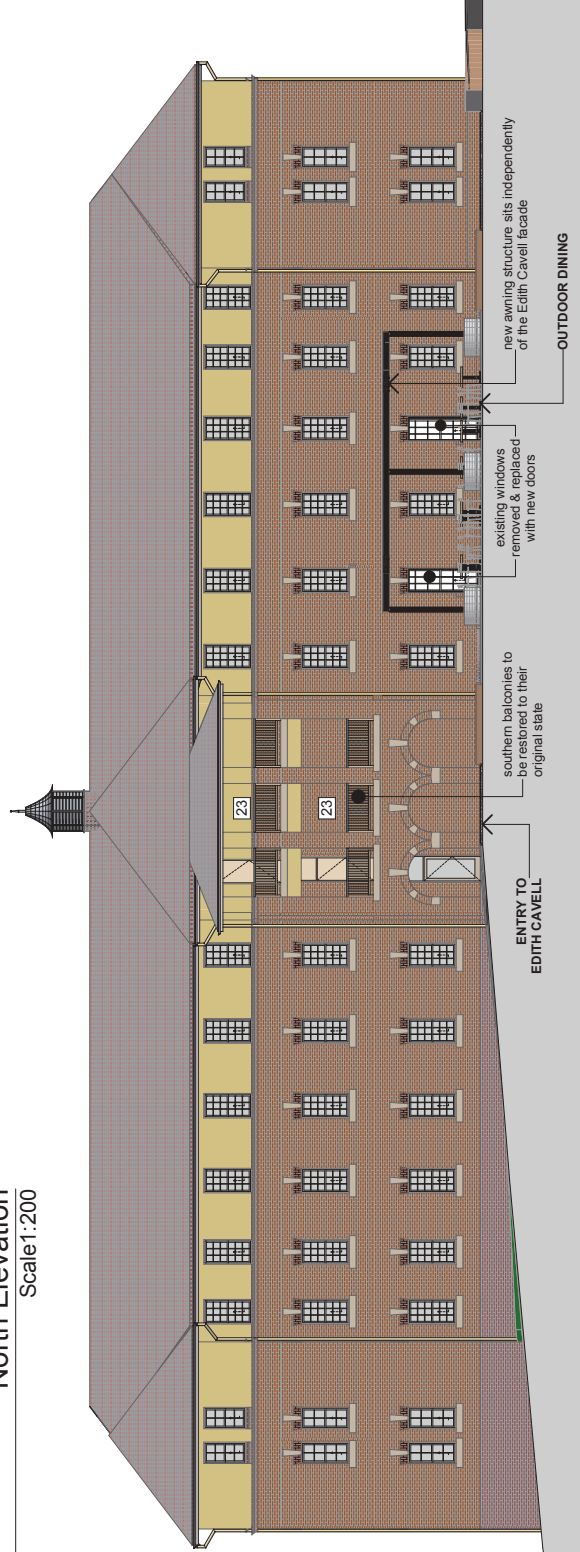
Roof Plan
 scale: 1:200@A3
 date:

EDITH CAVELL REFURBISHMENT
 Edith Cavell Building Herston QLD
 Australian Unity

PLANS AND DOCUMENTS
referred to in the **PDA**
DEVELOPMENT APPROVAL
Approval no: **DEV2019/1003**
Date: **9 August 2019**



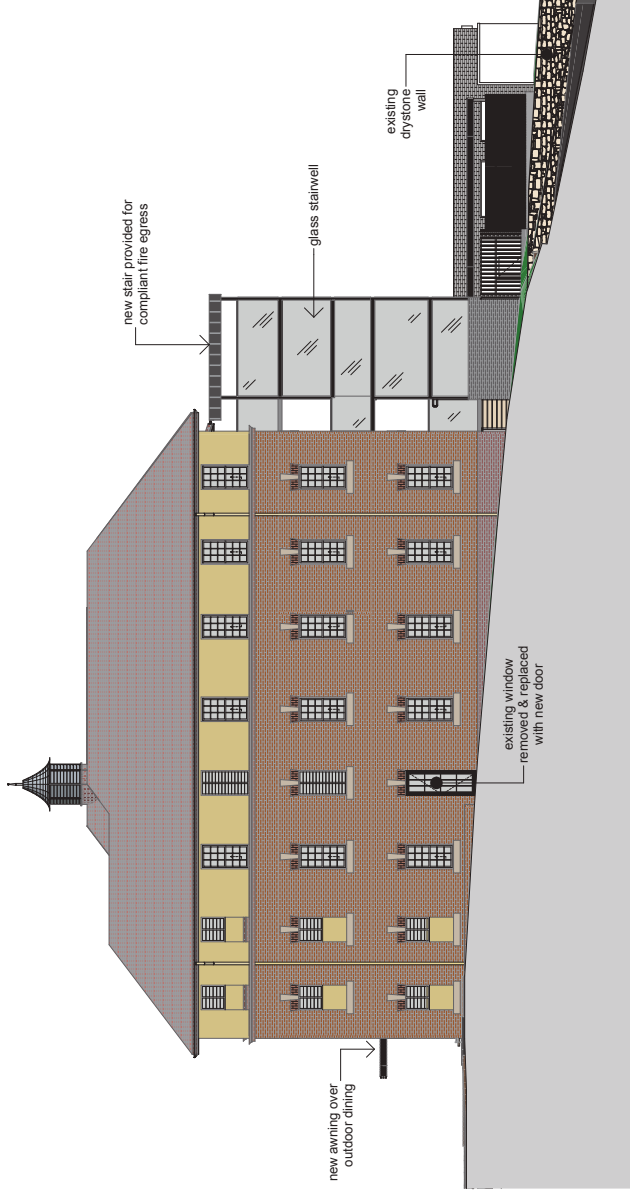
1 - North Elevation
Scale 1:200



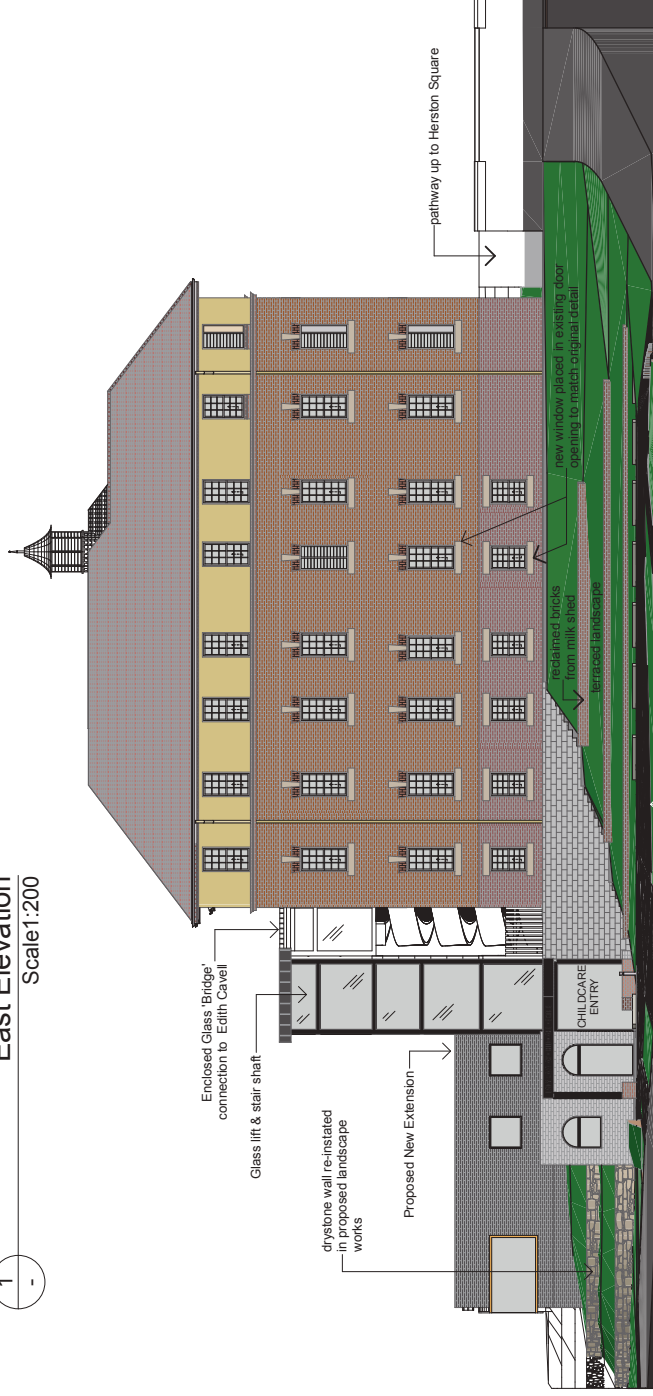
2 - South Elevation
Scale 1:200

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2019/1003
Date: 9 August 2019



1 - East Elevation
Scale 1:200



2 - West Elevation
Scale 1:200



new stair provided for compliant fire egress



new metal perforated screen balustrade to match existing balustrade for safety



Existing Edith Cavell Building

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
 Approval no: DEV2019/1003
 Date: 9 August 2019

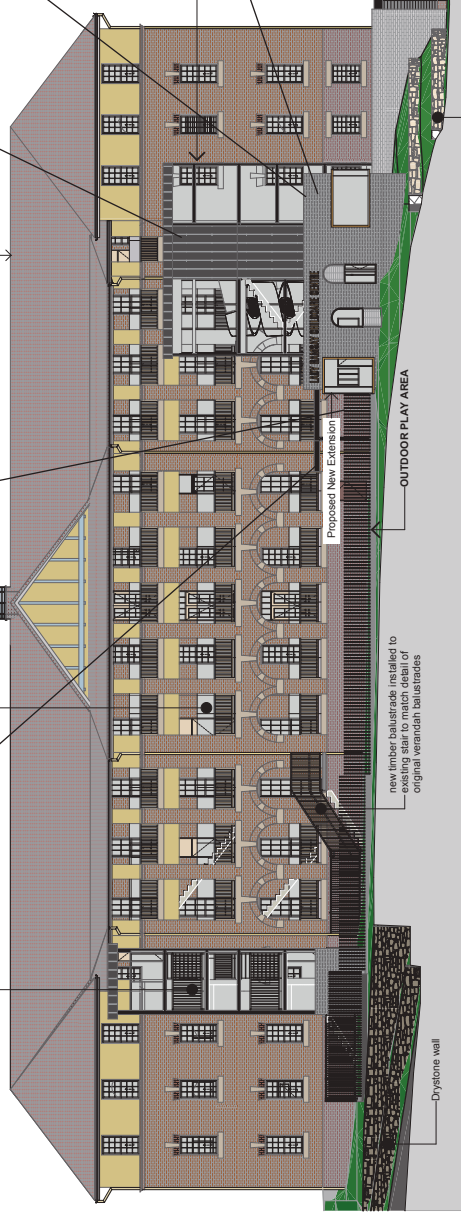


new timber balustrade installed to existing stair to match detail of original verandah balustrades

Proposed New Extension

OUTDOOR PLAY AREA

Dystone wall

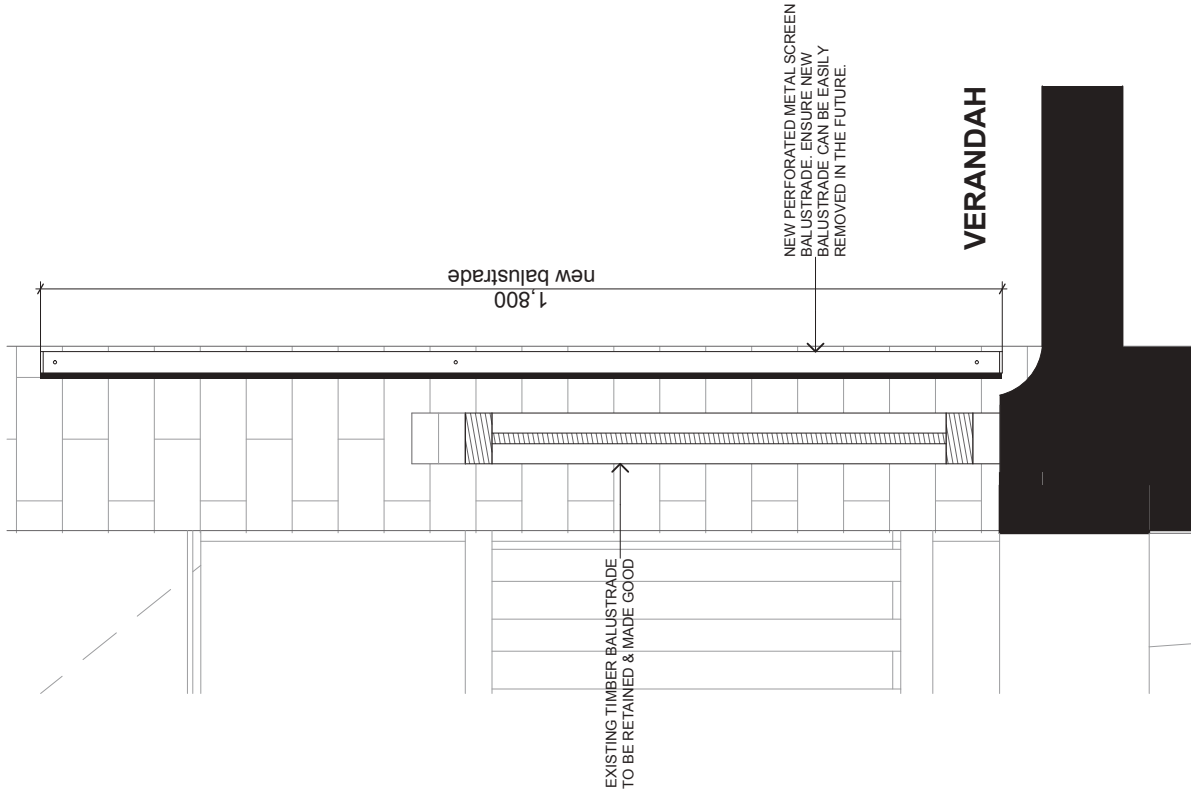


North Elevation
 Scale 1:250

2



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
 Approval no: DEV2019/1003
 Date: 9 August 2019



2	-
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Balustrade Detail
 1:10

Development Approval
 NOT FOR CONSTRUCTION

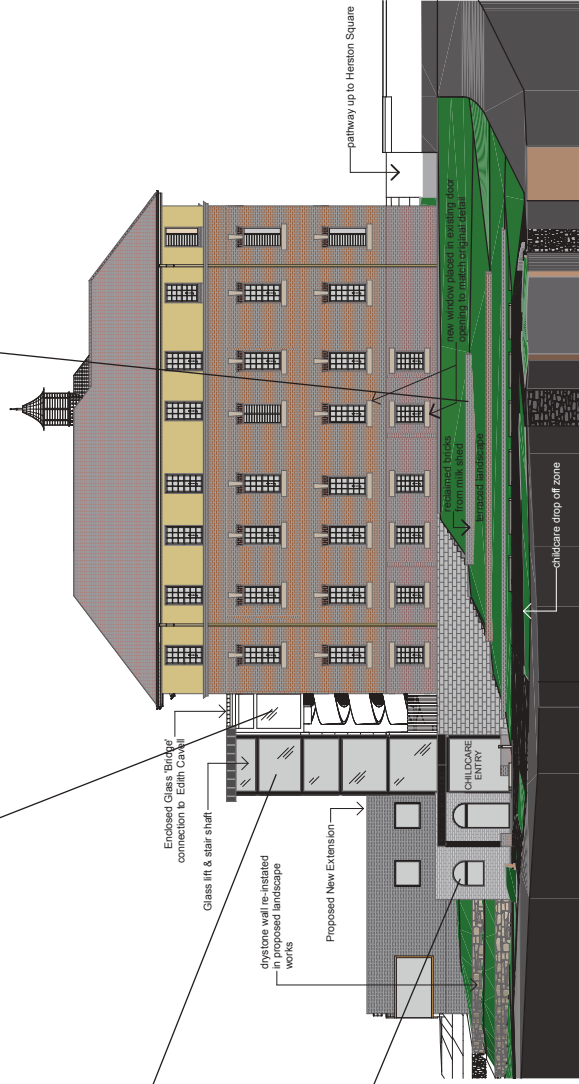
A-DA-09.07- C
 1064-01
 01/05/19

Proposed Materials & Details

scale: @A3

date:

EDITH CAVELL REFURBISHMENT
 Edith Cavell Building Herston QLD
 Australian Unity




PLANS AND DOCUMENTS
 referred to in the PDA
DEVELOPMENT APPROVAL
 Approval no: DEV2019/1003
 Date: 9 August 2019

1 -
West Elevation
 Scale 1:250

Development Approval
 NOT FOR CONSTRUCTION

04.1 External Materials

Preliminary | REFER TO PROPOSED ELEVATIONS FOR LOCATIONS OF MATERIALS

PLANS AND DOCUMENTS
referred to in the **PDA**
DEVELOPMENT APPROVAL
Approval no: **DEV2019/1003**
Date: **9 August 2019**




BK 1
RETAINED ORIGINAL RED BRICK



BK 2
RETAINED ORIGINAL DARK BRICK

BRICK



PT 1
PALE BEIGE TO TOWER
NEW PAINT TO MATCH EXISTING



PT 2
BEIGE TO TOWER BASE
NEW PAINT TO MATCH EXISTING

PAINT



PT 3
WHITE PAINT TO ALL TIMBER WORK
NEW PAINT TO MATCH EXISTING



PT 4
PAINT TO LEVEL 1 UPSTANDS - TOWERS
NEW PAINT TO MATCH EXISTING



RT 1
ORIGINAL ROOF TILE
REPAIRS TO MATCH EXISTING



GT 1
GUTTERS TO E BLOCK & TOWERS
NEW PAINT TO MATCH EXISTING

ROOF

04.1 External Materials

Preliminary | REFER TO PROPOSED ELEVATIONS FOR LOCATIONS OF MATERIALS



BALUSTRADES

BAL 01

NEW COMPLIANT TIMBER BALUSTRADE & CHARCOAL TOP RAIL TIMBER COLOURS TO MATCH EXISTING

BAL 04

GLAZED BALUSTRADE TO ROOF DECK

EXS 01

EXISTING SCREEN TO BE RESTORED

EXISTING & PROPOSED

NEW FRENCH DOORS / WINDOWS TO BE PAINTED TO MATCH EXISTING FRAME COLOURS - WHITE



PATHS & DECKING

E BLOCK

TIMBER VERANDAH REPLACED WITH TIMBER DECKING. SPECIES TO BE CONFIRMED BY BUILDER

E BLOCK & TOWERS

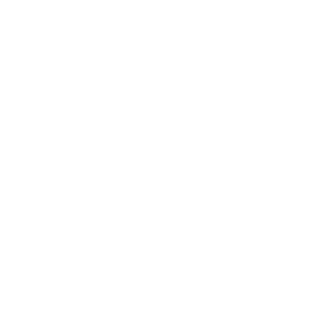
CONCRETE VERANDAH - REPAIRED WHERE NECESSARY

EXISTING COURTYARDS

CONCRETE PATHS - REPAIRED WHERE NECESSARY

ROOF DECK

RAISED TIMBER DECKING



NEW STUDENT ENTRY

GLAZED OPENINGS

EXPRESSED BLACK STEEL LINTELS

EXTERNAL DOORS

CHARCOAL FRAMED CLEAR GLAZING

EXTERNAL WALLS

EXPOSED & TEXTURED CONCRETE

PLANS AND DOCUMENTS
referred to in the **PDA**
DEVELOPMENT APPROVAL
Approval no: **DEV2019/1003**
Date: **9 August 2019**



05.2 Balustrades

Existing Balustrade Types & Extents



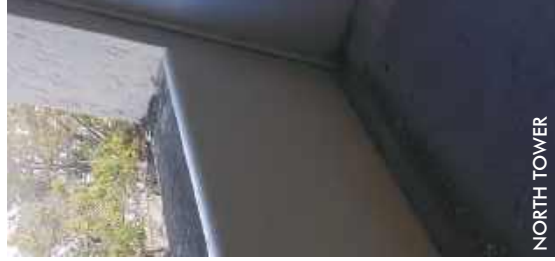
BALUSTRADA TYPE 1 - TIMBER



SOUTH TOWER

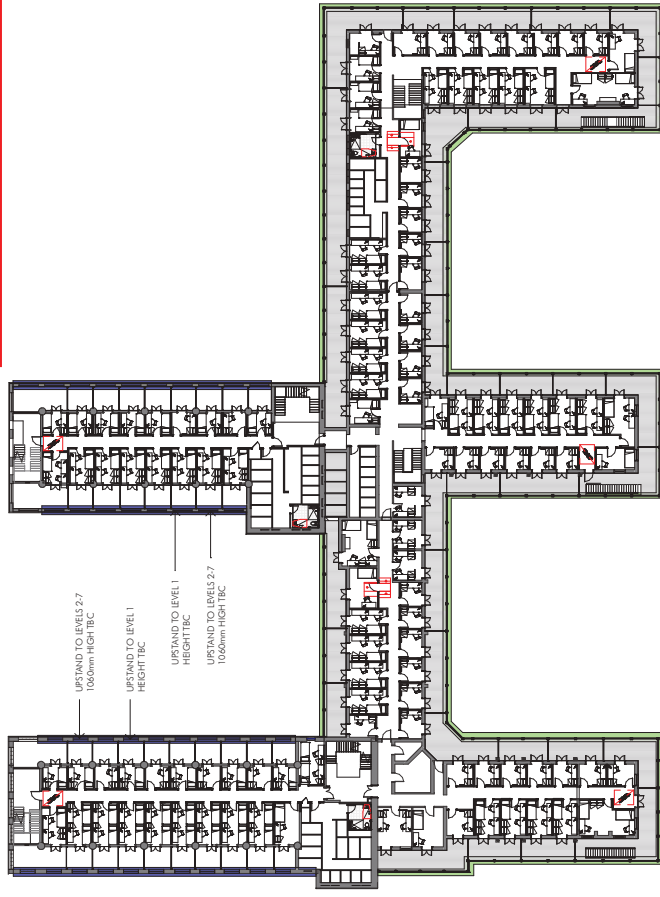


SOUTH TOWER



NORTH TOWER

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
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BALUSTRADA TYPE EXTENTS - TYPICAL

- BALUSTRADA TYPE 1 - TIMBER
TO BE REMOVED AND REPLACED WITH COMPLIANT BALUSTRADA (USING TIMBER EQUAL OR SIMILAR TO EXISTING)WHERE EXISTING BALUSTRADA IS NOT STRUCTURALLY SOUND
- BALUSTRADA TYPE 2 - CONCRETE UPSTAND
TO BE CLEANED/REPAIRED WITH ADDITIONAL TOP RAIL TO BE ADDED TO MAKE COMPLIANT

BALUSTRADA TYPE 2 - CONCRETE UPSTAND

05.2.1 Balustrades

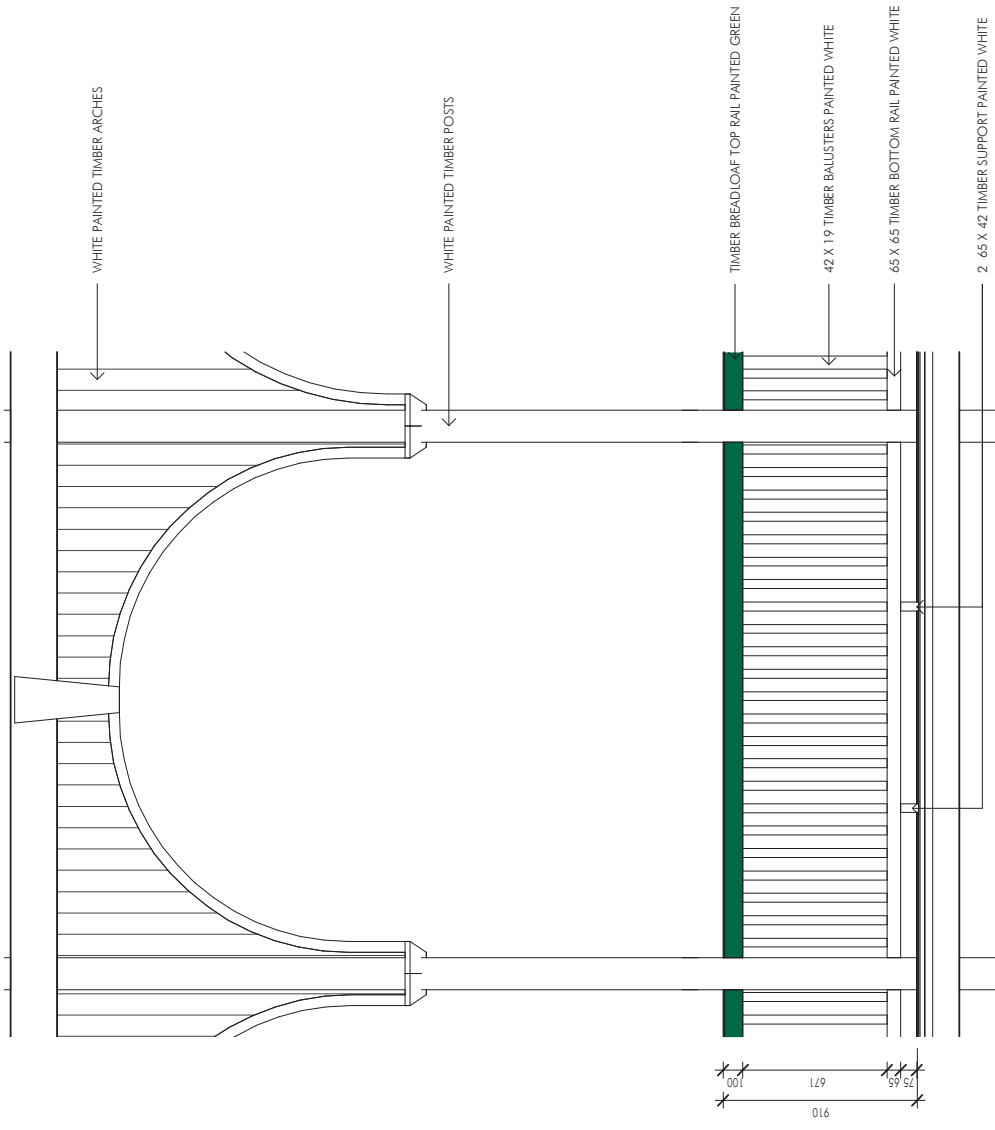
Existing Balustrade Type 1



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

Date: 9 August 2019

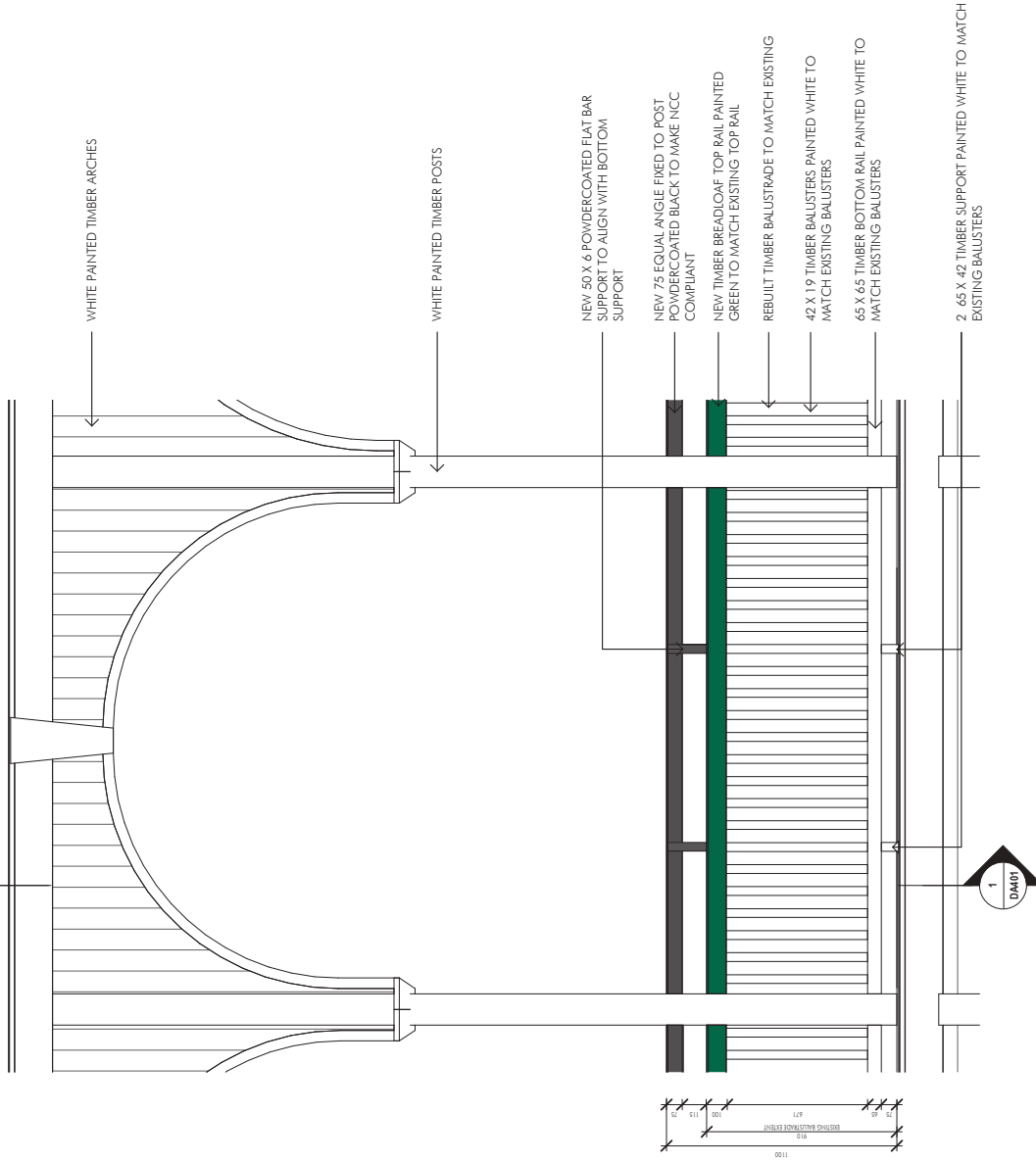


EXISTING BALUSTRADE ELEVATION
1:25



05.2.2 Balustrades

Proposed Balustrade Type 1



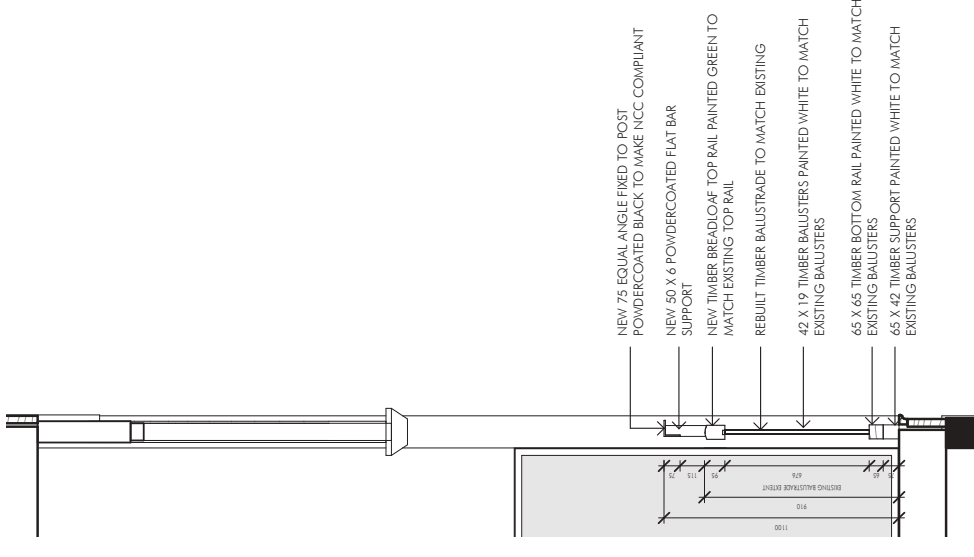
PROPOSED BALUSTRADE ELEVATION
1:25

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003
Date: 9 August 2019



PROPOSED BALUSTRADE SECTION
1:25



05.2.2.3 Balustrades

Existing Balustrade Type 2 - Proposed



NORTH & SOUTH TOWER TYPICAL

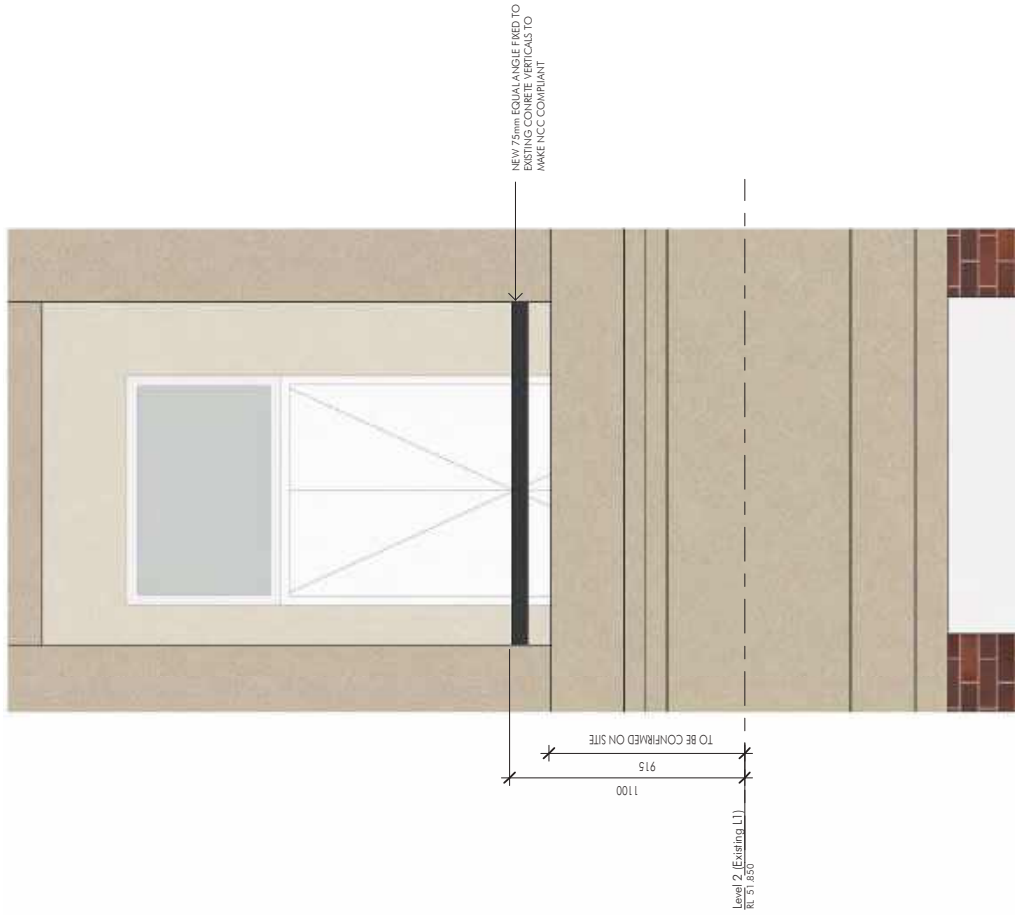


SOUTH TOWER - LVL 2

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

Date: 9 August 2019



EXISTING TOWER (NORTH & SOUTH)
LEVEL 2 BALUSTRADE ELEVATION
1:25

NOTE: BALUSTRADE HEIGHTS TO BOTH TOWERS TO BE CONFIRMED ON SITE. BALUSTRADE HEIGHT WILL DETERMINE IF THE ADDITIONAL 75mm EQUAL ANGLE IS REQUIRED. TO BE CONFIRMED WITH CERTIFIER.

05.4 Front Courtyard

Existing

AMENDED IN RED

By: Sarah Hampstead

Date: 8 August 2019

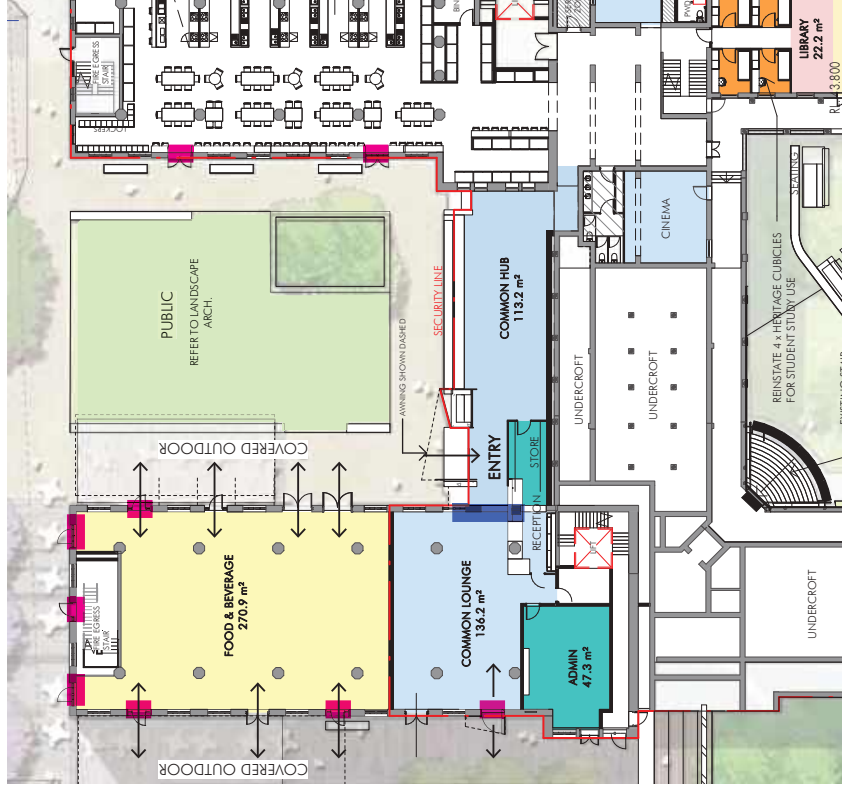


This approval does not include the internal design or layout of the Heritage Buildings. These items are subject to further assessment under separate Compliance Assessment.

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

Date: 9 August 2019



- PARTIAL DEMOLITION OF EXTERNAL WALL REQUIRED FOR COMMON AREA/BUILDING ENTRY ACCESS
- EXISTING WINDOWS - TO BE REPLACED WITH FRENCH DOORS
- EXISTING WINDOWS - TO REMAIN/REFURBISHED WHERE NECESSARY

05.7 Tower Lift & Stair

Existing

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

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Date: 9 August 2019



Lift enclosures North and South towers

The lifts in the Tower blocks are enclosed in silky-oak panelling and demonstrate the quality of finishes that are characteristic of the towers.

SILKY OAK LIFT FACADE TO BE RETAINED AND ALTERED TO RECEIVE NEW LIFT DOORS



05.10 Screening

Proposed Screening Intent & Locations

EXAMPLE OF CURRENT VERANDAH CONDITIONS



PRIVACY SCREEN LOOK & FEEL



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

Date: 9 August 2019



PERFORATED PRIVACY SCREENS HAVE BEEN ALIGNED TO THE EXISTING TIMBER POSTS TO THE BALCONY TO MINIMISE DISRUPTION TO THE FACADE.

THE PERFORATED WHITE, METAL, SCREENS TO BE 1800mm HIGH

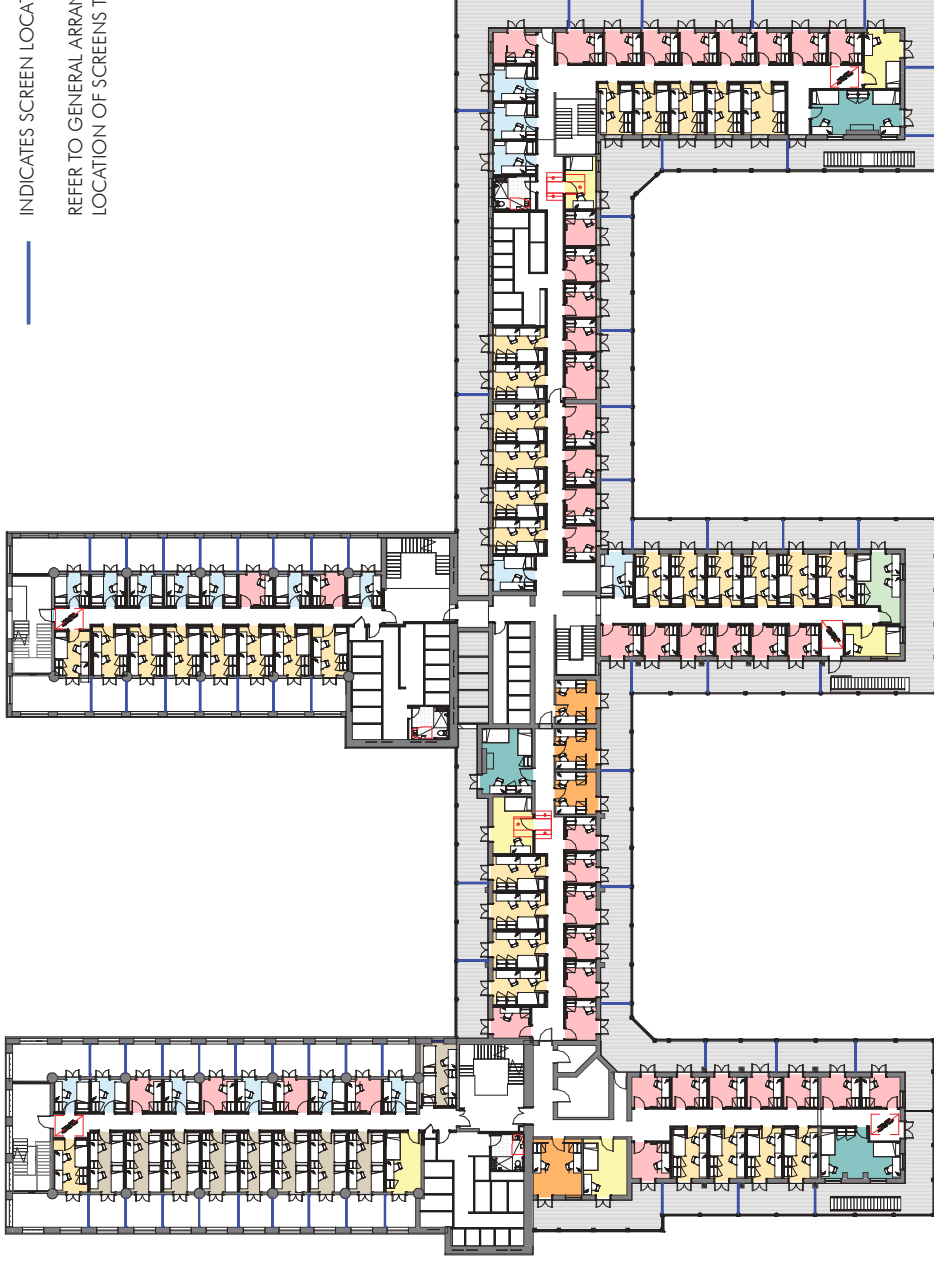
05.10 Screening Locations Typical

Proposed Screening Locations

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2019/1003

Date: 9 August 2019



05.11 Original Ceiling Locations

Existing Ceilings

NEW SUSPENDED PLASTERBOARD CEILINGS ARE PROPOSED TO ALL AREAS UNLESS NOTED OTHERWISE ON THE FOLLOWING PLANS.

METAL CEILINGS

1896 & 1914 Wing

"Original pressed metal and ripple iron ceilings survive in the 1896 and 1914 wings. Some of the ceilings have been covered with later suspended ceilings. Keep original metal and pressed metal ceilings even if new lowered ceilings are installed. Avoid damage to existing ceilings if new suspended ceilings are installed. Repair and reveal original ceilings in the main entrance and in other spaces where this can be done."

(Lady Lamington Nurses' home conservation management Plan Policy, pg.83)



DECORATIVE METAL CEILING



TIMBER CEILING



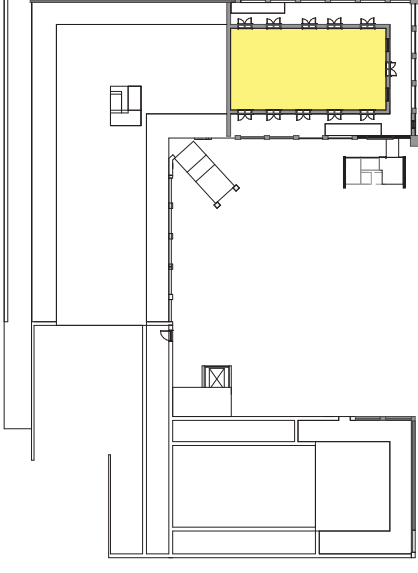
MINI ORB/RIPPLE IRON METAL SHEETING CEILING



PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

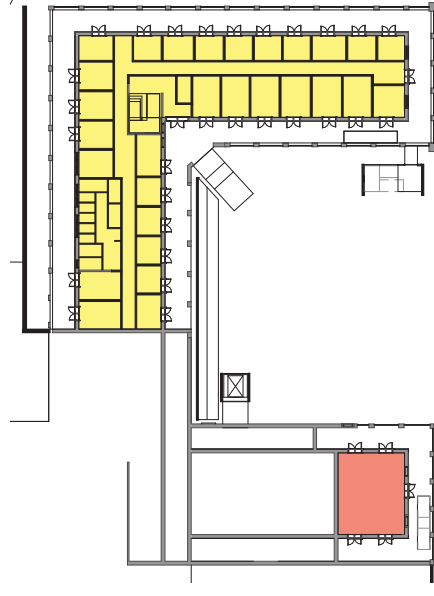
Approval no: DEV2019/1003

Date: 9 August 2019



BASEMENT 2 - EXISTING CEILING LOCATIONS

1:500



BASEMENT 1 - EXISTING CEILING LOCATIONS

1:500

CEILING TYPES

- ORIGINAL MINI ORB/RIPPLE IRON METAL SHEETING TO BE RETAINED & TO HAVE NEW SUSPENDED PB CEILING, UNLESS OTHERWISE NOTED
- ORIGINAL TIMBER CEILING TO BE RESTORED/REPLACED
- EXISTING CONCRETE CEILING/SOFFIT TO HAVE NEW SUSPENDED PB CEILING, UNLESS OTHERWISE NOTED
- ORIGINAL PRESSED METAL CEILING TO BE RETAINED & TO HAVE NEW SUSPENDED PB CEILING, UNLESS OTHERWISE NOTED
- ORIGINAL FLAT-SHEETED METAL CEILING TO BE RETAINED & TO HAVE NEW SUSPENDED PB CEILING, UNLESS OTHERWISE NOTED
- EXTENT OF ORIGINAL CEILINGS TO BE REPAIRED AND REVEALED

NOTE: CEILING TYPES HIGHLIGHTED ON PLANS REFLECTS THE ORIGINAL CEILING TYPE LOCATIONS AND DOES NOT INCLUDE AREAS WHERE THE ORIGINAL CEILINGS HAVE BEEN COVERED WITH SUSPENDED PLASTERBOARD CEILINGS. EXTENT OF SUSPENDED PLASTERBOARD TO BE CONFIRMED ON SITE

05.11 Original Ceiling Locations

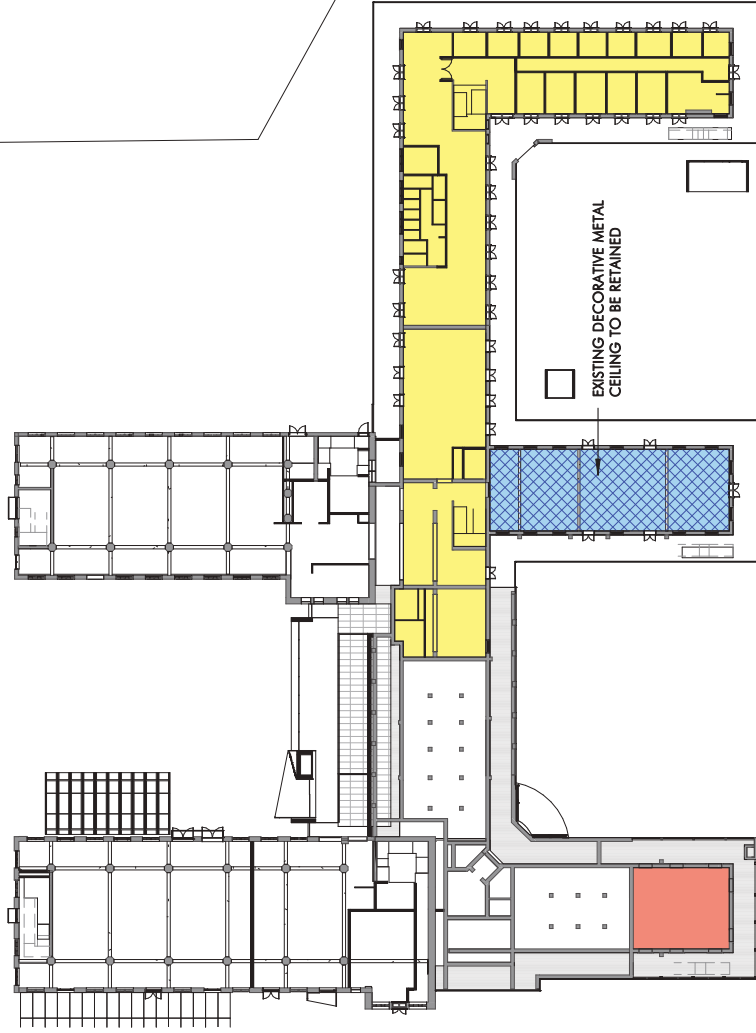
Existing Ceilings


PLANS AND DOCUMENTS
 referred to in the PDA
DEVELOPMENT APPROVAL
 Approval no: DEV2019/1003
 Date: 9 August 2019

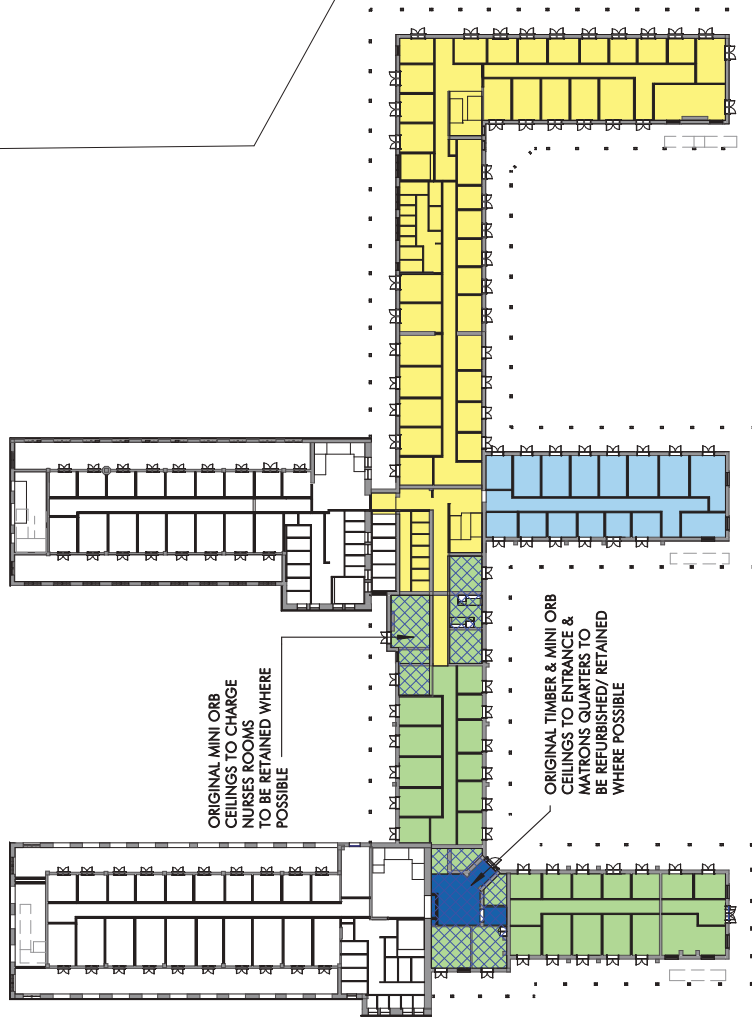
CEILING TYPES

- ORIGINAL MINI ORB/RIPPLE IRON METAL SHEETING TO BE RETAINED & TO HAVE NEW SUSPENDED PB CEILING, UNLESS OTHERWISE NOTED
- ORIGINAL TIMBER CEILING TO BE RESTORED/REPLACED
- EXISTING CONCRETE CEILING/SOFFIT
- TO HAVE NEW SUSPENDED PB CEILING, UNLESS OTHERWISE NOTED
- ORIGINAL FLAT-SHEETED METAL CEILING TO BE RETAINED & TO HAVE NEW SUSPENDED PB CEILING, UNLESS OTHERWISE NOTED
- EXTENT OF ORIGINAL CEILINGS TO BE REPAIRED AND REVEALED

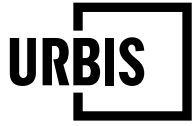
NOTE:
 CEILING TYPES HIGHLIGHTED ON PLANS REFLECTS THE ORIGINAL CEILING TYPE LOCATIONS AND DOES NOT INCLUDE AREAS WHERE THE ORIGINAL CEILINGS HAVE BEEN COVERED WITH SUSPENDED PLASTERBOARD CEILINGS.
 EXTENT OF SUSPENDED PLASTERBOARD TO BE CONFIRMED ON SITE



GROUND (EXISTING BASEMENT) - EXISTING CEILING LOCATIONS
 1:500

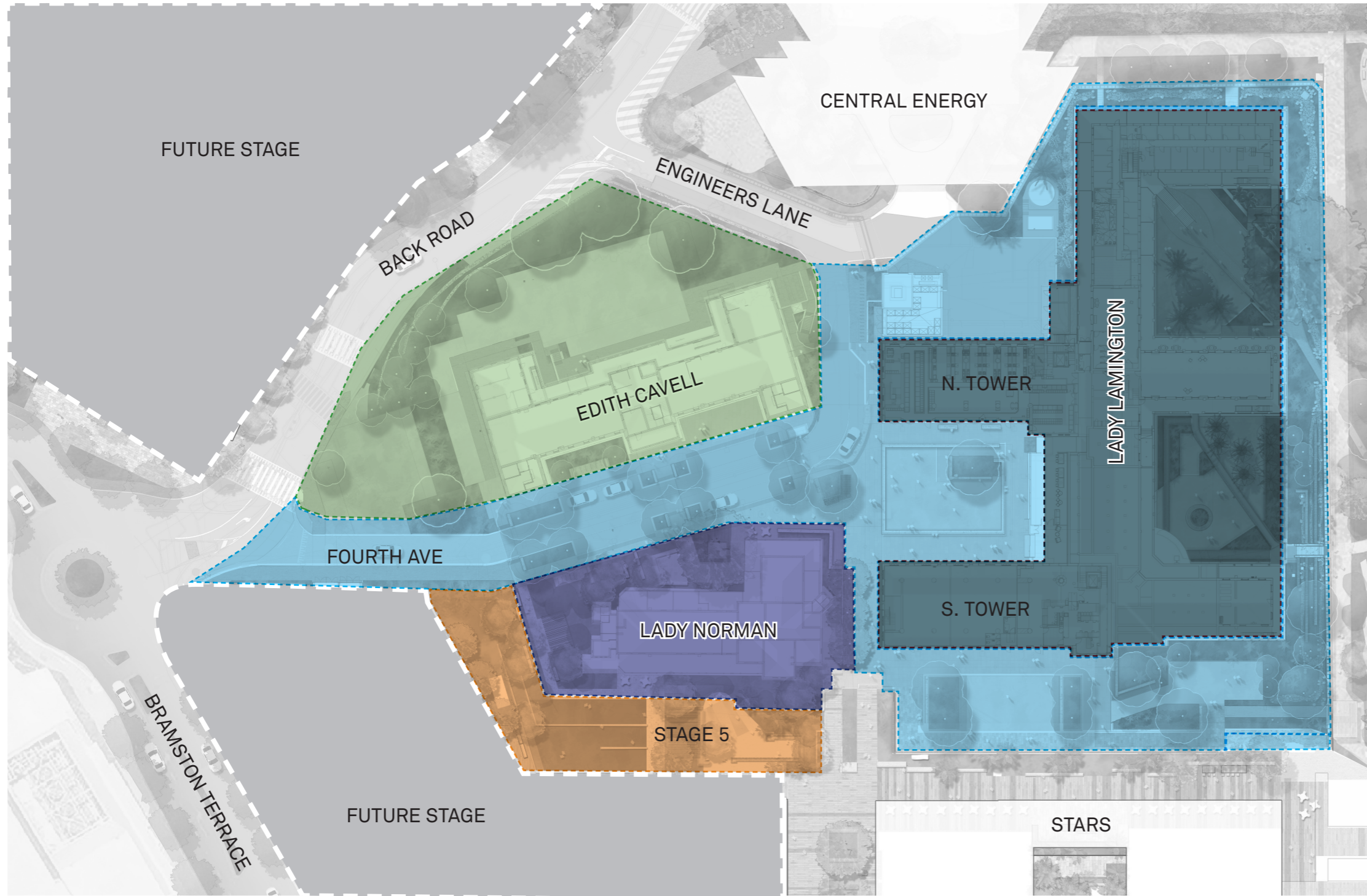


LEVEL 1 (EXISTING GROUND) - EXISTING CEILING LOCATIONS
 1:500



APPENDIX C

AMENDED STAGING PLAN

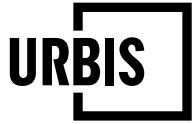


LEGEND

	STAGE 1 - Enabling Works
	STAGE 2 - Edith Cavell
	STAGE 3 - Lady Lamington
	STAGE 4 - Lady Norman
	STAGE 5

STAGING PLAN





APPENDIX D

EXISTING APPROVAL DECISION NOTICE



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2019/1003

13 August 2019

Herston Development Company Pty Ltd
C/- Urbis Pty Ltd
Att: Mr Dean Jones
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Dean

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR ROOMING ACCOMMODATION (STUDENT ACCOMMODATION), CHILDCARE CENTRE, FOOD AND DRINK OUTLET, SHOP, HEALTH CARE SERVICE, RESEARCH AND TECHNOLOGY INDUSTRY, OFFICE, INDOOR SPORT AND RECREATION, SHORT TERM ACCOMMODATION (4 STAGES) AND BUILDING WORK FOR STATE HERITAGE PLACE AT 300 HERSTON ROAD, HERSTON DESCRIBED AS LOT 545 ON SP289113

On 9 August 2019 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 <http://www.dsdmip.qld.gov.au/economic-development-queensland/current-applications-and-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Karina McGill on 3452 7518.

Yours sincerely

Beatriz Gomez
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Herston Quarter PDA	
Site address	300 Herston Road, Herston	
Lot on plan description	Lot number	Plan description
	Lot 545	SP289113
PDA development application details		
DEV reference number	DEV2019/1003	
'Properly made' date	31 January 2019	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <li style="padding-left: 40px;"><input checked="" type="checkbox"/> Development permit <input checked="" type="checkbox"/> Building work <li style="padding-left: 40px;"><input checked="" type="checkbox"/> Development permit 	
Description of proposal applied for	PDA Development Permit for – <ul style="list-style-type: none"> • Material Change of Use – Rooming Accommodation (Student Accommodation), Childcare Centre, Food & Drink Outlet, Shop, Health Care Services, Research and Technology Industry, Office, Indoor Sport and Recreation, Short Term Accommodation (4 stages); and • Building Work for a State Heritage Place. 	

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	9 August 2019
Currency period	6 years from decision date

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Staging Plan prepared by Hassell	DA-L-212 Rev K	17.04.2019
2.	Existing Tree Plan prepared by Hassell	DA-L-502 Rev H	24.01.2019
3.	Herston Quarter Heritage Precinct – Heritage Building Dilapidation Report prepared by ADG	20574 Version 04	24.05.2019
4.	Heritage Core Landscape Plan prepared by Hassell	DA-L-103 Rev I	02.05.2019 (as amended in red 08/08/19)
5.	Plan prepared by Hassell	DA-L-201 Rev I	02.05.2019 (as amended in red 08/08/19)
6.	Fourth Avenue Section prepared by Hassell	DA-L-202 Rev I	02.05.2019
7.	Plan prepared by Hassell	DA-L-203 Rev I	02.05.2019 (as amended in red 08/08/19)
8.	Play Section prepared by Hassell	DA-L-204 Rev I	02.05.2019 (as amended in red 08/08/19)
9.	Plan prepared by Hassell	DA-L-205 Rev I	02.05.2019 (as amended in red 08/08/19)
10.	Green Gateway Section prepared by Hassell	DA-L-206 Rev I	02.05.2019 (as amended in red 08/08/19)
11.	Plan prepared by Hassell	DA-L-207 Rev I	02.05.2019 (as amended in red 08/08/19)
12.	South Tower Section prepared by Hassell	DA-L-208 Rev I	02.05.2019 (as amended in red 08/08/19)

13.	Lady Lamington Section prepared by Hassell	DA-L-209 Rev I	02.05.2019 (as amended in red 08/08/19)
14.	Lady Lamington Section prepared by Hassell	DA-L-210 Rev I	02.05.2019 (as amended in red 08/08/19)
15.	Lady Lamington Section prepared by Hassell	DA-L-211 Rev I	02.05.2019 (as amended in red 08/08/19)
16.	Materiality prepared by Hassell	DA-L-401 Rev I	02.05.2019
17.	Planting Palette prepared by Hassell	DA-L-501 Rev I	02.05.2019
18.	Pedestrian Movement prepared by Hassell	DA-L-301 Rev I	02.05.2019 (as amended in red 08/08/19)
19.	Heritage Significance Legend prepared by elevation Architecture	A-DA-00.02 Rev C	01/05/19
20.	Heritage Significance Legend prepared by elevation Architecture	A-DA-00.03 Rev C	01/05/19
21.	Existing/Demolition Site Plan prepared by elevation Architecture	A-DA-01.01 Rev F	01/05/19 (as amended in red 08/08/19)
22.	Proposed Site Plan prepared by elevation Architecture	A-DA-01.02 Rev H	01/05/19 (as amended in red 08/08/19)
23.	Lower Ground Floor Plan prepared by elevation Architecture	A-DA-03.09 Rev G	01/05/19 (as amended in red 08/08/19)
24.	Ground Floor Plan prepared by elevation Architecture	A-DA-03.10 Rev I	01/05/19 (as amended in red 08/08/19)
25.	First Floor Plan prepared by elevation Architecture	A-DA-03.11 Rev H	01/05/19 (as amended in red 08/08/19)
26.	Second Floor Plan prepared by elevation Architecture	A-DA-03.12 Rev K	01/05/19 (as amended in red 08/08/19)
27.	Third Floor Plan prepared by elevation Architecture	A-DA-03.13 Rev H	01/05/19 (as amended in red 08/08/19)
28.	Roof Plan prepared by elevation Architecture	A-DA-04.03 Rev F	01/05/19

29.	Elevations prepared by elevation Architecture	A-DA-09.04 Rev F	01/05/19
30.	Elevations prepared by elevation Architecture	A-DA-09.05 Rev G	01/05/19
31.	Proposed Materials & Details prepared by elevation Architecture	A-DA-09.06 Rev C	01/05/19
32.	Proposed Materials & Details prepared by elevation Architecture	A-DA-09.07 Rev C	01/05/19
33.	Proposed Materials & Details prepared by elevation Architecture	A-DA-09.08 Rev C	01/05/19
34.	04.1 External Materials prepared by Nettleton Tribe	B10369	April 2019
35.	0.41 External Materials prepared by Nettleton Tribe	B10369	April 2019
36.	05.2 Balustrades prepared by Nettleton Tribe	B10369	April 2019
37.	05.2.1 Balustrades prepared by Nettleton Tribe	B10369	April 2019
38.	05.2.2 Balustrades prepared by Nettleton Tribe	B10369	April 2019
39.	05.2.3 Balustrades prepared by Nettleton Tribe	B10369	April 2019
40.	05.4 Front Courtyard prepared by Nettleton Tribe	B10369	April 2019 (as amended in red 08/08/19)
41.	05.7 Tower Lift & Stair prepared by Nettleton Tribe	B10369	April 2019
42.	05.7 Tower Lift & Stair prepared by Nettleton Tribe	B10369	April 2019
43.	05.10 Screening prepared by Nettleton Tribe	B10369	April 2019
44.	05.10 Screening Locations Typical prepared by Nettleton Tribe	B10369	April 2019
45.	05.11 Original Ceiling Locations prepared by Nettleton Tribe	B10369	April 2019
46.	05.11 Original Ceiling Locations prepared by Nettleton Tribe	B10369	April 2019

47.	05.11 Original Ceiling Locations prepared by Nettleton Tribe	B10369	April 2019
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Supporting documents

To remove any doubt, the following documents are not approved for the purposes of the PDA development approval, and are supporting documents only for information purposes.

Supporting plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Existing Roof Plan prepared by elevation Architecture	A-DA-04.01 Rev D	01/05/2019 (as amended in red 10 July 2019)
2.	3D Views prepared by elevation Architecture	A-DA-22.01 Rev F	01/05/2019 (as amended in red 10 July 2019)
3.	3D Views prepared by elevation Architecture	A-DA-22.02 Rev F	01/05/2019 (as amended in red 10 July 2019)
4.	3D Views prepared by elevation Architecture	A-DA-22.03 Rev E	01/05/2019 (as amended in red 10 July 2019)
5.	3D Views prepared by elevation Architecture	A-DA-22.04 Rev D	01/05/2019 (as amended in red 10 July 2019)
6.	GA Plans – Basement 2 prepared by Nettleton Tribe	10369_DA131 Issue: 9	01.05.19 (as amended in red 10 July 2019)
7.	GA Plans – Basement 1 prepared by Nettleton Tribe	10369_DA132 Issue: 8	01.05.19 (as amended in red 10 July 2019)
8.	GA Plans – Ground Level prepared by Nettleton Tribe	10369_DA133 Issue: 12	01.05.19 (as amended in red 10 July 2019)
9.	GA Plans – Level 1 prepared by Nettleton Tribe	10369_DA134 Issue: 8	01.05.19 (as amended in red 10 July 2019)
10.	GA Plans – Level 2 prepared by Nettleton Tribe	10369_DA135 Issue: 8	01.05.19 (as amended in red 10 July 2019)
11.	GA Plans – Typical Tower Levels 3-7 prepared by Nettleton Tribe	10369_DA136 Issue: 8	01.05.19 (as amended in red 10 July 2019)
12.	GA Plans – Tower Roof Plan prepared by Nettleton Tribe	10369_DA138 Issue: 8	01.05.19 (as amended in red 10 July 2019)

13.	Proposed Building Elevation - North prepared by Nettleton Tribe	10369_DA201 Issue: 7	01.05.19 (as amended in red 10 July 2019)
14.	Proposed Building Elevation - West prepared by Nettleton Tribe	10369_DA202 Issue: 7	01.05.19 (as amended in red 10 July 2019)
15.	Proposed Building Elevation - South prepared by Nettleton Tribe	10369_DA203 Issue: 7	01.05.19 (as amended in red 10 July 2019)
16.	Proposed Building Elevation - East prepared by Nettleton Tribe	10369_DA204 Issue: 7	01.05.19 (as amended in red 10 July 2019)
17.	Proposed Building Elevation – NE Courtyard prepared by Nettleton Tribe	10369_DA205 Issue: 1	01.05.19 (as amended in red 10 July 2019)
18.	Proposed Building Elevation – SE Courtyard prepared by Nettleton Tribe	10369_DA206 Issue: 1	01.05.19 (as amended in red 10 July 2019)

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. Prior to commencing Compliance Assessment, the applicant must consult with the MEDQ, about the documents, plans and supporting information required to be submitted to meet the requirements of the relevant PDA development condition(s).
 - ii. 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

- iii. **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.
- iv. 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.
- v. **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.
- vi. 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.
- vii. 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.
- viii. If the parties cannot, **within five business days** after agreeing to refer the dispute to mediation, agree upon the appointment of the mediator, either party may request the President of the Queensland Law Society Inc. to make the appointment of a single, independent, suitably qualified mediator.
- ix. 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).

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

AILA means 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 for the Works 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 the Brisbane City Council.

DES stands for the Department of Environment and Science, or any other department administering the *Environmental Protection Act 1994* and *Queensland Heritage Act 1992*.

DSDMIP stands for the Department of State Development, Manufacturing, Infrastructure and Planning, or any other department administering the *Economic Development Act 2012*.

Earthworks means carrying out any Works that are for Filling or Excavation.

EDQ means Economic Development Queensland, Development Assessment, DSDMIP, 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*.

Excavation means carrying out any Works involving the removal of material from the Land that will change the ground level.

Filling means carrying out any Works involving the importation and placement of material on the Land that will change the ground level.

Heritage Works means any Works which may impact on a PDA significant heritage building, including but not limited to Works to or adjacent to a PDA significant heritage building.

MEDQ means the Minister for 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.

Operational Works means all Development described as:

- i. Clearing of Significant Vegetation
- ii. Earthworks
- iii. Public Realm Works
- iv. Retaining Walls
- v. Roadworks (including internal Roadworks)
- vi. Sewer Works
- vii. Stormwater Work
- viii. Water Works

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 stands for priority development area.

Queensland Heritage Place has the meaning given in the *Queensland Heritage Act 1992*.

RPEQ stands for Registered Professional Engineer of Queensland.

PDA Development Conditions		
No.	Condition	Timing
All stages		
1.	<p>Carry out the approved development</p> <p>Carry out the approved development generally in accordance with the approved plans, reports and documents.</p>	At all times
2.	<p>Certification of Operational Works</p> <p>All operational works, for contributed assets, undertaken in accordance with this approval are to comply with all requirements of and fulfil all responsibilities outlined in the <i>Certification Procedures Manual</i>.</p>	As required by the <i>Certification Procedures Manual</i>
3.	<p>Maintain the Approved Development</p> <p>Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.</p>	At all times

<p>4.</p>	<p>Staging</p> <p>Development in Stages 1 – 4 as depicted on the approved plan <i>Staging Plan</i> (dated 17/04/2019) can occur in any order, where the following is adhered to:</p> <p>a) Stage 1 is completed prior to, or in conjunction with, the completion of Stage 2 (Edith Cavell), Stage 3 (Lady Lamington) or Stage 4 (Lady Norman);</p> <p>b) The accompanying public realm for each stage, as illustrated on the approved ‘Staging Plan’, is to be delivered as part of each stage;</p> <p>c) Where the approved staging arrangement is required to be changed, a revised staging plan is provided to EDQ for Compliance Assessment prior to the commencement of works for the relevant stage.</p>	<p>At all times</p>
<p>5.</p>	<p>Compliance Assessment – Hoarding</p> <p>a) Submit to the MEDQ for Compliance Assessment detailed plans of any proposed Hoarding and associated signage (if signage is proposed), certified by a suitably qualified and experienced RPEQ</p> <p>b) Erect the approved Hoarding in accordance with the plans approved under part a) of this condition.</p>	<p>a) Prior to commencing relevant Works in the relevant stage</p> <p>b) As required.</p>
<p>6.</p>	<p>Significant Vegetation</p> <p>Retain and protect all significant vegetation as identified on the approved plan – <i>Existing Tree Plan, prepared by Hassell, DA-L-502 Revision H.</i></p>	<p>Prior to the commencement of use for each stage</p>
<p>7.</p>	<p>Clearing of Significant Vegetation</p> <p>a) Complete all operational work for clearing of significant vegetation in accordance with the approved plan – Existing Tree Plan, prepared by Hassall, DA-L-502 Revision H.</p> <p>b) Where clearing of significant vegetation is not in accordance with the approved plan identified in Condition 7 of this approval, submit to the MEDQ for Compliance Assessment:</p> <ul style="list-style-type: none"> i. A map identifying all significant vegetation proposed to be cleared ii. An arborist report prepared by a suitably qualified person for all significant vegetation proposed to be cleared 	<p>a) Prior to commencing the relevant operational works</p> <p>b) Prior to the commencement of Works in the relevant stage</p>

	c) Complete all works in accordance with the documents approved under part a) and b) of this condition	c) Prior to the commencement of Works in the relevant stage
Construction and Engineering Conditions		
8.	<p>Construction and Site Management Plan</p> <p>a) Submit to the MEDQ a Construction and Site Management Plan (CSMP), prepared by the Principal Site Contractor, that provides but is not necessarily limited to the following:</p> <ul style="list-style-type: none"> i. a site layout plan superimposed on the road plan identifying the areas to be affected by the construction and access activities; ii. loading and unloading locations for materials; iii. on-site storage and placement of materials, structures, plant and equipment on site, from time to time; iv. if applicable, any proposed arrangement utilising any part of the road reserve for construction related activities; v. an estimate of the quantity of demolition material to be removed and the approximate number of heavy vehicle movements per day, including destinations for loads; vi. location of proposed external hoardings (ultimate) and gantries; vii. location of perimeter fencing; viii. management of dust generated from the site during and outside of construction work hours in accordance with the Environmental Protection Act 1994 ; ix. if required, management of contaminated land including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor; and x. a complaints process procedure, including escalation, to be established and maintained through the course of the development; and xi. management of waste for the all works xii. including hazardous waste storage and transportation prepared by the Principal Site Contractor. <p>Where there are significant changes are proposed to any of the above, a revised CSMP must be resubmitted to the MEDQ.</p> <p>Unless otherwise approved by EDQ</p>	a) Prior to the commencement of Works for the relevant stage

	<p>Development Assessment, DSDMIP, construction hours are Monday to Saturday 6:30am to 6:30pm, excluding public holidays.</p> <p>b) Undertake all works in accordance with the CSMP which must be current and available on site at all times during the construction period.</p>	b) As required
9.	<p>Compliance Assessment Out-of-Hours Works</p> <p>a) Submit to the MEDQ for compliance assessment, all requests for Out-of-Hours construction works. Requests must be in writing on the EDQ Out-of-Hours Application Form and shall be accompanied by the following information:</p> <ul style="list-style-type: none"> i. reason for the request; ii. site plan(s), where applicable; iii. demonstration that the proposed works can only reasonably and/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. <p>b) Undertake all works generally in accordance with the approval obtained under part a) of this condition</p>	<p>a) At all times</p> <p>b) As nominated</p>
10.	<p>Development Identification Signage</p> <p>Erect a “Development Identification Sign” on the subject property in accordance with the requirements below:</p> <p>a) the sign should provide a brief description of the development proposed;</p> <p>b) the sign is to list the company name, general email address and a contact telephone number for the following parties that are undertaking work on the site:</p> <ul style="list-style-type: none"> i. Developer; ii. Project Coordinator; and iii. Principal Site Contractor. <p>c) the sign is to be positioned as follows:</p> <ul style="list-style-type: none"> i. located centrally along each road frontage of the site to Bramston Terrace and Back Road; ii. located on or within 1.5 metres of the road frontage; iii. mounted at least 300 millimetres above ground level; and 	Prior to the commencement of works

	<ul style="list-style-type: none"> iv. clearly visible from the street for a pedestrian; d) the sign is to contain no commercial or corporate advertising other than the name, logo or slogan of the parties outlined in part b) of this condition; and e) both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times 	
11.	<p>Construction Traffic Management Plan</p> <ul style="list-style-type: none"> a) Submit to the MEDQ a Traffic Management Plan (TMP) for any works within Road Reserve, certified by a person holding a current Traffic Management Level 3 qualification or higher. <p>The TMP is to include the following:</p> <ul style="list-style-type: none"> i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision of parking for workers and materials delivery during and outside of construction hours of work; iii. risk identification, assessment and identification of mitigation measures; iv. ongoing monitoring, management review and certified updates (as required); and v. traffic control plans and/or traffic control diagrams, prepared in accordance with Manual of Uniform Traffic Control Devices (MUTCD), for any temporary part or full road closures of any Council or State road(s). <ul style="list-style-type: none"> b) Undertake all works generally in accordance with the certified TMP submitted under part a) of this condition which is to be current and available on site at all times. 	<ul style="list-style-type: none"> a) Prior to the commencement of the relevant works b) At all times
12.	<p>Erosion and Sediment Management</p> <ul style="list-style-type: none"> a) Submit to the MEDQ an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the following guidelines: <ul style="list-style-type: none"> i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); and ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). 	<ul style="list-style-type: none"> a) Prior to the commencement of works for the relevant stage

	b) Implement the certified ESCP as required under part a) of this condition.	b) At all times
13.	<p>Public Infrastructure: Damage, Repairs and Relocation</p> <p>Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development within or external to the site. 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.</p>	At all times
14.	<p>Construction Noise Management Plan</p> <p>a) Submit to the MEDQ a Construction Noise Management Plan (CNMP), certified by a suitably qualified experienced person. 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:</p> <ul style="list-style-type: none"> i) s3.4 – Community Relations, including schedule of activities, community notification strategy, complaints reporting and response strategies ii) s4.4 – Post Approval/Construction Planning for Noise and Vibration, including strategies to minimise adverse impacts to proximate sensitive land uses/receptors iii) s4.5 – Control of Noise at Source, including strategies to control noise at source; iv) s4.6 – Controlling the Spread of Noise, including noise reduction measures v) s5.0 – Methods for Measurement of Noise and Vibration, including noise measurement and monitoring strategy. <p>b) Undertake Works in accordance with the certified CNMP required under part a) of this condition.</p> <p>c) Where requested, submit to the MEDQ, Noise Monitoring Reports, certified by a suitably qualified and experienced person, and evidence of compliance with the community relations elements of the CNMP required under part a) of this condition.</p>	<p>a) Prior to commencement of works in any stage</p> <p>b) As indicated</p> <p>c) As indicated</p>
15.	<p>Compliance Assessment - Structural Monitoring and Vibration Report</p> <p>a) Submit to the MEDQ for Compliance Assessment a Structural Monitoring and Vibration Report (SMVR), certified by a suitably qualified and experienced RPEQ structural and vibration,</p>	<p>a) Prior to the commencement of works for the relevant stage</p>

	<p>addressing at a minimum:</p> <ul style="list-style-type: none"> i. The process to be adopted for in-situ testing based upon actual construction equipment and methods and based upon actual geotechnical conditions onsite to forecast what vibration can be expected during all Works, including: <ul style="list-style-type: none"> a) Details of proposed methods to mitigate and control vibration and ground movements during construction. ii. An instrumentation and monitoring plan including drawings are to be provided with the design documentation. The instrumentation and monitoring plan and drawings must detail the frequency of monitoring, trigger levels and actions to be taken should the trigger levels be exceeded. As a minimum, the monitoring must commence before any works, continue during all works and construction, and finish one month after the completion of the works; iii. Confirmation that the vibrations limits have been submitted to the adjacent utility providers; iv. In relation to the existing Heritage Places in proximity to the works, including Edith Cavell Lady Norman, and Lady Lamington Buildings the report is to provide: <ul style="list-style-type: none"> a) Existing and/or predicted footing information (i.e. footing construction, footing depth, footing width and founding soil type and consistency); b) Evidence that the construction methodology has considered the effects of vibrations, arising from building demolition, retention, excavation; c) Points a) to b) are to be considered in the design of the construction methodology proposed shoring, underpinning and stabilisation methods; and, d) Evidence to demonstrate that all Heritage Places and other sensitive receptors within the zone of influence (geotechnical and vibrations) are categorised as high risk, and protected accordingly, regardless of the existing condition of the Heritage Place; <p>b) Undertake all Works in accordance with the SMVR certified under part a) of this condition.</p>	<p>b) At all times</p>
<p>16.</p>	<p>Compliance Assessment – Geotechnical Report</p> <ul style="list-style-type: none"> a) Submit to the MEDQ a Geotechnical Report for Compliance Assessment, certified by a suitably qualified and experienced RPEQ. The submission 	<p>a) Prior to the commencement of works</p>

	<p>is to include at a minimum:</p> <ul style="list-style-type: none"> i. Confirmation that the Works are to be designed to equivalent Australian Standards: <ul style="list-style-type: none"> a. AS1726 Geotechnical Site Investigation; b. AS2159 Piling – Design and Installation; c. AS4678 Earth Retaining Structures; d. Any other applicable standard; ii. The basis of design for the design performance criteria, and interface with other disciplines; iii. The basis of design for the geotechnical design criteria; iv. An investigation plan that sets out the proposed geotechnical investigation including laboratory testing and intended purpose of the Work; v. An analysis of the existing geological conditions, including the stratigraphy, permanent Works outlines (based on the present available information), excavatability and profiling; vi. A table that sets out the geotechnical design parameters that have been used to undertake the detailed designs; vii. Where proposed excavations are mostly in rock, the assessment must define potential adverse defect mechanisms (joints, fault zones, volcanic intrusions and weak zones) which have been considered and detailed explanation of mitigation measure to avoid adverse impacts <p>b) Undertake all works in accordance with the Geotechnical Report approved under part a) of this condition.</p>	<p>b) At all times</p>
<p>17.</p>	<p>Compliance Assessment - Earthworks</p> <p>a) Submit to the MEDQ for Compliance Assessment detailed earthworks plans, certified by a RPEQ, generally in accordance with <i>AS3798 – 2007 “Guidelines on Earthworks for Commercial and Residential Developments”</i>.</p> <p>The certified earthworks plans are to:</p> <ul style="list-style-type: none"> i. include a geotechnical soils assessment of the site; ii. The location of any cut or fill, and the associated character of material; iii. are coordinated with the public realm landscape design plans iv. The detailed earthworks integrating in with the 	<p>a) Prior to commencement of site works for the relevant stage</p>

	<p>heritage buildings including details of existing footings and existing and proposed levels. Provided detailed cross sections of the proposed earthworks at 20m intervals.</p> <ul style="list-style-type: none"> v. be consistent with the Erosion and Sediment Control plans submitted under condition 12; vi. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and vii. provide full details of any areas where surplus soils are to be stockpiled. <p>b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to the MEDQ certification from a RPEQ that all earthworks have been carried out generally accordance with the certified plans submitted under part a) of this condition and that any unsuitable material encountered has been treated or replaced with suitable material.</p>	<p>b) Prior to commencement of use for the relevant stage</p> <p>c) Prior to commencement of use for the relevant stage</p>
<p>18.</p>	<p>Compliance Assessment - Internal Roadworks</p> <p>a) Submit to the MEDQ for Compliance Assessment functional roadworks layout plans certified by a RPEQ detailing the Internal Private Roadworks, including:</p> <ul style="list-style-type: none"> i. Car park design, layout and operation in accordance with AS2890.1, ii. functional road layouts; which clearly dimension road reserve widths, carriageways including lane widths, carparks, verges, footpaths, service corridors, traffic devices and access points. iii. long and cross sections for the road to demonstrate how the integration into the adjacent heritage buildings. iv. details of the pavement and verge treatments v. signs & line marking. vi. a demonstration that active network complies with the intent of the development scheme primary cycle route. vii. Demonstrate that no cars will queue into the Bramston Street roundabout; viii. Details of all on-site servicing areas, existing and proposed loading dock capacities, on-site circulation, manoeuvring and loading bays (i.e. swept paths for largest design vehicle, and coaches where applicable), including concept designs generally in accordance 	<p>a) Prior to commencing the internal roadworks in the relevant stage</p>

	<p>with the Traffic Impact Assessment Report prepared by Cambray Consulting dated 25th January 2019;</p> <p>ix. Coordination with the public realm plans approved under Condition 46.</p> <p>b) Submit to the MEDQ for detailed roadworks engineering plans certified by a RPEQ detailing the Internal Private Roadworks generally in accordance with the functional layout plans certified under part a) of this condition</p> <p>c) Construct the works generally in accordance with the certified plans as required under part b) of this condition.</p> <p>d) Provide verification, by a RPEQ, that all works have been completed in accordance with the certified plans required under part b) of this condition.</p>	<p>b) Prior to commencing the internal roadworks in the relevant stage</p> <p>c) Prior to commencing of use for the relevant stage</p> <p>d) Prior to commencing of use for the relevant stage</p>
19.	<p>Retaining Walls</p> <p>a) Submit to the MEDQ detailed engineering plans, certified by an RPEQ, of all retaining walls 1.0m or greater in height.</p> <p>Retaining walls are to be generally in accordance with <i>PDA Practice Note No. 10 – Plans of development</i> unless otherwise approved by EDQ Development Assessment, DSDMIP.</p> <p>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Submit to the MEDQ certification by a RPEQ that all retaining wall works 1.0m or greater in height have been carried out generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of site works for the relevant stage</p> <p>b) Prior to commencing of use for the relevant stage</p> <p>c) Prior to commencing of use for the relevant stage</p>
20.	<p>Bicycle Parking</p> <p>a) Submit to the MEDQ for compliance assessment plans and supporting documentation demonstrating the provision and location of bicycle parking of at a rate of 0.5 bicycle parking spaces x student accommodation facility per room and 46 x non-residential and visitor bicycle parking facilities generally in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i>, is delivered for the approved development in the wider Herston Health precinct noting that:</p> <p>i. wayfinding signage indicating the location of</p>	<p>a) Prior to commencement of use and to be maintained</p>

	<p>the non-residential and visitor bicycle parking facilities must be included.</p> <p>b) Submit to the MEDQ written evidence demonstrating bicycle parking facilities have been provided in accordance with part a) of this condition.</p>	<p>b) Prior to commencement of use or endorsement of a Building Format Plan for the relevant stage, whichever occurs first</p>
21.	<p>Upgraded QUU Water infrastructure</p> <p>a) Submit to the MEDQ a water reticulation Precinct Network Plan, endorsed by QUU.</p> <p>b) Submit to the MEDQ detailed water reticulation design plans, certified by a RPEQ and endorsed by QUU, generally in accordance with the endorsed Precinct Network Plan submitted under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition.</p> <p>d) Submit to the MEDQ 'as constructed' plans, asset register, pressure and CCTV results in accordance with QUU current adopted standards, of all water reticulation works constructed in accordance with this condition.</p>	<p>a) Prior to the commencement of water works for the relevant stage</p> <p>b) Prior to commencement of water works for the relevant stage</p> <p>c) Prior to commencement of use for the relevant stage</p> <p>d) Prior to commencement of use for the relevant stage</p>
22.	<p>Water Connection</p> <p>Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.</p>	<p>Prior to commencement of use for the relevant stage</p>
23.	<p>Upgraded QUU Sewer Reticulation</p> <p>a) Submit to the MEDQ a sewer reticulation Precinct Network Plan, endorsed by QUU.</p> <p>b) Submit to the MEDQ detailed sewer reticulation design plans, certified by a RPEQ and endorsed by QUU, generally in accordance with the endorsed Precinct Network Plan submitted under part a) of this condition.</p> <p>c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition.</p>	<p>a) Prior to the commencement of sewer works for the relevant stage.</p> <p>b) Prior to commencement of sewer works for the relevant stage</p> <p>c) Prior to commencement of use for the relevant stage</p>

	d) Submit to the MEDQ 'as constructed' plans, asset register, pressure and CCTV results in accordance with QUU current adopted standards, of all sewer reticulation works constructed in accordance with this condition.	d) Prior to commencement of use for the relevant stage
24.	Sewer Connection Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use for the relevant stage
25.	Stormwater Connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use for the relevant stage
26.	Stormwater Management (Quality) a) Submit to the MEDQ detailed engineering drawings, certified by a RPEQ for the proposed stormwater treatment devices designed generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quality</i> and the following documents: i. Herston Quarter Redevelopment Heritage Precinct stages 5,6 & 7) Engineering Services Report section 5 prepared by ACOR Consultants (QLD) Pty Ltd dated 30/01/2019 b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition. c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of stormwater works for the relevant stage b) Prior to commencement of use for the relevant stage c) Prior to commencement of use for the relevant stage
27.	Stormwater Management (Quantity) a) Submit to the MEDQ detailed design plans and hydraulic calculations, certified by a RPEQ, for the proposed stormwater drainage system generally in accordance with <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> and the following plans/documents: i. Herston Quarter Redevelopment Heritage Precinct stages 5,6 & 7) Engineering Services Report section 5 prepared by ACOR Consultants (QLD) Pty Ltd dated 30/01/2019	a) Prior to commencement of stormwater works for the relevant stage

	<p>b) Construct the works in accordance with the certified plans submitted under part a) of this condition.</p> <p>c) Provide evidence from a RPEQ that the works have been constructed generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>b) Prior to commencement of use for the relevant stage</p> <p>c) Prior to commencement of use for the relevant stage</p>
28.	<p>Outdoor Lighting</p> <p>Outdoor lighting within the development is to be designed and installed in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	<p>Prior to commencement of use and to be maintained for the relevant stage</p>
29.	<p>Street Lighting</p> <p>Design and install a street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves.</p> <p>The design of the street lighting system is to:</p> <p>a) meet the relevant standards of the electricity supplier;</p> <p>b) be acceptable to the electricity supplier as 'Rate 2 Public Lighting';</p> <p>c) be endorsed by Council as the Energex 'billable customer'; and</p> <p>d) be generally in accordance with Australian Standard AS1158 – <i>Lighting for Roads and Public Spaces</i>".</p>	<p>Prior to the commencement of use and to be maintained for the relevant stage</p>
30.	<p>Electricity</p> <p>Submit to the MEDQ either:</p> <p>a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development; or</p> <p>b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the local council electricity services.</p>	<p>Prior to commencement of use or endorsement of Building Format Plan, whichever comes first for the relevant stage</p>

31.	<p>Telecommunications</p> <p>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.</p>	Prior to commencement of use or endorsement of Building Format Plan, whichever comes first for the relevant stage
32.	<p>Broadband</p> <p>Submit to the MEDQ a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Legislation Amendment (Fibre Deployment) Act 2011</i>) can be provided in accordance with the Communications Alliance G645:2017 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.</p>	Prior to commencement of use or endorsement of Building Format Plan, whichever comes first for the relevant stage
33.	<p>Acid Sulfate Soils (ASSMP)</p> <p>a) Where acid sulfate soils are found on site, submit to the MEDQ an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP is to be prepared certified by a suitably qualified professional in soils and/or erosion sediment control.</p> <p>b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP submitted under part a) of this condition.</p>	<p>a) Prior to commencement of or during site works</p> <p>b) Prior to commencement of use for the relevant stage</p>
34.	<p>Refuse Collection</p> <p>Submit to the MEDQ refuse collection approval from Council or a private waste contractor.</p>	Prior to commencement of use for the relevant stage
35.	<p>Easements over Infrastructure</p> <p>Public utility easements are to be provided, in favour of and at no cost to the grantee, over infrastructure located in land that becomes contributed assets.</p> <p>The terms of the easements are to be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.</p>	Prior to commencement of use for the relevant stage
36.	<p>Contaminated Land</p> <p>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</p>	a) Prior to commencement of works

	<p>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) 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).</p> <p>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.</p> <p>c) All remediation and validation works must be undertaken under the supervision of an SQP.</p> <p>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.</p> <p>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 or occupier must, within 22 business days after becoming aware the activity is being carried out, give notice to the relevant State administering</p>	<p>b) Prior to commencement of works</p> <p>c) For the duration of the works the subject of this approval</p> <p>d) Prior to commencement of use</p>
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	authority in the approved form.	
Heritage conditions		
37.	<p>Compliance Assessment – Heritage Structure Management</p> <p>a) Submit to the MEDQ for Compliance Assessment an updated Heritage Management and Monitoring Plan (HMMP), certified by a RPEQ and a suitably qualified and experienced heritage specialist which addresses, but is not limited to, the following:</p> <ul style="list-style-type: none"> i. impacts of all works on the PDA significant heritage buildings; ii. engineering assessment; iii. a Comprehensive Risk Assessment in accordance with the principals in AS/NZS ISO 31000:2009 Risk management – Principles and guidelines; iv. mitigation measures to protect heritage buildings, including the proposed hoarding (ultimate) and structural augmentation and the shoring of adjacent basements; v. comprehensive monitoring strategy and methodology; vi. a Maintenance and Security Plan for each heritage structure during the works; vii. make good provisions on completion of works, or as otherwise agreed to by EDQ Development Assessment DSDMIP; viii. a post-excavation dilapidation report must be submitted upon completion of the early works program; ix. any proposal to add additional structural bracing, which does not form part of this PDA development approval, must be submitted for approval prior to being installed; x. fire protection services to all heritage places must be maintained (power/water). If new services are deemed necessary, details must be provided to EDQ Development Assessment, DSDMIP outlining the impact on heritage places; xi. any temporary works required to support the buildings. Any damage is to be appropriately rectified; and xii. neoprene pads must be installed in all locations where steel bracing will come into contact with building fabric. <p>b) Submit to the MEDQ for Compliance Assessment a Structural Engineering Report by a RPEQ, accompanied with detailed engineering drawings</p>	<p>a) Prior to the commencement of works for the relevant stage</p> <p>b) Prior to the commencement of works for the relevant stage</p>

	<p>and a geotechnical report demonstrating that the heritage buildings are adequately protected from damage during the demolition.</p> <p>c) Undertake monitoring generally in accordance with the certified methodology/program required under part a) of this condition.</p> <p>d) Submit to the MEDQ on request survey monitoring results and an accompanying report certified by a RPEQ.</p> <p>e) Construct the works generally in accordance with the endorsed plans required under part b) of this condition.</p> <p>f) Submit to the MEDQ 'as-constructed' plans certified by a RPEQ or suitably qualified professional, of any mitigation measures, structural augmentation, repairs performed to heritage buildings.</p> <p>g) Complete make good provisions as specified in the endorsed HMMP under part a) of this condition.</p> <p><i>Advice Note: Any proposal to add additional structural bracing which does not form part of this current approval should be submitted for development approval prior to it being installed.</i></p>	<p>c) As indicated</p> <p>d) As indicated</p> <p>e) Prior to commencement of use for the relevant stage</p> <p>f) Prior to commencement of use for the relevant stage</p> <p>g) As indicated</p>
<p>38.</p>	<p>Heritage Architect</p> <p>a) Submit to the MEDQ for written approval, a nomination for a registered architect, with a minimum of fifteen years' experience working with Heritage Places and a full International Membership of Australia ICOMOS.</p> <p>The approved Heritage Architect may be changed from time to time, with written approval by the MEDQ. The approved Heritage Architect is to be appointed for all Building Work involving on or adjacent to a PDA significant heritage building or the conservation or adaptive re-use of a PDA significant heritage building.</p> <p>b) The approved Heritage Architect is to oversee the coordination of all works to and adjacent to the PDA significant heritage buildings.</p>	<p>a) Prior to commencing works on or adjacent to a PDA significant heritage building</p> <p>b) As indicated</p>

39.	<p>Monthly Reporting – Heritage Works</p> <p>Submit to the MEDQ monthly reporting on the status of construction works to all heritage fabric. These reports are to be prepared by the approved Heritage Architect as specified in Condition 38, titled Heritage Architect</p>	a) As indicated
40.	<p>Compliance Assessment – Heritage Maintenance Plan</p> <p>a) Submit to the MEDQ a Heritage Maintenance Plan for Compliance Assessment for each PDA significant heritage building prepared by the approved Heritage Architect as specified in Condition 38, titled Heritage Architect. The Heritage Maintenance Plan is to be based on the relevant Conservation Management Plan for each PDA significant heritage building and must provide for additional inspections where the heritage building – or part of the heritage building – is vacant.</p> <p>b) Undertake the works in accordance with the HMP approved under part a) of this condition.</p> <p>c) Submit an annual report to the MEDQ and DES summarising the condition of each PDA significant Heritage building and detailing the maintenance and repair Works undertaken, certified by the approved Heritage Architect as specified in Condition 38, titled Heritage Architect. This reporting is to continue until such time that the ultimate use of the building commences.</p>	<p>a) Prior to commencing works on the relevant PDA significant heritage building</p> <p>b) As indicated</p> <p>c) As stated</p>
41.	<p>Compliance Assessment – Schedule of Conservation Works</p> <p>a) Submit to the MEDQ for Compliance Assessment a Schedule of Conservation Works for each PDA significant heritage building which is prepared by the approved Heritage Architect as specified in Condition 38, titled Heritage Architect. The Schedule of Conservation Works is to be based on the approved Dilapidation Reports and relevant Conservation Management Plan for each PDA significant heritage building. The conservation works are to be specified on plans and elevations for each PDA significant heritage building and should specify the method of conservation. In preparing the Schedule of Conservation Works, consideration is to be given to the condition and structural integrity of fabric proposed to be removed and replaced with the intention of</p>	a) Prior to commencing works on the relevant PDA significant heritage building

	<p>retaining and conserving this fabric where possible. The approved Heritage Architect is to oversee the detailed specification and implementation of the approved Schedule of Works.</p> <p>b) Undertake all Works specified in the Schedule of Conservation Works approved under part a) of this condition. All Conservation Works are to be completed within six years of this PDA development approval, or as otherwise agreed to in writing by the MEDQ.</p> <p>c) Submit to the MEDQ certification from the approved Heritage Architect that all Works have been undertaken in accordance with part a) of this condition.</p>	<p>b) As indicated</p> <p>c) Prior to commencing use of the relevant PDA significant heritage building</p>
42.	<p>Archival Recording</p> <p>a) Submit to MEDQ written evidence that the proposed archival recording scope has been approved by DES</p> <p>b) Submit to MEDQ the archival recording for section each section or part thereof of all PDA significant heritage buildings generally in accordance with the written advice provided in part a) of this condition</p> <p>c) Submit to DES a comprehensive archival recording for each PDA significant heritage building (including its surroundings) in accordance with the written advice provided in part a) of this condition</p>	<p>a) Prior to commencing the relevant Works on the relevant PDA significant heritage building</p> <p>b) Prior to commencing the relevant Works on the relevant section or part thereof of the PDA significant heritage building</p> <p>c) Prior to the commencement of use for each PDA significant heritage building or within 3 months of commencing the final stage of Works on the relevant PDA significant building whichever is earlier</p>
43.	<p>Retention Strategy</p> <p>a) Submit to EDQ Development Assessment, DSDMIP a Retention Strategy prepared by the approved Heritage Architect as specified in Condition 38, titled Heritage Architect, which details the process and methodology of the retention, analysis and storage of heritage fabric approved for removal, including windows, doors, decorative finishes and the like. The Strategy is to:</p> <p style="padding-left: 40px;">a. Detail the method of analysis which will be used to determine which material will be</p>	<p>a) Prior to the commencement of Works on the relevant PDA significant heritage building</p>

	<p>suitable for retention for the purpose of future repair or reinstatement works</p> <p>b. Outline the storage method and location for material retained as per part (ii) above. The storage location is to be secure and weatherproof.</p> <p>b) Complete all works in accordance with the Retention Strategy as above under part a) of this condition.</p> <p>c) Submit to EDQ Development Assessment, DSDMIP a report which includes a catalogue of the fabric retained during the works as per part b) of this condition.</p>	<p>b) For the duration of the works</p> <p>c) No later than 4 weeks after the completion of works on the relevant PDA significant heritage building</p>
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Public Realm conditions

44.	<p>Compliance Assessment – Public Art Strategy</p> <p>a) Submit to the MEDQ for Compliance Assessment, a Public Art Strategy, prepared by a suitably qualified and experienced person. The Public Art Strategy is to include at a minimum:</p> <ul style="list-style-type: none"> a. A detailed public art strategy incorporating the intent and principles for all public artworks on the site. b. Conceptual designs and details of proposed public art, locations, finishes and materials c. Documentation demonstrating how the proposed public art integrates with the Heritage Interpretation Strategy and Wayfinding Strategy. <p>b) Submit to the MEDQ for Compliance Assessment, Detailed Design Plans, including images, for the artworks conceptually described and illustrated in the Public Art Strategy approved under part a) of this condition. The Detailed Design Plans are to at a minimum:</p> <ul style="list-style-type: none"> a. Be in accordance with the Public Art Strategy approved under part a) of this condition; b. Provide precise locations, materials and finishes. <p>c) Undertake all Works in accordance with the Detailed Design Plans approved under part b) of this condition.</p>	<p>a) Prior to commencing Public Realm Works</p> <p>b) Prior to commencing the relevant works (installation of public art)</p> <p>c) As indicated</p>
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<p>45.</p>	<p>Compliance Assessment – Heritage Interpretation Strategy and Plans</p> <p>a) Submit to the MEDQ for Compliance Assessment, a Heritage Interpretation Strategy prepared by a suitably qualified and experienced heritage interpretation specialist.</p> <p>The Heritage Interpretation Strategy is to focus on delivering an integrated and holistic approach to heritage interpretation, and to:</p> <ul style="list-style-type: none"> i. Identify the potential audience for the interpretation; ii. Identify the historic themes to be interpreted; iii. Identify potential media and location(s) for interpretation; iv. Identify how heritage interpretation will be integrated with the public realm, public art strategies and wayfinding devices; and v. Ensure any proposal involving the Aboriginal cultural heritage is developed in consultation with the Traditional Owners. <p>b) Submit to the MEDQ for Compliance Assessment detailed Heritage Interpretation Plans in accordance with the Heritage Interpretation Strategy approved under part a) of this condition</p> <p>c) Construct the works in accordance with the Heritage Interpretation Plans approved under part b) of this condition.</p>	<p>a) Prior to commencing Public Realm Works</p> <p>b) Prior to commencing use of the relevant Stage</p> <p>c) Within 20 business days of completion of the relevant works</p>
<p>46.</p>	<p>Compliance Assessment – Wayfinding Strategy</p> <p>a) Submit to the MEDQ for Compliance Assessment a Wayfinding Strategy for the site. The Wayfinding Strategy is to address the strategic and local context, and detail at a minimum:</p> <ul style="list-style-type: none"> a. Wayfinding principles and elements within the Development and how these: <ul style="list-style-type: none"> i. Integrate into the wider surrounding Herston Health landscape; ii. Stitch together a coherent navigable landscape; b. How the following key design elements use been used to deliver wayfinding throughout the development: <ul style="list-style-type: none"> i. Place specific qualities and architectural clues (landscape, heritage, architecture and public art) 	<p>a) Prior to commencing Public Realm Works</p>

	<ul style="list-style-type: none"> ii. Graphic communication iii. Tactile communication. <p>b) Design the development in accordance with the Wayfinding Strategy approved under part a) of this condition.</p>	<p>b) At all times</p>
<p>47.</p>	<p>Compliance Assessment – Detailed Public Realm Plans</p> <p>a) Submit to the MEDQ for Compliance Assessment, detailed public realm plans including Design Documentation and Supporting information for all Public Realm areas, certified by an AILA and with input from a heritage professional, as appropriate. The detailed plans are to be generally in accordance with approved plans.</p> <p>The Detailed Documentation and Supporting Information is to include at a minimum:</p> <ul style="list-style-type: none"> i. Furniture location and types; ii. Details of pavement types and materials (paving stone types and sizes); iii. Locations and details of proposed artwork, heritage interpretation elements, wayfinding and signage elements; iv. Plans and a schedule of materials and finishes, furniture, lighting and signage; v. Planting plans including species, sizes and spacing and location; vi. Demonstrate design meets equitable access and CPTED requirements; vii. Interface with PDA significant heritage buildings; viii. Interface with new built form; ix. Details of awnings and shade devices including location, height and materials; x. All tree, mid storey and ground cover species list, including minimum overall height, spread and container size; xi. Locations, arrangements and details of proposed WSUD devices; xii. Locations and details of an irrigation system to establish and sustain the softscape areas; xiii. Location and dimension of street carriageways, footpaths and other pavements; xiv. Location, type and size of street tree and fencing park area and embellishment, including location and treatment of paths, planting, mounding, 	<p>a) Prior to commencing Public Realm Works for the relevant stage</p>

	<p>xv. park furniture, shelters and play area. Demonstrated consideration of the relevant Conservation Management Plans to inform planting choice, the location and treatment of footpaths, the location and materiality of furniture, lighting, fencing etc.</p> <p>xvi. An arborist report for any vegetation proposed to be removed.</p> <p>b) Construct the works in accordance with plans approved under part a) of this condition.</p> <p>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.</p>	<p>b) As indicated</p> <p>c) Within 20 business days of completion of works</p>
48.	<p>Compliance Assessment – Public Access 24/7</p> <p>a) Submit to the MEDQ for Compliance Assessment, a plan that provides and maintains unimpeded and safe 24-hour public access through the site and to all buildings internal to the site. This plan is to demonstrate compliance with AS1428.1 and AS1428.2 where applicable.</p> <p>b) Maintain access 24/7 as per the plan approved under part a) of this condition.</p>	<p>a) Prior to commencing Public Realm Works</p> <p>b) As indicated</p>
49.	<p>Compliance Assessment – Event Management Strategy</p> <p>a) Submit to the MEDQ for Compliance Assessment, an Event Management Plan (EMP), prepared by a suitably qualified and experienced person in event organisation and administration, identifying at a minimum;</p> <ol style="list-style-type: none"> a. The planned event spaces, their size, their capacity and location; b. The different types of events to be held within each event space; c. The management of service vehicle access for ongoing requirements in event mode; d. The processes to be used for communicating the local community and key stakeholders, and the mechanisms for incorporating their feedback and concerns into future event planning and preparation of any individual event management plans. <p>b) Where necessary, obtain permits from Council for specific events and ensure these are planned in accordance with the EMP approved under part a) of this condition.</p>	<p>a) 6 months prior to commencing use of a stage.</p> <p>b) As required</p>

	<p>c) The approved EMP and any specific event management plan (where related to a Council permitted event) must be kept available on site and be accessible at all times.</p> <p>d) Undertake any event on the site in accordance with the approved EMP.</p>	<p>c) At all times</p> <p>d) At all times</p>
50.	<p>Compliance Assessment – Exclusive Use Area Plans</p> <p>a) Submit to the MEDQ for Compliance Assessment, detailed plans including Design Documentation and Supporting information certified by an AILA and with input from a heritage professional, as appropriate, for all areas identified as Exclusive Use Areas on approved plan Pedestrian Movement prepared by Hassell. The detailed plans are to be generally in accordance with approved plans.</p> <p>The Detailed Documentation and Supporting Information is to include at a minimum:</p> <ol style="list-style-type: none"> i. Furniture location and types; ii. Details of pavement types and materials (paving stone types and sizes); iii. Locations and details of proposed artwork, heritage interpretation elements, wayfinding and signage elements; iv. Plans and a schedule of materials and finishes, furniture, lighting and signage; v. Planting plans including species, sizes and spacing and location; vi. Demonstrate design meets equitable access and CPTED requirements; vii. Interface with PDA significant heritage buildings; viii. Interface with new built form; ix. Details of awnings and shade devices including location, height and materials; x. Details of security fencing; xi. All tree, mid storey and ground cover species list, including minimum overall height, spread and container size; xii. Locations, arrangements and details of proposed WSUD devices; xiii. Locations and details of an irrigation system to establish and sustain the softscape areas; xiv. Location and dimension of street carriageways, footpaths and other pavements; 	<p>a) Prior to commencing the relevant works</p>

	<ul style="list-style-type: none"> xv. Location, type and size of street tree and fencing park area and embellishment, including location and treatment of paths, planting, mounding, park furniture, shelters and play area. xvi. Demonstrated consideration of the relevant Conservation Management Plans to inform planting choice, the location and treatment of footpaths, the location and materiality of furniture, lighting, fencing etc; xvii. An arborist report for any vegetation proposed to be removed. <p>b) Construct the works in accordance with plans approved under part a) of this condition.</p>	b) As indicated
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Infrastructure Contributions

51.	<p>Infrastructure Contributions</p> <p>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</p> <p>Where the application is an MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.</p>	In accordance with the DCOP
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Stage 2 – Edith Cavell Material Change of Use – Childcare Centre, Commercial, Centre Activities and Building Work on a State Heritage Listed Place

52.	<p>Compliance Assessment – Detailed Demolition Plans</p> <p>a) Submit to the MEDQ for Compliance Assessment, detailed demolitions plans and elevations prepared by a registered architect for:</p> <ul style="list-style-type: none"> i. All floor levels; ii. Roof; iii. All elevations; iv. Detailed cross sections. <p>The plans are to be accompanied by a Heritage Impact Statement as specified in Condition 55.</p> <p>The plans are to be accompanied by a ‘Hold Points and Heritage Inspection Schedule’. The schedule is to outline ‘Hold Points’, at which point relevant works cease to enable inspection of the works by a suitably qualified independent reviewer determined by MEDQ.</p>	a) Prior to commencing the relevant Building Works
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	<p>The applicant or their nominated representative must provide at least 5 business days' notice of an upcoming inspection to the Heritage Architect and the independent reviewer as outlined in the approved Schedule. The applicant or their nominated representative will re-confirm the inspection at least 48 hours prior.</p> <p>Following each inspection, within 2 business days both parties must agree the matters discussed in writing. This may include a requirement for the applicant to provide updated detailed documentation to resolve issues identified during the inspection, prior to works to the relevant heritage place continuing, to be submitted under part b) of this condition.</p> <p>b) Submit to the MEDQ for written approval updated detailed documentation as per the outcome of any Heritage Inspection undertaken in accordance with the Heritage Inspection and Hold Points Schedule approved under part a) of this condition.</p> <p>c) Construct the Works in accordance with the plans approved under part a) and b) of this condition.</p> <p>d) Submit to the MEDQ a written statement by a registered architect, confirming that the constructed Works are generally in accordance with the plans approved under part a) and b) of this condition.</p>	<p>b) As indicated</p> <p>c) Prior to commencing use</p>
<p>53.</p>	<p>Compliance Assessment – Detailed Architectural Plans</p> <p>a) Submit to the MEDQ for Compliance Assessment, detailed architectural floor plans and elevations prepared by a registered architect for:</p> <ul style="list-style-type: none"> i. All floor levels; ii. Roof; iii. All elevations; iv. Detailed cross sections; and v. Demolition plans. <p>The detailed plans are to be in accordance with the Herston Quarter PDA Development Scheme, the relevant approved concept plans and are to be accompanied by a Heritage Impact Statement as specified in Condition 55.</p> <p>The plans are to address the following design parameters:</p> <ul style="list-style-type: none"> i. Elevations are to provide activation and overlooking to the Fourth Avenue frontage through a range of design features, including glazing, landscape treatment and 	<p>a) Prior to commencing the relevant Building Works</p>

	<ul style="list-style-type: none"> ii. outdoor dining areas; ii. Shop or Food or Drink Outlet tenancies are to be less than 250m² per tenancy; iii. The design and demolition (if required) must consider heritage nature of the building in accordance with the relevant Conservation Management Plan; iv. The main entry into the building from Fourth Avenue will be emphasised through architectural and public realm treatment; v. Details of the proposed materials, colours treatments and finishes to all facades where new treatments are proposed; vi. Details of proposed sun shading devices; vii. The location and detailing of all services required to adequately services the site. <p>The plans are to be accompanied by a 'Hold Points and Heritage Inspection Schedule'. The schedule is to outline 'Hold Points', at which point relevant works cease to enable inspection of the works by a suitably qualified independent reviewer determined by MEDQ.</p> <p>The applicant or their nominated representative must provide at least 5 business days' notice of an upcoming inspection to the Heritage Architect and the independent reviewer as outlined in the approved Schedule. The applicant or their nominated representative will re-confirm the inspection at least 48 hours prior.</p> <p>Following each inspection, within 2 business days both parties must agree the matters discussed in writing. This may include a requirement for the applicant to provide updated detailed documentation to resolve issues identified during the inspection, prior to works to the relevant heritage place continuing, to be submitted under part b) of this condition.</p>	
	<p>b) Submit to the MEDQ for written approval updated detailed documentation as per the outcome of any Heritage Inspection undertaken in accordance with the Heritage Inspection and Hold Points Schedule approved under part a) of this condition.</p>	<p>b) As indicated</p>
	<p>c) Construct the Works in accordance with the plans approved under part a) and b) of this condition.</p>	<p>c) As indicated</p>
	<p>d) Submit to the MEDQ a written statement by a registered architect, confirming that the constructed Works are generally in accordance with the plans approved under part a) and b) of this condition.</p>	<p>d) Prior to commencing use</p>

54.	<p>Fire Services Report – Edith Cavell Building</p> <p>Submit to the MEDQ a Fire Services Report prepared by a suitably qualified building professional for the PDA significant heritage building identified as the Edith Cavell building. The Fire Services Report is to consider how compliance can be achieved while retaining heritage fabric in situ.</p>	Prior to the commencement of Building Work
55.	<p>Heritage Impact Statement</p> <p>Submit to the MEDQ a Heritage Impact Statement (HIS) for all building work and Public Realm work proposed and adjacent to the PDA significant heritage building identified as Edith Cavell. The HIS is to demonstrate how the proposed works have regard to the relevant Conservation Management Plan and be prepared by the approved Heritage Architect, as specified in Condition 38 of this approval.</p>	Prior to the commencement of building works or Public Realm works to or adjacent the relevant PDA significant heritage building
<p>Stage 3 – Lady Lamington Material Change of Use – Rooming Accommodation (Student Accommodation), Shop, Food and Drink Outlet and Building Work on a State Heritage Listed Place</p>		
56.	<p>Compliance Assessment – Detailed Demolition Plans</p> <p>a) Submit to the MEDQ for Compliance Assessment, detailed demolitions plans and elevations prepared by a registered architect for:</p> <ul style="list-style-type: none"> vi. All floor levels; vii. Roof; viii. All elevations; ix. Detailed cross sections. <p>The plans are to be accompanied by a Heritage Impact Statement as specified in Condition 58.</p> <p>The plans are to be accompanied by a ‘Hold Points and Heritage Inspection Schedule’. The schedule is to outline ‘Hold Points’, at which point relevant works cease to enable inspection of the works by a suitably qualified independent reviewer determined by MEDQ.</p> <p>The applicant or their nominated representative must provide at least 5 business days’ notice of an upcoming inspection to the Heritage Architect and the independent reviewer as outlined in the approved Schedule. The applicant or their nominated representative will re-confirm the inspection at least 48 hours prior.</p> <p>Following each inspection, within 2 business days both parties must agree the matters discussed in writing. This may include a requirement for the</p>	a) Prior to commencing the relevant Building Works

	<p>applicant to provide updated detailed documentation to resolve issues identified during the inspection, prior to works to the relevant heritage place continuing, to be submitted under part b) of this condition.</p> <p>b) Submit to the MEDQ for written approval updated detailed documentation as per the outcome of any Heritage Inspection undertaken in accordance with the Heritage Inspection and Hold Points Schedule approved under part a) of this condition.</p> <p>c) Construct the Works in accordance with the plans approved under part a) and b) of this condition.</p> <p>d) Submit to the MEDQ a written statement by a registered architect, confirming that the constructed Works are generally in accordance with the plans approved under part a) and b) of this condition.</p>	<p>b) As indicated</p> <p>c) As indicated</p> <p>d) Prior to commencing use</p>
57.	<p>Compliance Assessment – Detailed Architectural Plans</p> <p>a) Submit to the MEDQ for Compliance Assessment, detailed architectural floor plans and elevations prepared by a registered architect for:</p> <ol style="list-style-type: none"> i. All floor levels; ii. Roof; iii. All elevations; iv. Detailed cross sections; and v. Demolition plans. <p>The detailed plans are to be in accordance with the Herston Quarter PDA Development Scheme, the relevant approved concept plans and are to be accompanied by a Heritage Impact Statement as specified in Condition 59.</p> <p>The plans are to address the following design parameters:</p> <ol style="list-style-type: none"> i. Elevations are to provide activation and overlooking to the Fourth Avenue frontage through a range of design features, including glazing, landscape treatment and outdoor dining areas; ii. Shop or Food or Drink Outlet tenancies are to be less than 250m² per tenancy; iii. The design and demolition (if required) must consider heritage nature of the building in accordance with the relevant Conservation Management Plan; iv. The main entry into the building from Fourth Avenue will be emphasised through architectural and public realm treatment; v. Details of the proposed materials, colours 	<p>a) Prior to commencing the relevant Building Works</p>

	<p>treatments and finishes to all facades where new treatments are proposed;</p> <ul style="list-style-type: none"> vi. Details of proposed sun shading devices; vii. The location and detailing of all services required to adequately services the site. <p>The plans are to be accompanied by a 'Hold Points and Heritage Inspection Schedule'. The schedule is to outline 'Hold Points', at which point relevant works cease to enable inspection of the works by a suitably qualified independent reviewer determined by MEDQ.</p> <p>The applicant or their nominated representative must provide at least 5 business days' notice of an upcoming inspection to the Heritage Architect and the independent reviewer as outlined in the approved Schedule. The applicant or their nominated representative will re-confirm the inspection at least 48 hours prior.</p> <p>Following each inspection, within 2 business days both parties must agree the matters discussed in writing. This may include a requirement for the applicant to provide updated detailed documentation to resolve issues identified during the inspection, prior to works to the relevant heritage place continuing, to be submitted under part b) of this condition.</p> <ul style="list-style-type: none"> b) Submit to the MEDQ for written approval updated detailed documentation as per the outcome of any Heritage Inspection undertaken in accordance with the Heritage Inspection and Hold Points Schedule approved under part a) of this condition. c) Construct the Works in accordance with the plans approved under part a) and b) of this condition. d) Submit to the MEDQ a written statement by a registered architect, confirming that the constructed Works are generally in accordance with the plans approved under part a) and b) of this condition. 	<ul style="list-style-type: none"> b) As indicated c) As indicated d) Prior to commencing use
58.	<p>Fire Services Report – Lady Lamington Building</p> <p>Submit to the MEDQ a Fire Services Report prepared by a suitably qualified building professional for the PDA significant heritage building identified as the Lady Lamington building. The Fire Services Report is to consider how compliance can be achieved while retaining heritage fabric in situ.</p>	<p>Prior to the commencement of Building Work</p>

59.	<p>Heritage Impact Statement</p> <p>Submit to the MEDQ a Heritage Impact Statement (HIS) for all building work and Public Realm work proposed and adjacent to the PDA significant heritage building identified as Lady Lamington. The HIS is to demonstrate how the proposed works have regard to the relevant Conservation Management Plan and be prepared by the approved Heritage Architect, as specified in Condition 38 of this approval.</p>	Prior to the commencement of building works or Public Realm works to or adjacent the relevant PDA significant heritage building
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**Stage 4 – Lady Norman
Material Change of Use – Food and Drink Outlet, Shop, Health Care Service, Research and Technology Industry, Office, Indoor Sport and Recreation, Short Term Accommodation**

60.	<p>Compliance Assessment – Detailed Demolition Plans</p> <p>a) Submit to the MEDQ for Compliance Assessment, detailed demolitions plans and elevations prepared by a registered architect for:</p> <ul style="list-style-type: none"> i. All floor levels; ii. Roof; iii. All elevations; iv. Detailed cross sections. <p>The plans are to be accompanied by a Heritage Impact Statement as specified in Condition 63.</p> <p>The plans are to be accompanied by a ‘Hold Points and Heritage Inspection Schedule’. The schedule is to outline ‘Hold Points’, at which point relevant works cease to enable inspection of the works by a suitably qualified independent reviewer determined by MEDQ.</p> <p>The applicant or their nominated representative must provide at least 5 business days’ notice of an upcoming inspection to the Heritage Architect and the independent reviewer as outlined in the approved Schedule. The applicant or their nominated representative will re-confirm the inspection at least 48 hours prior.</p> <p>Following each inspection, within 2 business days both parties must agree the matters discussed in writing. This may include a requirement for the applicant to provide updated detailed documentation to resolve issues identified during the inspection, prior to works to the relevant heritage place continuing, to be submitted under part b) of this condition.</p> <p>b) Submit to the MEDQ for written approval updated detailed documentation as per the outcome of any Heritage Inspection undertaken in accordance</p>	<p>a) Prior to commencing the relevant Building Works</p> <p>b) As indicated</p>
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	<p>with the Heritage Inspection and Hold Points Schedule approved under part a) of this condition.</p> <p>c) Construct the Works in accordance with the plans approved under part a) of this condition.</p> <p>d) Submit to the MEDQ a written statement by a registered architect, confirming that the constructed Works are generally in accordance with the plans approved under part a) of this condition.</p>	<p>c) As indicated</p> <p>d) Prior to commencing use</p>
<p>61.</p>	<p>Compliance Assessment – Detailed Architectural Plans</p> <p>a) Submit to the MEDQ for Compliance Assessment, detailed architectural floor plans and elevations prepared by a registered architect for:</p> <ul style="list-style-type: none"> i. All floor levels; ii. Roof; iii. All elevations; iv. Detailed cross sections; and v. Demolition plans. <p>The detailed plans are to be in accordance with the relevant approved concept plans and are to be accompanied by a Heritage Impact Statement as specified in Condition 63.</p> <p>The plans are to address the following design parameters:</p> <ul style="list-style-type: none"> i. Elevations are to provide activation and overlooking to the Fourth Avenue frontage through a range of design features, including glazing, landscape treatment and outdoor dining areas; ii. Shop or Food or Drink Outlet tenancies are to be less than 250m² per tenancy; iii. The design and demolition (if required) must consider heritage nature of the building in accordance with the relevant Conservation Management Plan; iv. The main entry into the building from Fourth Avenue will be emphasised through architectural and public realm treatment; v. Details of the proposed materials, colours treatments and finishes to all facades where new treatments are proposed; vi. Details of proposed sun shading devices; vii. The location and detailing of all services required to adequately services the site. <p>b) Submit to the MEDQ for written approval updated detailed documentation as per the outcome of any Heritage Inspection undertaken in accordance</p>	<p>a) Prior to commencing the relevant Building Works</p> <p>b) As indicated</p>

	<p>with the Heritage Inspection and Hold Points Schedule approved under part a) of this condition.</p> <p>c) Construct the Works in accordance with the plans approved under part a) and b) of this condition.</p> <p>d) Submit to the MEDQ a written statement by a registered architect, confirming that the constructed Works are generally in accordance with the plans approved under part a) and b) of this condition.</p>	<p>c) As indicated</p> <p>d) Prior to commencing use</p>
62.	<p>Fire Services Report – Lady Norman Building</p> <p>Submit to the MEDQ a Fire Services Report prepared by a suitably qualified building professional for the PDA significant heritage building identified as the Lady Norman building. The Fire Services Report is to consider how compliance can be achieved while retaining heritage fabric in situ.</p>	<p>Prior to the commencement of Building Work</p>
63.	<p>Heritage Impact Statement</p> <p>Submit to the MEDQ a Heritage Impact Statement (HIS) for all building work and Public Realm work proposed and adjacent to the PDA significant heritage building identified as Lady Norman. The HIS is to demonstrate how the proposed works have regard to the relevant Conservation Management Plan and be prepared by the approved Heritage Architect, as specified in Condition 38 of this approval.</p>	<p>Prior to the commencement of building works or Public Realm works to or adjacent the relevant PDA significant heritage building</p>

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 ****