

DEV2012/393

22 May 2013

Tom Salmon
RPS
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Tom

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
MATERIAL CHANGE OF USE AND ASSOCIATED OPERATIONAL WORKS FOR
MEDICAL CENTRE AND OFFICE AND ASSOCIATED OPERATIONAL WORKS
(ROADWORKS, FOOTPATH AND OTHER RELEVANT WORKS) AT 24
MARKWELL STREET, BOWEN HILLS DESCRIBED AS LOT 5 ON SP213464**

I make reference to the Delegate Decision made on 23 April 2013. It is noted that the original decision was not made in accordance with the instrument of Sub-Delegation *Economic Development Act 2012*.

On 21 May 2013 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*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website
<http://edq.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Patrick Atkinson on 3024 4178.

Yours Sincerely



Patrick Atkinson
Manager – Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Bowen Hills	
Site address	24 Markwell Street, Bowen Hills	
Lot on plan description	Lot number	Lot description
	Lot 5	SP213464
PDA development application details		
MEDQ reference number	DEV2012/393	
Lodgement date	27 November 2012	
Type of application	☒ New development involving:- ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☒ Operational work ☐ Preliminary approval ☒ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Medical Centre and Office and associated Operational Works (roadworks, footpath and other relevant works)	

PDA development approval details

Decision of the MEDQ	<i>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.</i>
Decision date	21 May 2013
Currency period	4 Years (Stage 1) and 10 Years (Stage 2) from Decision Date

Plans and specification

The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Ground Plan	3232_DA041 C	18 April 2013
2.	Level 1 Plan	3232_DA042 C	18 April 2013
3.	Level 2 Plan	3232_DA043 C	18 April 2013
4.	Level 3 Plan	3232_DA044 C	18 April 2013
5.	Roof / Plan Level Plan	3232_DA045 C	18 April 2013
6.	Plant Roof Plan	3232_DA046 C	18 April 2013
7.	Lower Ground 1 Plan	3232_DA047 C	18 April 2013
8.	Lower Ground 2 Plan	3232_DA048 C	18 April 2013
9.	Lower Ground 3 Plan	3232_DA049 C	18 April 2013
10.	North Elevation	3232_DA051 C	18 April 2013
11.	West Elevation	3232_DA052 C	18 April 2013
12.	East Elevation	3232_DA053 C	18 April 2013
13.	South Elevation	3232_DA054 C	18 April 2013
14.	Sections Sheet 1	3232_DA061 C	18 April 2013
15.	Sections Sheet 2	3232_DA062 C	18 April 2013
16.	Sections Sheet 3	3232_DA063 C	18 April 2013
17.	Staging Plans	3232_DA074 C	18 April 2013
18.	NLA Summery	3232_DA0101 C	18 April 2013
19.	GFA Summery	3232_DA0102 C	18 April 2013
20.	Transport Impact Assessment, prepared by GTA Consultants	Issue A	12/02/13
21.	Roadworks & Drainage Layout Sheet 1 – Rev A Bornhorst + Ward Pty Ltd	SKC031	12/02/13
22.	Roadworks & Drainage Layout Sheet 2	SKC032	12/02/13

	– Rev A Bornhorst + Ward Pty Ltd		
23.	Road Longitudinal & Cross Sections – Rev A Bornhorst + Ward Pty Ltd	SKC035	12/02/13
24.	Civil Engineering Report for the proposed Laboratory and Offices located at Lot 5 Hurworth Street, Bowen Hills, prepared by Bornhorst + Ward Pty Ltd	Rev B	Feb 2013
25.	Noise Assessment, prepared by Norman Disney & Young	Rev 2.0 – FINAL	8 Feb 2013
26.	Air Quality Report, prepared by SLR		11 February 2013
27.	Landscape Schematic Design Report, prepared by RPS	116007 SD [C]	18-2-2013

PDA Development Conditions

General/ Planning Requirements

1.	Carry out the Approved Development Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).	Prior to commencement of use
2.	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the conditions included in the Conditions Package. Such operational work is to be carried out generally in accordance with the approved drawing(s), and/or documents or, if requiring a further approval from EDQ, in accordance with the relevant approval(s).	Prior to commencement of use
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant engineering or other approval/s required by the conditions.	To be maintained

Engineering

4.	Construction Management Plan a) Prepare and submit a site based construction management plan, certified by a Registered Professional Engineer of QLD (RPEQ) that includes but is not limited to: • A construction monitoring programme for the construction work. • Management of construction noise. • Provision for the management of traffic around and through the site during and outside of construction work hours. • Provision for parking and materials delivery during and outside of construction hours of work.	a) Prior to commencement of site works
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	• Management of dust generated from the site during and outside construction work hours. • Management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later). • Management of groundwater and surface water collection, treatment and disposal. b) The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. c) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	b) As indicated c) While site works / operational works / building works are occurring
5.	Easements over Infrastructure Where public utilities are located on private land, public utility easements must be provided in favour and at no cost to the relevant service provider entities. The terms of the easements must be to the satisfaction of the Chief Executive Officers of the entities.	Prior to commencement of use
6.	Filling and Excavation a) Submit to EDQ an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. b) Undertake all works in accordance with the endorsed plan required in part (a) and submit certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to commencement of site works b) Prior to commencement of use.
7.	On site Erosion and Stormwater Runoff a) Prepare an Erosion and Sediment Control (ESC) Management Plan for the site in accordance with the Healthy Waterways document "Controlling Stormwater Pollution on Your Building Site" 2006 (or later version) and Brisbane City Council's "Erosion and Sediment Control Standard" (Version 9 or later). b) Implement and maintain the ESC Management Plan on-	a) Prior to commencement of site works b) While site works/operational

	site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped). The prepared ESC Management Plan must be available on-site during these works.	works/building works is occurring
8.	Protection and Alteration of Existing Infrastructure a) Where there is existing infrastructure in the vicinity of the proposed work, then the new work must not damage or compromise the working ability of the existing infrastructure. Should it be required to provide alterations to public utility mains, existing mains, services or installations, then the developer is required to meet the costs of the alteration/s, which is to be carried out in accordance with Brisbane City Council's "Subdivision and Development Guidelines". b) A building over sewer (BOS) application and a building over/near stormwater (BONSW) are to be submitted to ensure no loading is transferred to the trunk main during construction and no diversion for the trunk main over site is required. The BOS & BONSW are to be approved by the relevant service provider entities.	a) While site works are occurring, then to be maintained b) Prior to commencement of site works
9.	Carparks, Signs, and Lines Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s): a) Delineate and sign the internal roads and designated vehicle entry point. b) Parking on the site to be generally in accordance with the approved plans and designed in accordance with AS2890.1. c) A minimum of 2.3 metres height clearance to all undercover parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. d) A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site. e) An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. f) The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads.	Prior to commencement of use and to be maintained
10.	Access Roads and Driveways a) Submit to EDQ detailed engineering design and construction drawings detailing the access road and driveways generally in accordance with approved Plan Nos. SKC031 and SKC032 Roadworks & Drainage Layout Rev A - Sheet 1 and Sheet 2 dated 12/02/13; and Brisbane City Council's Development and subdivision Guidelines. The design shall be checked and certified by a Registered Professional Engineer of Queensland (RPEQ) for the following:-	a) Prior to commencement of site works

	• Best Street along the development frontage shall be designed to have two travel lanes on a 6.5m kerb to kerb width within the road reserve. • Markwell Street road reserve shall be designed to have widths varying from 7.1m to 8.3m to provide access to the development and service access to the Markwell Street embankment. The cross section of the street shall generally be in accordance with approved Plan No. SKC035 Road Longitudinal & Cross Sections Rev A dated 12/02/13. • All traffic signs shall be designed in accordance with the Manual of Uniform Traffic Control Devices. b) Construct the road works in accordance with part a) of this condition c) Submit to the EDQ as constructed drawings and certification from an RPEQ that all roads and associated works (e.g. stormwater drainage, kerb and channel, concrete footpaths, signage, traffic islands) have been constructed in accordance with part a) of this condition	b) Prior to commencement of use c) Prior to commencement of use
11.	Bicycle Spaces Provide bicycle spaces and end of trip facilities in accordance with the stamped approved plans ensuring a total of 93 spaces for staff and 19 spaces for visitors.	Prior to commencement of use and to be maintained
12.	Compliance Assessment – Informal Accessway a) Submit to EDQ for Compliance Assessment, drawings illustrating an unimpeded, informal pedestrian connectivity between the proposed park space on Lot 4 on SP213464 and the Markwell Street road reserve. This will be achieved by either; • A grassed slope between the building's edge and the Markwell Street embankment; or • A minimum 3m wide, grass-finished informal accessway with appropriate balustrading. b) The approved access arrangement is to be constructed to the satisfaction of EDQ and maintained at all times.	a) Prior to commencement of building work above natural ground level b) Prior to commencement of use and maintained
13.	Sewerage System and Connection a) Submit and obtain approval from QUU engineering design drawings detailing the sewerage system including connection to existing sewerage infrastructure, checked and certified by a Registered Professional Engineer of QLD (RPEQ) required to service the development. The RPEQ is to verify the plans and ensure the design is in accordance with QUU's current Standards. b) Construct the sewerage system and connections in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the EDQ 'As-Constructed' drawings verified by a RPEQ confirming all	a) Prior to commencement of site works b) Prior to commencement of use

	works have been completed in accordance with the approved plans. c) Provide to the EDQ all approval correspondence from QUU relating to part (a) and (b) of this condition.	c) Prior to commencement of use
14.	Water Reticulation System and Connection a) Submit and obtain approval from QUU, engineering design drawings detailing the water reticulation system including connection to existing water infrastructure, checked and certified by a Registered Professional Engineer of Queensland (RPEQ) required to service the development. The RPEQ is to verify the plans and ensure the design is in accordance with QUU's current Standards. b) Construct the water reticulation system and connection in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and the EDQ 'As-Constructed' drawings verified by a RPEQ confirming all works have been completed in accordance with the approved plans c) Provide to the EDQ all approval correspondence from QUU relating to part (a) and (b) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
15.	Service, Meter Assembly & Meter box Provide water services, approved meter assembly and meter box to the boundary of the proposed development in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Brisbane City Council's <i>Supplementary Manual</i>.	Prior to commencement of use
16.	Stormwater Drainage a) Submit to the EDQ engineering drawings detailing stormwater drainage including any relocation of existing stormwater infrastructure required to service the development, checked and certified by a Registered Professional Engineer of Queensland (RPEQ). b) Demonstrate that the stormwater runoff from the site does not adversely impact on flooding or drainage (peak discharge and duration for all events up to the 100 year Average Recurrence Interval (ARI)) of properties that are upstream, downstream or adjacent to the site. c) Construct the stormwater drainage infrastructure in accordance with the submitted stormwater drainage drawings required in part (a) of this condition. Submit to the EDQ 'As-Constructed' drawings and asset register verified and signed by a RPEQ confirming all works have been completed in accordance with the plans from part (a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of site works c) Prior to commencement of use
17.	Stormwater Quality a) Submit to the EDQ a Stormwater Quality Management Plan prepared by a suitably qualified consultant that details how the proposal will reduce the potable water	a) Prior to commencement of site works

	consumption through the use of water efficient fixtures and details the proposed best practice stormwater management to treat stormwater runoff in accordance with the Healthy Waterways document 'Controlling Stormwater Pollution on Your Building Site' 2006 (or later version). b) Construct the infrastructure in accordance with the submitted drawings required in part (a) of this condition. Submit to the EDQ 'As-Constructed' drawings and asset register verified and signed by a RPEQ confirming all works have been completed in accordance with the plans from part (a) of this condition.	b) Prior to commencement of use
18.	Refuse Collection a) Submit to EDQ refuse collection approval from City Waste Services, BCC or a private waste contractor. b) Provide a screened bin corral and locate as indicated on the approved plans for the storage of bulk bins, which is to be shared between all tenants. c) The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property.	a) Prior to approval for building works b) Prior to commencement of use and to be maintained. c) Prior to commencement of use and to be maintained.
19.	Electricity Provide underground electricity services in accordance with an approved electricity reticulation plan and the Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use
20.	Telecommunications a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>. b) Construct the services required in accordance with the agreement.	a) Prior to commencement of use. b) Prior to commencement of use
21.	Broadband Provide to the EDQ a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Act (Fibre Deployment Bill 2011) can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of use.

22.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use.
23.	Repair Damage to Kerb, Footpath or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development	Prior to commencement of use
24.	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the EDQ Self Certification Procedure Manual. No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by the EDQ.	Prior to commencement of site works
25.	Pre-Construction Self Certification No work shall commence until the EDQ acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with EDQ Certification Procedures Manual.	Prior to commencement of site works
26.	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved forms and "as Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" are in accordance with the approved plans.	Prior to the commencement of use
Pollution		
27.	Acoustics Submit written confirmation to the EDQ from a Registered Professional Engineer of Queensland (RPEQ) that the development has been constructed to meet the recommendations as outlined in the Noise Assessment, dated 8 February 2013, prepared by Norman Disney & Young. The findings and recommendations of the Noise Assessment prepared by Norman Disney & Young will be undertaken; further detailed acoustic input, if required in subsequent stages of design, to ensure that the acoustic objectives discussed are achieved. All specific noise attenuation requirements must be reassessed during detailed design process.	Prior to commencement of use

28.	Compliance Assessment – Air conditioning intake Submit to EDQ for Compliance Assessment, drawings identifying the air conditioning intakes into the building are located as far north-west from the sewer vent as practicable	Prior to commencement of site works						
Landscape Architecture								
29.	Detailed Landscape Plan a) Submit to the EDQ a detailed landscape plan generally in accordance with the stamped approved Landscape schematic design report, prepared by RPS. - The plan is to be prepared by a registered Australian Institute of Landscape Architect. - The works are to be certified by a suitably qualified landscape architect professional in accordance with the EDQ Certification Procedures Manual. b) On completion, provide written certification to the EDQ from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the approved detailed landscape plan.	a) Prior to commencement of landscape works b) Prior to commencement of use						
30.	Streetscape Improvements a) Submit, for approval from EDQ's Manager – Development Assessment, detailed landscape plans for all proposed streetscape works including planting, footpath treatment and any streetscape furniture. The proposed streetscape improvements along Hurworth Street and Best Street are to: Be in accordance with the road's function and generally in accordance with Brisbane City Council's <i>Centre Detailing Design Manual (CDDM)</i>. b) Footpath width along northern side of Best Street is to be generally in accordance with Brisbane City Council's <i>Centre Detailing Design Manual (CDDM)</i> . c) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from EDQ's Principal Engineer that planting is satisfactory.	a) Prior to commencement of use and to be maintained b) Prior to commencement of use and to be maintained c) As indicated						
Monetary Contributions								
31.	Infrastructure Contributions Pay to Economic Development Queensland a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with the ULDA's <i>Infrastructure Funding Framework</i> (The Framework). The Framework specifies that the charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index. Stage 1 The current applicable general infrastructure charge is: <table border="1"> <tr> <td>15,751.57m² Commercial</td><td>\$14,680/ 100m² GFA</td><td>\$2,319,440.00</td></tr> <tr> <td>Total</td><td></td><td>*\$2,319,440.00</td></tr> </table>	15,751.57m ² Commercial	\$14,680/ 100m ² GFA	\$2,319,440.00	Total		*\$2,319,440.00	Prior to the commencement of use of the relevant stage
15,751.57m ² Commercial	\$14,680/ 100m ² GFA	\$2,319,440.00						
Total		*\$2,319,440.00						

Stage 2 The current applicable general infrastructure charge is:		
6,904.36m ² Commercial	\$14,680/ 100m ² GFA	\$1,027,600.00
Total		*\$1,027,600.00
<i>* Charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index</i>		

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Economic Development Queensland Act 2012* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Noise and Dust Emissions

You are advised that all development involving the emission of noise and dust from building/construction activities requires that such emissions be in accordance with the requirements of the *Environmental Protection Act 1994*.

Pursuant to Division 3 Section 440R of the Act, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work:

- a) on a Sunday or public holiday, at any time, or
- b) on a Saturday or business day, before 6.30 a.m. or after 6.30 p.m.

**** End of Package ****