

Our ref: DEV2017/892/42

22 December 2025

Herston Heritage Development Pty Ltd
C/- Urbis Ltd
Attention: Sarah Davies

sjdavies@urbis.com.au

Dear Applicant

Changed PDA Decision Notice

Notices given for the purposes of section 99 of the Economic Development Act 2012

Priority Development Area (PDA): Herston Quarter PDA
PDA Development Approval: Change to a Development Permit for Material Change of Use for Hospital, Health Care Service, Emergency Services, Food and Drink Outlet, Office, Shop and Parking Station

Property Location: 296 Herston Road, Herston

Property Description: Lot 36 on SP318631

On 22 December 2025, Economic Development Queensland (EDQ) decided to approve **all** of the Amendment Application for the above PDA Development Approval subject to PDA Development Conditions in accordance with the attached Changed Decision Notice.

The Changed Decision Notice and approved plans and documents can also be viewed on EDQ's website at [Current applications and approvals](#).

If you require any further information, please contact Kate Wilson on (07) 3035 2046 or by email at kate.wilson@edq.qld.gov.au

Yours sincerely



Beatriz Gomez
Director
Development Services
Economic Development Queensland

Cc: Brisbane City Council – Email: partnershipsteam@brisbane.qld.gov.au

Changed Decision Notice

Site information		
Name of priority development area (PDA)	Herston Quarter PDA	
Site address	296 Herston Road, Herston	
Lot on plan description	Lot number	Plan description
	36	SP 318631
PDA Development Approval details		
DEV Reference No.	DEV2017/892/42	
Original Approval details	PDA Development Approval for Development Permit for Material Change of Use for Hospital, Health Care Service, Emergency Services, Food and Drink Outlet, Office, Shop and Parking Station	
Change to Approval Decision	EDQ has decided to grant <u>all</u> of the changes to the PDA Development Approval applied for, <u>subject to</u> PDA Development Conditions forming part of this Changed Decision Notice. The approval is for changes to the wording of: Condition 33(d) to align the delivery of the Stage 2 public realm area with the delivery of the adjoining building (Stage 9).	
Original Decision date	25 January 2018	
1 st Change to approval date	09 August 2019	
2 nd Change to approval date	05 December 2019	
3 rd Change to approval date	16 April 2020	
4 th Change to approval date	22 July 2020	
5 th Change to approval date	30 October 2020	
6 th Change to approval date	22 December 2021	
7 th Change to Approval decision date	22 December 2025	
Currency Period	6 years from the Original decision date	

Approved plans and documents

The plans and documents approved and referred to in the PDA Development Conditions for the PDA Development Approval are detailed below.

Plans and documents previously approved on 22 December 2021 and still current.		Number	Date
1.	Planting Plan Public Realm – Sheet 1, prepared by Hassel	SRC-L-1201 revision E	21.03.2019 (as amended in green 30 November 2021)
Plans and documents previously approved on 30 October 2020 and still current.		Number	Date
2.	Grading & Finishes Plan Public Realm – Sheet 1, prepared by Hassell	SRC-L-1101 revision 16	27.07.2020
3.	Sections Sheet 5, prepared by Hassell	SRC-L-3005 revision 5	27.07.2020
4.	Public Realm Staging Plan, prepared by Hassell	DA-L-206 Rev 6	20.11.17 (as amended in red 26 October 2020)
Plans and documents previously approved on 22 July 2020 and still current.		Number	Date
5.	Metalworks Details – Sheet 06 Ladders & Stairs, prepared by Hassell	SRC-A-5605 revision 7	15.05.2020
6.	Metalworks Details – Sheet 10, prepared by Hassell	SRC-A-5609 revision 4	15.05.2020
7.	Detail Elevation – East, prepared by Hassell	SRC-A-2012, revision 11	15.05.2020
8.	Detail Elevation – North, prepared by Hassell	SRC-A-2011, revision 12	15.05.2020
9.	Detail Elevation – South, prepared by Hassell	SRC-A-2010, revision 11	15.05.2020
10.	Floor Plan – Level L02 – Zone 2 RL 33.400, prepared by Hassell	SRC-A-1134, revision 8	29.01.2020
11.	Floor Plan – Level 03 – Zone 2 RL 37.900, prepared by Hassell	SRC-A-1138, revision 9	29.04.2020
12.	Floor Plan – Level 04 – North RL 42.100	SRC-A-1141, revision 6	15.05.2020
13.	Floor Plan – Level L04 – South RL 42.100	SRC-A-1142, revision 7	15.05.2020
14.	Floor Plan – Roof and Plant – South RL 59.330	SRC-A-1150, revision 10	01.11.2019

Plans and documents previously approved on 16 April 2020 and still current.		Number	Date
15.	General Arrangement Plan – Level 06, prepared by Hassell	SRC-A-1107 Rev 8	15.11.19
16.	GA Elevations – Sheet 01, prepared by Hassell	SRC-A-2000 Rev 1	17.05.19 (as amended in red 9 April 2020)
17.	GA Elevations – Sheet 02, prepared by Hassell	SRC-A-2001 Rev 1	17.05.19
18.	Detail Elevation – West, prepared by Hassell	SRC-A-2013 Rev 7	01.02.19
Plans and documents previously approved on 5 December 2019 and still current.		Number	Date
19.	General Arrangements Plan, prepared by Hassell	SRC-L-0400 Rev 6	23.09.19
20.	Grading & Finishes Plan Public Realm – Sheet 2, prepared by Hassell	SRC-L-1102 Rev 12	23.09.19
21.	Grading & Finishes Plan Public Realm – Sheet 3, prepared by Hassell	SRC-L-1103 Rev 5	23.09.19
22.	SRACC Level 7 Plan, prepared by Hassell	DA-L-306	20.11.17 (as amended in red 2 December 2019)
23.	Agility Course Proposed Option, prepared by Hassell	-	31.05.18
24.	Elevations Sheet 1 Spanish Steps – West & South, prepared by Hassell	SRC-A-9200 Rev 3	05.09.19
Plans and documents previously approved on 9 August 2019 and still current.		Number	Date
25.	Cover Sheet, prepared by Hassell	SRC-A-0000 Rev D	19.01.18 (as amended in red 17 July 2019)
26.	General Arrangement Plan – Level B01 prepared by Hassell	SRC-A-1100 Rev 8	13.06.19
27.	General Arrangement Plan – Level Ground L00 / P3	SRC-A-1101 Rev 7	04.02.19 (as amended in red 17 July 2019)
28.	General Arrangement Plan – Level 01 / P7	SRC-A-1102 Rev 2	12.10.18 (as amended in red 17 July 2019)
29.	General Arrangement Plan – Level P8	SRC-A-1102A Rev 1	17.09.18 (as amended in red 17 July 2019)
30.	General Arrangement Plan – Level 02	SRC-A-1103 Rev 6	12.02.19 (as amended in red 17 July 2019)

31.	General Arrangement Plan – Level 03	SRC-A-1104 Rev 4	05.03.19 (as amended in red 17 July 2019)
Plans and documents previously approved on 25 January 2018 and still current.		Number	Date
32.	General Arrangement Plan – Level 04, prepared by Hassell	SRC-A-1105 Rev J	19.01.18
33.	General Arrangement Plan - Level 05, prepared by Hassell	SRC-A-1106 Rev J	19.01.18
34.	General Arrangement Plan – Level 07, prepared by Hassell	SRC-A-1108 Rev J	19.01.18
35.	General Arrangement Plan – Roof and Plan, prepared by Hassell	SRC-A-1109 Rev H	19.01.18
36.	General Arrangement Plan – Plant Room Roof, prepared by Hassell	SRC-A-1110 Rev F	20.11.17
37.	Landscape Master Plan	DA-L-102 Rev D	20.11.17 (as amended in red 24 January 2018)
38.	Spanish Steps Plan	DA-L-201 Rev D	20.11.17 (as amended in red 24 January 2018)
39.	Section A – Spanish Steps	DA-L-202 Rev D	20.11.17 (as amended in red 24 January 2018)
40.	Section B – Spanish Steps	DA-L-202 Rev D	20.11.17 (as amended in red 24 January 2018)
41.	Lamington Place Plan	DA-L-203 Rev D	20.11.17 (as amended in red 24 January 2018)
42.	Lamington Place Sections	DA-L-203 Rev D	20.11.17 (as amended in red 24 January 2018)

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

a) The Applicant must:

- i) pay to EDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Services Fees and Charges Schedule¹ (as amended from time to time).
- ii) submit to EDQ DA a duly completed Compliance Assessment form².

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

- iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment complies with the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) the Applicant submits items required under a) above to EDQ Development Services for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the Applicant accordingly.
 - iii) if the Applicant is notified under ii) above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the Applicant accordingly.
 - v) where MEDQ notifies the Applicant as stated under iv) above, repeat steps iii) and iv) above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v) above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ Development Services or DA Engineering use the online Customer Portal <https://portal.edq.qld.gov.au/> or send to developmentservices@edq.qld.gov.au

PDA Development Conditions		
No.	Condition	Timing
General 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.	Certification of operational works All works undertaken on the site must comply with all requirements of, and fulfil all responsibilities outlined in, the Certification Procedures Manual.	At all times
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 Council engineering standards or other approvals required by the conditions.	As indicated
Public Realm		
4.	Public Access – 24 hours through site Provide and maintain unimpeded and safe 24-hour public access through the site for all public areas generally in accordance with the following approved plan: i) Drawing no. DA-A-101, 24 Hour Public Realm Access, prepared by Hassell and dated 18.01.2018 Ensure that the 'public realm areas' areas are designed to cater for disabled persons in accordance with AS1428.1.	Prior to commencement of use and at all times
5.	Outdoor lighting – public areas Outdoor lighting required to illuminate public areas is to be designed, installed and maintained in accordance with: a) any relevant local government policy or standard or; b) where no relevant local government policy or standard exists, in accordance with AS4282-1997 Control of the Obtrusive Effects of Outdoor Lighting and not cause nuisance to nearby residents or passing motorists.	Prior to commencement of use
6.	Compliance Assessment – Temporary Exclusion Zone a) Submit to MEDQ for Compliance Assessment, a management strategy of how the public realm temporary exclusion zone will be managed, generally in accordance with the following approved plan:	a) Prior to public realm works commencing

	i) Drawing no. DA-A-100, Infrastructure Access Diagram, prepared by Hassell dated 18.01.2018 The management strategy will outline how the temporary exclusion zone will be impacted during replacement times. This strategy is to include likely timeframes for replacement, how the unimpeded public movement will be impacted and duration and safety procedures to ensure pedestrians are not impacted. The strategy must maintain 24 hour unimpeded access to and from the lift during replacement times. b) Undertake management of the Temporary Exclusion Zone in accordance with the plans and approved under part a) of this condition.	b) At all times
7.	Compliance Assessment – Architectural External Details a) Submit to the MEDQ for Compliance Assessment detailed plans illustrating further details of the building, generally in accordance with the approved plans. The detailed plans are to include information on the following items: i. roofscape, ii. façade treatment iii. external materials, iv. colours, finishes and v. location of landscape elements within the façade, podium and balconies. b) Carry out the approved external details treatment in accordance with the plans approved under part a) of this condition	a) Prior to building work above ground level commencing b) Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use, whichever comes first
Engineering and Construction		
8.	Construction Hours Unless otherwise agreed to in writing by the MEDQ, construction hours for Works will be limited to Monday to Saturday 6:30am to 6.30pm, excluding public holidays.	As indicated
9.	Compliance Assessment - Out-of-Hours Works a) Submit to the MEDQ for Compliance Assessment all requests for Out-of-Hours construction works. Requests must be submitted on the EDQ Out-of-Hours Application Form and be accompanied by the following information: i) Reason for the request; ii) site plan(s), where applicable;	a) No less than 10 business days prior to the proposed works, unless demonstrated

	iii) demonstration that the proposed works can only reasonably 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. b) Undertake all Out-of-Hours Works in accordance with the approval obtained under part a) of this condition.	mitigating circumstances deem otherwise b) As indicated
10. Construction Management Plan	a) Submit to the MEDQ a Site Based Construction Management Plan prepared by the principal site contractor that includes, but is not necessarily limited to, the following: i) Management of noise and dust generated from the site during and outside construction work hours. ii) Management of stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the Environmental Protection Act 1994), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties. iii) Management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. iv) No rock breaking is permitted on weekends. b) Undertake all works generally in accordance with the construction management plan which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) As indicated
11. Traffic Management Plan	a) Submit to the MEDQ a Traffic Management Plan (TMP) prepared and certified by a person holding a current Traffic Management Design qualification or higher. The TMP must ensure adverse traffic impacts are minimised during construction. The TMP must include but not limited to: i) provision for the management of traffic around and through the site during and outside of construction work hours ii) provision for parking and materials delivery during and outside of construction hours of work iii) planning including risk identification and assessment, staging, etc iv) provision for on-site parking for staff	a) Prior to commencement of site works

	v) on street car parking for staff is prohibited vi) implementation vii) monitoring and measurement viii) management review and ix) traffic control plans or traffic control diagrams in accordance with Manual of Uniform Traffic Control Devices (MUTCD) for any temporary part or full road closures of any Council road(s). A permit will need to be sought from Council prior to any temporary road closure or road opening works. <i>Note: During the construction period all work shall be undertaken in accordance with the TMP which must be current and available on site at all times.</i>	
12.	Retaining Walls a) Submit to the MEDQ detailed engineering plans, certified by a RPEQ, of all retaining walls 1.0m or greater in height. b) Construct the works generally in accordance with the certified plans required in part (a) of this condition. c) Submit to the MEDQ, certification by an RPEQ, demonstrating that all retaining wall works captured by part a) of this condition have been carried out generally in accordance with the certified plans.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
13.	Vehicle Access Construct vehicle crossover(s) generally in accordance with the approved plans and designed and constructed in accordance with Council adopted standards.	Prior to commencement of use
14.	Car Parking Provide car parking spaces, delineated and signed generally in accordance with the approved plans and AS2890 – <i>Parking Facilities</i>.	Prior to commencement of use
15.	Stormwater Management (Quality) Install stormwater quality treatment devices certified by a RPEQ in accordance with the following approved plan: i) Herston Quarter (SRACC) Stormwater Management Plan prepared by Calibre Consulting dated 03.07.17.	Prior to commencement of use

16. Stormwater Management (Quantity)	Connect the development to the stormwater network in accordance with Council's current adopted standards and the following approved plan: i) Herston Quarter (SRACC) Stormwater Management Plan prepared by Calibre Consulting dated 03.07.17.	Prior to commencement of use
17. Herston Road Upgrade Works	a) Submit to the MEDQ engineering design/construction drawings, certified by a RPEQ, detailing the upgrades to Herston Road generally in accordance the following approved plan: i) Functional Layout Plan prepared by Calibre Consulting reference SR-C-CRF01 rev 6 dated 09.01.17 (as amended in red). b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to the MEDQ as-constructed drawings, asset register and test results certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	a) Prior to commencement of Herston Road Upgrade Works b) Within 3 months of commencement of use. c) Within 3 months of commencement of use.
18. Herston Road and Bramston Terrace - Traffic Signals	a) Submit to the MEDQ engineering traffic signal design drawings certified by a RPEQ and endorsed by Council, detailing the upgrades to the traffic signals on Herston and Road and Bramston Terrace. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Submit to the MEDQ as-constructed drawings, asset register and test results certified by a RPEQ, in a format acceptable to the Council of all road works constructed in accordance with this condition.	a) Prior to commencement of Herston Road and Bramston Terrace - Traffic Signals works b) Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier c) Within 3 months of commencement of use

19. Internal Private Road Works	a) Submit to the MEDQ engineering design/construction drawings certified by a RPEQ, detailing the Internal Private Roadworks, including parking bays, traffic devices and pedestrian footpaths generally in accordance with the approved plans. b) Construct the works generally in accordance with the certified plans as required under part a) of this condition. c) Provide verification, by a RPEQ, that all works have been completed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of Herston Road Upgrade Works b) Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier c) Prior to the building format plan endorsement, Certificate of Classification and/or the commencement of use whichever is the earlier
20. Water internal	Connect the development to the existing water reticulation network in accordance with QUU standards.	Prior to commencement of use
21. Sewer internal	Connect the development to the existing sewer reticulation network in accordance with QUU standards.	Prior to commencement of use
22. Public Transport - Bus Stops	The developer shall provide bus stops and bus bays in accordance with the following approved plan: i) Functional Layout Plan prepared by Calibre Consulting reference SR-C-CRF01 rev 6 dated 09.01.17 (as amended in red). The bus stops and bus bays are to be in accordance with Council and Translink requirements to specifications and standards as published in the <i>Translink Public Transport Infrastructure Manual Version 1 June 2007 Section 2.4.1 Bus Stop Layout and Construction Details</i> for the applicable standard of bus stop required (Regular, Intermediate, Premium or Signature stop), and	Within 3 months of commencement of use

	<i>Disability Standards for Accessible Public Transport 2004</i> , unless otherwise agreed to in writing with Council.	
23.	Public Infrastructure - Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. 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.	Within 3 months of commencement of use
24.	Telecommunications 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.	Prior to commencement of use.
25.	Broadband Submit to the MEDQ a written agreement from an authorised telecommunications service provider, in accordance with the <i>Communications Alliance G645:2011 guideline</i> , that infrastructure within the development as defined under the <i>Telecommunications Act</i> (Fibre Deployment Bill 2011) can be provided.	Prior to commencement of use.
Landscape and Environment		
26.	Environmental Management Plan – Noise and Vibration a) Submit to the MEDQ an Environmental Management Plan (EMP) certified by a RPEQ or suitably qualified professional which addresses noise and vibration monitoring and mitigation measures. The EMP should particularly include the following: i) identify potential impacts of works on the adjoining state heritage place and the adjoining medical facilities; ii) mitigation measures to protect state heritage place and medical facilities; and iii) fire protection service to all heritage places must be maintained (power / water). If new services are deemed necessary, details must be provided to the MEDQ outlining the impact on heritage places. The EMP should identify likely sensitive noise receptors and propose mitigation measures where considered necessary.	a) Prior to commencement of site works.

	b) Undertake the works in accordance with the recommendations of the certified plan required under part a) of this condition which must be current and available on site at all times during the construction period.	b) For the duration of the works the subject of this approval
27. Heritage protection	a) Submit to the MEDQ a pre-construction dilapidation survey certified by a suitably qualified building professional of the adjoining state heritage place. b) Protect the adjoining state heritage place and other significant elements of the state heritage place from potential damage. c) Submit to the MEDQ a post-construction dilapidation survey certified by a suitably qualified building professional of the adjoining state heritage place. d) Where any damage to the state heritage place has been identified, carry out rectification works to repair the damage. The rectification works must be approved by a suitably qualified heritage practitioner and agreed to in writing by the MEDQ. <i>Note: Further works / approvals such as a PDA Development Permit for Building Works may be required to carry out rectification works in accordance with part d) of this condition.</i>	a) Prior to commencement of works b) For the duration of the works the subject of this approval c) Within 20 business days of completion of works d) As indicated
28. Erosion and Sediment Management	a) Submit to the MEDQ an Erosion and Sediment Control Plan (ESCP), certified by an RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i) Urban Stormwater Quality Planning Guidelines 2010 (DEHP) ii) Best Practice Erosion and Sediment Control (IECA). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during site works
29. Acid Sulfate Soils (ASS)	a) Where acid sulfate soils are found on the site, submit to the MEDQ an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must:	a) Prior to commencement of works

	i) be in accordance with the State Planning Policy, July 2014 (as amended from time to time); and ii) be certified by a suitably qualified and experienced professional. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	b) During the site works
30. Refuse collection	Submit to the MEDQ refuse collection approval from City Waste Services, Council or a private waste contractor.	Prior to commencement of use
31. Acoustic treatment	Submit to the MEDQ written confirmation from a RPEQ that the development has been constructed to meet the recommendations as outlined in the approved Noise Impact Assessment for Development Application, prepared by Wood & Grieve Engineering.	Prior to the commencement of use
32. Compliance Assessment - Herston Road Streetscape Works	a) Submit to the MEDQ for Compliance Assessment detailed streetscape works drawings, including a schedule of proposed standard and non-standard assets to be transferred to Council, certified by a AILA, generally in accordance with the approved plans. The detailed streetscape plans are to include at a minimum: i) location and type of street lighting in accordance with Australian Standard AS1158 – ‘Lighting for Roads and Public Spaces’; ii) footpath treatments; iii) location and types of streetscape furniture; iv) location and size of stormwater treatment devices; and v) street trees, including species, size and location generally in accordance with the Council adopted planting schedules, unless otherwise agreed in writing with EDQ. b) Construct the works generally in accordance with the plans as approved under part a) of this condition. c) Submit to the MEDQ ‘As Constructed’ plans and asset register in a format acceptable to Council certified by an AILA.	a) Prior to streetscape works b) Within 3 months of commencement of use c) Within 3 months of commencement of use

33.	Compliance Assessment – private ‘Public realm’ landscape works a) Submit to the MEDQ for Compliance Assessment detailed landscape plans certified by an AILA generally in accordance with the approved plans. The detailed plans are to identify: i) Appropriate way finding signage, including to and from the lift, and other key features through the site. ii) The interface relationship with adjoining buildings (existing and planned future); iii) Proposed finished levels and grades, including sections iv) Levels and grades, including cross sections; v) Finishes, treatments and landscaping, including species, size and location vi) The location and specification of all proposed deep planting and tree species; vii) Location of proposed drainage and stormwater and details and specifications of any water sensitive urban design treatments; viii) Location and details of vehicle barriers/bollards/landscaping proposed to prevent unauthorised vehicular access, including the area identified on approved drawing DA-A-100, Infrastructure Access Diagram. ix) Details and locations of any proposed building works, including furniture, seating, shade structures and awnings; x) Location and details of lighting proposed. Public lighting in accordance with AS1158 –“Lighting for Roads and Public Spaces” and AS4282 – “Control of the Obtrusive Effects of Outdoor Lighting” xi) Visitor bicycle parking spaces within the ‘public realm’ areas; and xii) The public open space areas are designed to cater for disabled persons in accordance with AS1428.1. xiii) An interim strategy to provide a high quality and functional public realm to activate the Stage 1 public realm corridor (as identified on the approved <i>Public Realm Staging Plan DA-L-206 prepared by Hassel dated 20.11.2017, as amended in red 26 October 2020</i>). The strategy is to include, at a minimum, the public realm works, activation strategy, lighting, shade, landscaping, safety and amenity. b) Construct the interim Stage 1 public realm works in accordance with approved plan <i>SRC-L-1101 Revision 16</i>.	a) Prior to private public realm landscape works b) Prior to commencement of use
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	c) Construct the ultimate Stage 1 public realm works in accordance with approved plan <i>Planting Plan Public Realm – Sheet 1, prepared by Hassel SRC-L-1201 Rev E, dated 21.03.2019 as amended in green 30 November 2021</i>, on or before 31 January 2022. d) Construct the Stage 2 public realm works as identified on the approved plans <i>Public Realm Staging Plan DA-L-206 prepared by Hassel dated 20.11.2017, as amended in red 26 October 2020</i> and <i>Planting Plan Public Realm – Sheet 1, prepared by Hassel SRC-L-1201 Rev E, dated 21.03.2019 as amended in green 30 November 2021</i>. These works must be completed in accordance with the following timing, whichever is first: i. Prior to the commencement of use of the future adjoining building to the west; OR ii. By 30 September 2030 Interim works are completed by 31st May 2026, including; - cutting long grass; - removal of the existing tree (close to ground level and not removing the roots). e) Provide certification from an AILA, that the works have been inspected and completed generally in accordance with parts a), b), c) and d) of this condition.	c) As indicated d) As indicated e) As indicated
34. Contaminated Land	a) Submit to the MEDQ a contamination investigation report, prepared and certified by a suitably qualified professional, detailing the methodology that will be undertaken to assess whether the site subject to this application is contaminated and the level of contamination present. b) Where contaminated soils are found on site, submit to the MEDQ a Contaminated Soils Site Management Plan (CSSMP). The CSSMP must be: i) prepared generally in accordance with the <i>Environmental Protection Act</i> (as amended from time to time) and relevant guidelines; and ii) certified by a suitably qualified professional in contaminated soils site management.	a) Prior to commencement of works b) Prior to commencement of works or during works

	c) Excavate, remove and/or treat on-site all contaminated soils generally in accordance with the certified CSSMP. d) Remove the site from the EMR and CLR register. Note: Pursuant to the <i>Environmental Protection Act 1994</i> 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 authority in the approved form.	c) For the duration of the works the subject of this approval. d) Prior to commencement of use and the dedication of road as required by condition 36.
Surveying, land dedication and easements		
35. Easements over infrastructure – water supply, sewerage, drainage	Public utility easements must be provided, in favour of and at no cost to the grantee, over infrastructure that becomes contributed assets. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to commencement of use
36. Dedicate as Road – Herston Road Widening	Dedicate as public road, at no cost to the MEDQ or Council, the road widening of Herston Road. in accordance the following approved plan: i) Functional Layout Plan prepared by Calibre Consulting reference SR-C-CRF01 rev 6 dated 09.01.17 (as amended in red).	Prior to the commencement of use or as otherwise agreed to in writing by the MEDQ
Monetary contributions		
37. Infrastructure Charges	Pay to MEDQ infrastructure charges in accordance with the Herston Quarter Development Charges and Offset Plan (DCOP) December 2017 indexed to the date of payment.	In accordance with the DCOP

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA Development Approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****