

Our ref: DEV2019/1003/88

22 December 2025

Herston Development Company Pty Ltd
C/- Urbis Ltd
Attention: Sarah Davies
Email: 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 Development Permit for 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 (5 stages) AND Building Work for State Heritage Place

Property Location: 80 and 86 Bramston Road, Herston (formerly 300 Herston Road, Herston)

Property Description: Lot 5 on SP326025 and Lot 1545 SP325211 (formerly Lot 545 SP 289113)

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	80 and 86 Bramston Road, Herston (formerly 300 Herston Road, Herston)	
Lot on plan description	Lot number	Plan description
	5	SP326025
	1545	SP325211
	Formerly Lot 545 SP 289113	
PDA Development Approval details		
DEV Reference No.	DEV2019/1003/88	
Original Approval details	PDA Development Approval for Development Permit for 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 (5 stages) AND Building Work for State Heritage Place	
Change to Approval Decision	<p>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.</p> <p>The approval is for changes to the following:</p> <ul style="list-style-type: none">• Approved Plans and Documents – new Staging Plan to replace Approved Plan No. 1• Condition 4 – Staging Plan – amended wording• Condition 20(b) – Bicycle Parking – amended wording	
Original decision date	9 August 2019	
Change to Approval decision date	28 January 2022	
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.			
Approved plans and documents		Number	Date
1.	Staging Plan, prepared by Hassell	DA-L-212, Rev N	11 April 2024
Plans and documents previously approved on 28 January 2022		Number	Date
2.	Master Plan, prepared by Hassell	DA-L-102, Issue M	23 February 2021
3.	Existing Tree Plan, prepared by Hassell	DA-L-502, Issue M	23 February 2021
4.	Heritage Core Landscape Plan, prepared by Hassell	DA-L-103, Issue M	23 February 2021 (Amended in Red 8 April 2021)
5.	Plan, prepared by Hassell	DA-L-201, Issue M	23 February 2021 (Amended in Red 8 April 2021)
6.	Plan, prepared by Hassell	DA-L-205, Issue M	23 February 2021 (Amended in Red 8 April 2021)
7.	Green Gateway Section, prepared by Hassell	DA-L-206, Issue L	14 December 2020 (Amended in Red 8 April 2021)
8.	Plan, prepared by Hassell	DA-L-207, Issue M	23 February 2021 (Amended in Red 8 April 2021)
9.	South Tower Section, prepared by Hassell	DA-L-208, Issue L	14 December 2020 (Amended in Red 8 April 2021)
10.	Lady Lamington Section, prepared by Hassell	DA-L-209, Issue L	14 December 2020 (Amended in Red 8 April 2021)
11.	Materiality Schedule, prepared by Hassell	DA-L-401, Issue L	14 December 2020

12.	Planting Palette, prepared by Hassell	DA-L-501, Issue L	14 December 2020
13.	Edith Cavell Refurbishment Proposed Site Plan, prepared by Elevation Architecture	A-DA-01.02-J	7 December 2020 (Amended in Red 8 April 2021)
14.	Edith Cavell Refurbishment Ground Floor Plan, prepared by Elevation Architecture	A-DA-03.10-J	7 December 2020 (Amended in Red 8 April 2021)
15.	Edith Cavell Refurbishment First Floor Plan, prepared by Elevation Architecture	A-DA-03.11-J	7 December 2020 (Amended in Red 8 April 2021)
16.	Edith Cavell Refurbishment Second Floor Plan, prepared by Elevation Architecture	A-DA-03.12-L	7 December 2020 (Amended in Red 8 April 2021)
17.	Edith Cavell Refurbishment Third Floor Plan, prepared by Elevation Architecture	A-DA-03.13-J	7 December 2020 (Amended in Red 8 April 2021)
18.	Edith Cavell Refurbishment Roof Plan, prepared by Elevation Architecture	A-DA-04.03-G	7 December 2020 (Amended in Red 8 April 2021)
19.	Edith Cavell Refurbishment Elevations, prepared by Elevation Architecture	A-DA-09.04-G	7 December 2020 (Amended in Red 8 April 2021)
20.	Edith Cavell Refurbishment Roof Plan, prepared by Elevation Architecture	A-DA-09.05-H	7 December 2020 (Amended in Red 8 April 2021)
21.	Edith Cavell Refurbishment Proposed Materials & Details, prepared by Elevation Architecture	A-DA-09.06-D	7 December 2020 (Amended in Red 8 April 2021)
22.	Edith Cavell Refurbishment Proposed Materials & Details, prepared by Elevation Architecture	A-DA-09.08-D	7 December 2020 (Amended in Red 8 April 2021)
23.	Fourth Avenue Section, prepared by Hassell	DA-L-202, Issue I	2 May 2019 (Amended in Red 8 April 2021)

24.	Play Section, prepared by Hassell	DA-L-204, Issue I	2 May 2019 (Amended in Red 8 April 2021)
25.	Lady Lamington Section, prepared by Hassell	DA-L-210, Issue I	2 May 2019 (Amended in Red 8 April 2021)
26.	Lady Lamington Section, prepared by Hassell	DA-L-211, Issue I	2 May 2019 (Amended in Red 8 April 2021)
27.	Pedestrian Movement Plan, prepared by Hassell	HA-LD-25757-0302	23.02.2021
28.	0.41 External Materials prepared by Nettleton Tribe	B10369, Page 31	April 2019 (Amended in Red 8 April 2021)
29.	05.10 Screening prepared by Nettleton Tribe	B10369, Page 78	April 2019 (Amended in Red 8 April 2021)
30.	05.11 Original Ceiling Locations prepared by Nettleton Tribe	B10369, Page 80	April 2019 (Amended in Red 8 April 2021)
31.	05.11 Original Ceiling Locations prepared by Nettleton Tribe	B10369, Page 81	April 2019 (Amended in Red 8 April 2021)
32.	05.11 Original Ceiling Locations prepared by Nettleton Tribe	B10369, Page 82	April 2019 (Amended in Red 8 April 2021)
33.	Site Based Stormwater Management Plan Engineering Report prepared by ACOR Consultants (QLD) Pty Ltd	BR180115-SWMP, Issue no.3	18 October 2019
Plans and documents previously approved on 9 August 2019		Number	Date
1.	Heritage Significance Legend prepared by Elevation Architecture	A-DA-00.02 Rev C	1 May 2019
2.	Heritage Significance Legend prepared by Elevation Architecture	A-DA-00.03 Rev C	1 May 2019
3.	04.1 External Materials Preliminary prepared by Nettleton Tribe	B10369, Page 30	April 2019
4.	05.2 Balustrades Existing Balustrade Types & Extents prepared by Nettleton Tribe	B10369, Page 57	April 2019
5.	05.2.1 Balustrades Proposed Balustrade Type 1 prepared by Nettleton Tribe	B10369, Page 58	April 2019
6.	05.2.2 Balustrades Proposed Balustrade Type 1 prepared by Nettleton Tribe	B10369, Page 59	April 2019

7.	05.2.3 Balustrades Existing Balustrade Type 2 - Proposed prepared by Nettleton Tribe	B10369, Page 60	April 2019
8.	05.4 Front Courtyard Existing prepared by Nettleton Tribe	B10369, Page 63	April 2019 (as Amended in Red 8 August 2019)
9.	05.7 Tower Lift & Stair Existing prepared by Nettleton Tribe	B10369, Page 72	April 2019
10.	05.7 Tower Lift & Stair Proposed prepared by Nettleton Tribe	B10369, Page 73	April 2019
11.	05.10 Screening Locations Typical prepared by Nettleton Tribe	B10369, Page 79	April 2019

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.
 - 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.

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) 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
All stages		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans, reports and documents.	At all times
2.	Certification of Operational Works 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> .	As required by the <i>Certification Procedures Manual</i>
3.	Maintain the Approved Development 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.	At all times
4.	Staging Development in Stages 1 – 5 as depicted on the approved plan 'Staging Plan', prepared by Hassell (Drawing No. DA-L-212, Rev N, dated 11/04/2024) can occur in any order, where the	At all times

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	<p>following is adhered to:</p> <ul 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) or Stage 5; b) The public realm for each stage, as illustrated on the approved 'Staging Plan', is to be delivered as part of each stage; c) Stage 5 is completed prior to the commencement of use of the future adjoining building to the south/west, or by 30 September 2030. <p>Stage 5 interim works are completed by 31 May 2026, including;</p> <ul style="list-style-type: none"> i) removal of general rubbish and existing trees to close to ground level (but not removing the roots); and ii) removal of the existing timber gazebo (foundations to remain). <ul style="list-style-type: none"> 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. 	
5.	<p>Compliance Assessment – Hoarding</p> <ul style="list-style-type: none"> 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 b) Erect the approved Hoarding in accordance with the plans approved under part a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencing relevant Works in the relevant stage b) As required.
6.	<p>Significant Vegetation</p> <p>Retain and protect all significant vegetation as identified on the approved plan – Existing Tree Plan, prepared by Hassell, DA-L-502 Revision H.</p>	<p>Prior to the commencement of use for each stage</p>
7.	<p>Clearing of Significant Vegetation</p> <ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> a) Prior to commencing the relevant operational works

PDA Development Conditions		
	<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>c) Complete all works in accordance with the documents approved under part a) and b) of this condition</p>	<p>b) Prior to the commencement of Works in the relevant stage</p> <p>c) Prior to the commencement of Works in the relevant stage</p>
Construction and Engineering Conditions		
8.	Construction and Site Management Plan	
	<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 	<p>a) Prior to the commencement of Works for the relevant stage</p>

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	<ul style="list-style-type: none"> 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 Development Assessment, DSDILGP, 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>	<p>b) As required</p>
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 	<p>Prior to the commencement of works</p>

PDA Development Conditions

	<ul style="list-style-type: none"> 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 iv. clearly visible from the street for a pedestrian; <p>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</p> <p>e) both the sign and the supporting structure are to be made of weatherproof material and to be properly maintained at all times</p>	
11.	<p>Construction Traffic Management Plan</p> <p>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. 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). <p>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.</p>	<p>a) Prior to the commencement of the relevant works</p> <p>b) At all times</p>
12.	<p>Erosion and Sediment Management</p> <p>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:</p>	<p>a) Prior to the commencement of works for the relevant stage</p>

PDA Development Conditions		
	<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). <p>b) Implement the certified ESCP as required under part a) of this condition.</p>	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>

PDA Development Conditions

<p>15. 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, 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>a) Prior to the commencement of works for the relevant stage</p> <p>b) At all times</p>
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PDA Development Conditions

<p>16.</p>	<p>Compliance Assessment – Geotechnical Report</p> <p>a) Submit to the MEDQ a Geotechnical Report for Compliance Assessment, certified by a suitably qualified and experienced RPEQ. The submission 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>a) Prior to the commencement of works</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 AS3798 – 2007 <i>“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 	<p>a) Prior to commencement of site works for the relevant stage</p>

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	<ul style="list-style-type: none"> iv. The detailed earthworks integrating in with the heritage buildings including details of existing footings and existing and proposed levels. Provided detailed cross sections of the proposed earthworks at 20m intervals. 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>
18.	<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 	<p>a) Prior to commencing the internal roadworks in the relevant stage</p>

PDA Development Conditions

	<p>generally in accordance 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. Retaining Walls	<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, DSDILGP.</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. Bicycle Parking	<p>a) Submit to the MEDQ for compliance assessment, plans and supporting documentation for an Interim Rooming Accommodation Bicycle Parking Solution. The plans and supporting documentation must be prepared by suitably qualified professionals and demonstrate the following:</p> <p>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</p>	<p>a) Prior to commencement of use and to be maintained</p>

PDA Development Conditions

	<p>approved development in the wider Herston Health precinct</p> <ul style="list-style-type: none"> ii. general accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i> and (in relation to the proposed floor surface) <i>Standards Australia HB198:2014</i> 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) 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 <i>AS2890.3 – 1993 Bicycle parking facilities</i> and (in relation to the proposed floor surface) <i>Standards Australia HB198:2014</i> 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>c) Submit to the MEDQ written evidence, including RPEQ certification of compliance with <i>AS2890.3 – 1993 Bicycle parking facilities</i> and (in relation to the proposed floor surface) <i>Standards Australia HB198:2014</i>, demonstrating</p>	<p>b) Prior to the commencement of use of the future adjoining building to the south/west, or by 30 September 2030.</p> <p>c) Where in association with part a), prior to</p>
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	bicycle parking facilities have been provided in accordance with part a) and part b) of this condition.	commencement of use. Where in association with part b), within six (6) months of Compliance Approval, unless otherwise agreed in writing by the MEDQ and the landowner
21.	Upgraded QUU Water infrastructure a) Submit to the MEDQ a water reticulation Precinct Network Plan, endorsed by QUU. 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. c) Construct the works generally in accordance with the certified plans submitted under part b) of this condition. 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.	a) Prior to the commencement of water works for the relevant stage b) Prior to commencement of water works for the relevant stage c) Prior to commencement of use for the relevant stage d) Prior to commencement of use for the relevant stage
22.	Water Connection Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use for the relevant stage
23.	Upgraded QUU Sewer Reticulation a) Submit to the MEDQ a sewer reticulation Precinct Network Plan, endorsed by QUU.	a) Prior to the commencement of sewer works for the relevant stage.

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	<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>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.</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> <p>d) Prior to commencement of use for the relevant stage</p>
24. Sewer Connection	<p>Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.</p>	<p>Prior to commencement of use for the relevant stage</p>
25. Stormwater Connection	<p>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.</p>	<p>Prior to commencement of use for the relevant stage</p>
26. Stormwater Management (Quality)	<p>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:</p> <ol style="list-style-type: none"> Site Based Stormwater Management Plan Engineering Report prepared by ACOR Consultants (QLD) Pty Ltd (Document No. BR180115-SWMP, Issue no.3) dated 18/10/2019 <p>b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.</p>	<p>a) Prior to commencement of stormwater works for the relevant stage</p> <p>b) Prior to commencement of use for the relevant stage</p>

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	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.	c) Prior to commencement of use for the relevant stage
27. Stormwater Management (Quantity)	<p>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:</p> <p>i. Site Based Stormwater Management Plan Engineering Report prepared by ACOR Consultants (QLD) Pty Ltd (Document No. BR180115-SWMP, Issue No.3) dated 18/10/2019.</p> <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>a) Prior to commencement of stormwater works for the relevant stage</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. Outdoor Lighting	<p>Outdoor lighting within the development is to be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.</p>	Prior to commencement of use and to be maintained for the relevant stage
29. Street Lighting	<p>Design and install a street lighting system, certified by a RPEQ, to all roads, including footpaths/bikeways within road reserves. 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>	Prior to the commencement of use and to be maintained for the relevant stage

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30. Electricity	<p>Submit to the MEDQ either:</p> <ul style="list-style-type: none"> 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 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>Prior to commencement of use or endorsement of Building Format Plan, whichever comes first for the relevant stage</p>
31. Telecommunications	<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>	<p>Prior to commencement of use or endorsement of Building Format Plan, whichever comes first for the relevant stage</p>
32. Broadband	<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>	<p>Prior to commencement of use or endorsement of Building Format Plan, whichever comes first for the relevant stage</p>
33. Acid Sulfate Soils (ASSMP)	<ul style="list-style-type: none"> 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. 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. 	<ul style="list-style-type: none"> a) Prior to commencement of or during site works b) Prior to commencement of use for the relevant stage

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34. Refuse Collection	Submit to the MEDQ refuse collection approval from Council or a private waste contractor.	Prior to commencement of use for the relevant stage
35. Easements over Infrastructure	<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. Contaminated Land	<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 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>a) Prior to commencement of works</p> <p>b) Prior to commencement of works</p> <p>c) For the duration of the works the subject of this approval</p>

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<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 authority in the approved form.</p>	<p>d) Prior to commencement of use</p>
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Heritage conditions

<p>37. 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 DSDILGP; 	<p>a) Prior to the commencement of works for the relevant stage</p>
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PDA Development Conditions

	<p>viii. a post-excavation dilapidation report must be submitted upon completion of the early works program;</p> <p>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;</p> <p>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, DSDILGP outlining the impact on heritage places;</p> <p>xi. any temporary works required to support the buildings. Any damage is to be appropriately rectified; and</p> <p>xii. neoprene pads must be installed in all locations where steel bracing will come into contact with building fabric.</p> <p>b) Submit to the MEDQ for Compliance Assessment a Structural Engineering Report by a RPEQ, accompanied with detailed engineering drawings 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:</i> <i>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>b) Prior to the commencement of works for the relevant stage</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>
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PDA Development Conditions

38.	<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>	<p>a) As indicated</p>
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>

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<p>41.</p>	<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 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>a) Prior to commencing works on the relevant PDA significant heritage building</p> <p>b) As indicated</p> <p>c) Prior to commencing use of the relevant PDA significant heritage building</p>
<p>42.</p>	<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>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</p>

PDA Development Conditions

	<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>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. Retention Strategy	<p>a) Submit to EDQ Development Assessment, DSDILGP 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> <ul style="list-style-type: none"> a. Detail the method of analysis which will be used to determine which material will be suitable for retention for the purpose of future repair or reinstatement works 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>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, DSDILGP a report which includes a catalogue of the fabric retained during the works as per part b) of this condition.</p>	<p>a) Prior to the commencement of Works on the relevant PDA significant heritage building</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 public art strategy incorporating the intent and principles for all public artworks on the site. b. Conceptual 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) Prior to commencement of use of Stage 1 as per the approved staging plan unless otherwise agree in writing by the MEDQ and the landowner, and then to be maintained at all times.</p>
45.	<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>	<p>a) Prior to commencing Public Realm Works.</p>

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	<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>b) Prior to commencing use of the relevant Stage, unless otherwise agreed in writing by the MEDQ and the landowner.</p> <p>c) As indicated, unless otherwise agreed in writing by the MEDQ and the landowner</p>
46.	<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) ii. Graphic communication iii. Tactile communication. 	<p>a) Prior to commencing Public Realm Works</p>

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	b) Design the development in accordance with the Wayfinding Strategy approved under part a) of this condition.	b) Prior to commencement of use of Stage 1 as per the approved staging plan and at all times
47.	<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> <ol style="list-style-type: none"> Furniture location and types; Details of pavement types and materials (paving stone types and sizes); Proposed locations of artwork, heritage interpretation elements, wayfinding and signage elements; Plans and a schedule of materials and finishes, furniture, lighting and signage; Planting plans including species, sizes and spacing and location; Demonstrate design meets equitable access and CPTED requirements; Interface with PDA significant heritage buildings; Interface with new built form; Details of awnings and shade devices including location, height and materials; All tree, mid storey and ground cover species list, including minimum overall height, spread and container size; Locations, arrangements and details of proposed WSUD devices; Locations and details of an irrigation system to establish and sustain the softscape areas; Location and dimension of street carriageways, footpaths and other pavements; 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. 	a) Prior to commencing Public Realm Works for the relevant stage, unless otherwise agreed in writing by the MEDQ and the landowner

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	<p>xv. 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.	Compliance Assessment – Public Access 24/7 <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.	Compliance Assessment – Event Management Strategy <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"> The planned event spaces, their size, their capacity and location; The different types of events to be held within each event space; The management of service vehicle access for ongoing requirements in event mode; 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>

PDA Development Conditions

	<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. Proposed locations of 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; xv. Location, type and size of street tree and fencing park area and embellishment, including location 	<p>a) Prior to commencing the relevant works, unless otherwise agreed in writing by the MEDQ and the landowner</p>

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	<p>and treatment of paths, planting, mounding, park furniture, shelters and play area.</p> <p>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;</p> <p>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.	b) As indicated

Infrastructure Contributions

51. Infrastructure Contributions	<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. Compliance Assessment – Detailed Demolition Plans	<p>a) Submit to the MEDQ for Compliance Assessment, detailed demolitions plans and elevations prepared by a registered architect for:</p> <ol style="list-style-type: none"> All floor levels; Roof; All elevations; 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> <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</p>	<p>a) Prior to commencing the relevant Building Works</p>
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PDA Development Conditions

	<p>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>
53.	<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"> All floor levels; Roof; All elevations; Detailed cross sections; and 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> <ol style="list-style-type: none"> 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; Shop or Food or Drink Outlet tenancies are to be less than 250m² per tenancy; The design and demolition (if required) must consider heritage nature of the building in 	<p>a) Prior to commencing the relevant Building Works</p>

PDA Development Conditions

	<p>accordance with the relevant Conservation Management Plan;</p> <ul style="list-style-type: none"> 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. 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>	
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.	b) As indicated
c)	Construct the Works in accordance with the plans approved under part a) and b) of this condition.	c) As indicated
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.	d) Prior to commencing use

PDA Development Conditions		
54.	Fire Services Report – Edith Cavell Building 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.	Prior to the commencement of Building Work
55.	Heritage Impact Statement 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.	Prior to the commencement of building works or Public Realm works to or adjacent the relevant PDA significant heritage building
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		
56.	Compliance Assessment – Detailed Demolition Plans a) Submit to the MEDQ for Compliance Assessment, detailed demolitions plans and elevations prepared by a registered architect for: <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</p>	a) Prior to commencing the relevant Building Works

PDA Development Conditions

	<p>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) 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"> All floor levels; Roof; All elevations; Detailed cross sections; and 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"> 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; Shop or Food or Drink Outlet tenancies are to be less than 250m² per tenancy; The design and demolition (if required) must consider heritage nature of the building in accordance with the relevant Conservation Management Plan; 	<p>a) Prior to commencing the relevant Building Works</p>

PDA Development Conditions

	<ul style="list-style-type: none"> 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> <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
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PDA Development Conditions		
58.	Fire Services Report – Lady Lamington Building 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.	Prior to the commencement of Building Work
59.	Heritage Impact Statement 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.	Prior to the commencement of building works or Public Realm works to or adjacent the relevant PDA significant heritage building
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.	Compliance Assessment – Detailed Demolition Plans a) Submit to the MEDQ for Compliance Assessment, detailed demolitions plans and elevations prepared by a registered architect for: <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>	a) Prior to commencing the relevant Building Works

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	<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) 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>b) As indicated</p> <p>c) As indicated</p> <p>d) Prior to commencing use</p>
61.	<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 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> <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; 	<p>a) Prior to commencing the relevant Building Works</p>

PDA Development Conditions

	<ul style="list-style-type: none"> 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 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>
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 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 ****