

DEV2012/393

4 April, 2014

Sonic Healthcare Limited
c/-Tom Salmon
RPS
PO Box 1559
FORTITUDE VALLEY QLD 4006

Dear Tom

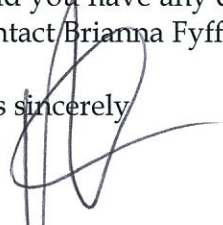
SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MEDICAL CENTRE AND OFFICE AND ASSOCIATED OPERATIONAL WORKS (ROADWORKS, FOOTPATH AND OTHER RELEVANT WORKS) AT 24 MARKWELL STREET, BOWEN HILLS DESCRIBED AS LOT 5 ON SP213464

On 4 April 2014 the Minister for Economic Development (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the Department of State Development, Infrastructure and Planning website <http://www.dsdip.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>

Should you have any queries in relation to the decision notice, please do not hesitate to contact Brianna Fyfe on 3452 7167.

Yours sincerely


Patrick Atkinson
Director - Development Assessment



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PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	24 Markwell Street, Bowen Hills	
Lot on plan description	Lot number	Lot description
	Lot 5	SP213464
PDA development application details		
MEDQ reference number	DEV2012/393	
Lodgement date	6 January 2014	
Type of application	☒ Changing a PDA development approval	
Description of proposal applied for	Medical Centre and Office and associated Operational Works (roadworks, footpath and other relevant works)	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice
Original Decision date	21 May 2013
Change to approval date	4 April 2014
Currency period	4 years (Stage 1) and 10 years (Stage 2) from Original Decision Date

Plans and specification

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

Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Ground Plan	3232_DA041 D	10 December 2013
2.	Level 1 Plan	3232_DA042 D	10 December 2013
3.	Level 2 Plan	3232_DA043 D	10 December 2013
4.	Level 3 Plan	3232_DA044 D	10 December 2013
5.	Roof / Plant Level Plan	3232_DA045 D	10 December 2013
6.	Plant Roof Plan	3232_DA046 D	10 December 2013
7.	Lower Ground 1 Plan	3232_DA047 E	16 January 2014
8.	Lower Ground 2 Plan	3232_DA048 D	10 December 2013
9.	Lower Ground 3 Plan	3232_DA049 D	10 December 2013
10.	North Elevation	3232_DA051 D	10 December 2013
11.	West Elevation	3232_DA052 D	10 December 2013
12.	East Elevation	3232_DA053 D	10 December 2013
13.	South Elevation	3232_DA054 D	10 December 2013
14.	Sections Sheet 1	3232_DA061 D	10 December 2013
15.	Sections Sheet 2	3232_DA062 D	10 December 2013
16.	Sections Sheet 3	3232_DA063 D	10 December 2013
17.	Staging Plans	3232_DA074 D	10 December 2013
18.	GFA Summery	3232_DA0102 D	10 December 2013
19.	Landscape Schematic Design Report, prepared by RPS	116007 SD [F]	07-12-2013
Plans, reports and specifications previously approved on 21 May 2013		Number (if applicable)	Date (if applicable)
20.	Transport Impact Assessment, prepared by GTA Consultants	Issue A	12/02/13
21.	Roadworks & Drainage Layout Sheet 1 – Rev A	SKC031	12/02/13

	Bornhorst + Ward Pty Ltd		
22.	Roadworks & Drainage Layout Sheet 2 – Rev A Bornhorst + Ward Pty Ltd	SKC032	12/02/13
23.	Road Longitudinal & Cross Sections – Rev A Bornhorst + Ward Pty Ltd	SKC035	12/02/13
24.	Civil Engineering Report for the proposed Laboratory and Offices located at Lot 5 Hurworth Street, Bowen Hills, prepared by Bornhorst + Ward Pty Ltd	Rev B	Feb 2013
25.	Noise Assessment, prepared by Norman Disney & Young	Rev 2.0 – FINAL	8 Feb 2013
26.	Air Quality Report, prepared by SLR		11 February 2013

PDA Development Conditions

Conditions

Timing

General / Planning Requirements

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

Engineering

	Construction Management Plan a) Prepare and submit a site based construction management plan, certified by a Registered Professional Engineer of QLD (RPEQ) that includes but is not limited to: • A construction monitoring programme for the construction work. • Management of construction noise. • Provision for the management of traffic around and through the site during and outside of construction work hours. • Provision for parking and materials delivery during and outside of construction hours of work. • Management of dust generated from the site during and outside construction work hours. • Management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later). • Management of groundwater and surface water collection, treatment and disposal. b) The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. c) All work shall be undertaken in accordance with the construction management plan which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) As indicated c) While site works / operational works / building works are occurring
	Easements over Infrastructure Where public utilities are located on private land, public utility easements must be provided in favour and at no cost to the relevant service provider entities. The terms of the easements must be to the satisfaction of the Chief Executive Officers of the entities.	Prior to commencement of use
	Filling and Excavation a) Submit to the DSDIP – PDA Development Assessment an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be	a) Prior to commencement of site works

	in accordance with Brisbane City Council's <i>Filling and Excavation Code</i> and <i>Subdivision and Development Guidelines</i>. b) Undertake all works in accordance with the endorsed plan required in part (a) and submit certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	b) Prior to commencement of use.
	On site Erosion and Stormwater Runoff a) Prepare an Erosion and Sediment Control (ESC) Management Plan for the site in accordance with the Healthy Waterways document "Controlling Stormwater Pollution on Your Building Site" 2006 (or later version) and Brisbane City Council's "Erosion and Sediment Control Standard" (Version 9 or later). b) Implement and maintain the ESC Management Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped). The prepared ESC Management Plan must be available on-site during these works.	a) Prior to commencement of site works b) While site works/operational works/building works is occurring
	Protection and Alteration of Existing Infrastructure a) Where there is existing infrastructure in the vicinity of the proposed work, then the new work must not damage or compromise the working ability of the existing infrastructure. Should it be required to provide alterations to public utility mains, existing mains, services or installations, then the developer is required to meet the costs of the alteration/s, which is to be carried out in accordance with Brisbane City Council's "Subdivision and Development Guidelines". b) A building over sewer (BOS) application and a building over/near stormwater (BONSW) are to be submitted to ensure no loading is transferred to the trunk main during construction and no diversion for the trunk main over site is required. The BOS & BONSW are to be approved by the relevant service	a) While site works are occurring, then to be maintained b) Prior to commencement of site works

	provider entities.	
	Car Parks, Signs, and Lines Construct and delineate or sign (as required) the following requirements as indicated on the approved plan(s): - Delineate and sign the internal roads and designated vehicle entry point. - Parking on the site to be generally in accordance with the approved plans and designed in accordance with AS2890.1. - A minimum of 2.3 metres height clearance to all undercover parking areas and a minimum of 2.5 metres above parking spaces for people with disabilities. - A height clearance sign located at the entrance(s) to undercover car parking areas and a directional visitor parking sign at the vehicle entrance to the site adjacent to or clearly visible from the vehicle entrance to the site. - An appropriate area for the storage and collection of refuse, including recyclables, in a position which is accessible to service vehicles on the site. - The internal paved areas are to be signed and delineated in accordance with the approved plans, Manual of Uniform Traffic Control Devices and Austroads.	Prior to commencement of use and to be maintained
	Access Roads and Driveways - Submit to DSDIP – PDA Development Assessment detailed engineering design and construction drawings detailing the access road and driveways generally in accordance with approved Plan Nos. SKC031 and SKC032 Roadworks & Drainage Layout Rev A – Sheet 1 and Sheet 2 dated 12/02/13; and Brisbane City Council’s Development and subdivision Guidelines. The design shall be checked and certified by a Registered Professional Engineer of Queensland (RPEQ) for the following:- - Best Street along the development frontage shall be designed to have two travel lanes on a 6.5m kerb to kerb width within the road reserve. - Markwell Street road reserve shall be designed to have widths varying from 7.1m to 8.3m to provide access to the development and service access to the Markwell Street	Prior to commencement of site works

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

	plans and ensure the design is in accordance with QUU's current Standards. b) Construct the sewerage system and connections in accordance with the approved plans required in part (a) of this condition. Submit to QUU and the DSDIP – PDA Development Assessment 'As-Constructed' drawings verified by a RPEQ confirming all works have been completed in accordance with the approved plans. c) Provide to the DSDIP – PDA Development Assessment all approval correspondence from QUU relating to part (a) and (b) of this condition.	b) Prior to commencement of use c) Prior to commencement of use
	Water Reticulation System and Connection – Nominated Assessing Authority Queensland Urban Utilities a) Submit and obtain approval from QUU, engineering design drawings detailing the water reticulation system including connection to existing water infrastructure, checked and certified by a Registered Professional Engineer of Queensland (RPEQ) required to service the development. The RPEQ is to verify the plans and ensure the design is in accordance with QUU's current Standards. b) Construct the water reticulation system and connection in accordance with the approved plans required in part (a) of this condition. Submit to QUU and DSDIP – PDA Development Assessment 'As-Constructed' drawings verified by a RPEQ confirming all works have been completed in accordance with the approved plans c) Provide to DSDIP – PDA Development Assessment all approval correspondence from QUU relating to part (a) and (b) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
	Service, Meter Assembly & Meter box Provide water services, approved meter assembly and meter box to the boundary of the proposed development in accordance with the WSA 03-2002 <i>Water Supply Code of Australia</i> V2.3 and Brisbane City Council's <i>Supplementary Manual</i>.	Prior to commencement of use
	Stormwater Drainage a) Submit to DSDIP – PDA Development Assessment engineering drawings detailing stormwater drainage	a) Prior to commencement of site works

	including any relocation of existing stormwater infrastructure required to service the development, checked and certified by a Registered Professional Engineer of Queensland (RPEQ). b) Demonstrate that the stormwater runoff from the site does not adversely impact on flooding or drainage (peak discharge and duration for all events up to the 100 year Average Recurrence Interval (ARI)) of properties that are upstream, downstream or adjacent to the site. c) Construct the stormwater drainage infrastructure in accordance with the submitted stormwater drainage drawings required in part (a) of this condition. Submit to DSDIP – PDA Development Assessment ‘As-Constructed’ drawings and asset register verified and signed by a RPEQ confirming all works have been completed in accordance with the plans from part (a) of this condition.	b) Prior to commencement of site works c) Prior to commencement of use
	Stormwater Quality a) Submit to DSDIP – PDA Development Assessment a Stormwater Quality Management Plan prepared by a suitably qualified consultant that details how the proposal will reduce the potable water consumption through the use of water efficient fixtures and details the proposed best practice stormwater management to treat stormwater runoff in accordance with the Healthy Waterways document ‘Controlling Stormwater Pollution on Your Building Site’ 2006 (or later version). b) Construct the infrastructure in accordance with the submitted drawings required in part (a) of this condition. Submit to DSDIP – PDA Development Assessment ‘As-Constructed’ drawings and asset register verified and signed by a RPEQ confirming all works have been completed in accordance with the plans from part (a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use

	Refuse Collection a) Submit to DSDIP – PDA Development Assessment refuse collection approval from City Waste Services, BCC or a private waste contractor. b) Provide a screened bin corral and locate as indicated on the approved plans for the storage of bulk bins, which is to be shared between all tenants. c) The applicant/owner shall notify future owners/body corporate that the development has been approved on the basis that an indemnity is provided for refuse collection vehicles to enter the property.	a) Prior to approval for building works b) Prior to commencement of use and to be maintained. c) Prior to commencement of use and to be maintained.
	Electricity Provide underground electricity services in accordance with an approved electricity reticulation plan and the Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use
	Telecommunications a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>. b) Construct the services required in accordance with the agreement.	a) Prior to commencement of use. b) Prior to commencement of use
	Broadband Provide to DSDIP – PDA Development Assessment a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Act (Fibre Deployment Bill 2011) can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of use.
	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the	Prior to commencement of use.

	approved development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	
	Repair Damage to Kerb, Footpath or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development	Prior to commencement of use
	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the EDQ Self Certification Procedure Manual. No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by the DSDIP - Development Assessment Division.	Prior to commencement of site works
	Pre-Construction Self Certification No work shall commence until DSDIP - PDA Development Assessment acknowledges in writing receipt of certification package(s) from the Project Coordinator in accordance with EDQ Certification Procedures Manual.	Prior to commencement of site works
	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved forms and "as Constructed" plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works "as constructed" are in accordance with the approved plans.	Prior to the commencement of use
Pollution		
	Acoustics Submit written confirmation to DSDIP - PDA Development Assessment from a Registered Professional Engineer of Queensland (RPEQ) that the development has been constructed to meet the recommendations as outlined in the Noise Assessment, dated 8 February 2013, prepared by Norman Disney & Young.	Prior to commencement of use

	b) Footpath width along northern side of Best Street is to be generally in accordance with Brisbane City Council's <i>Centre Detailing Design Manual (CDDM)</i>. c) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from DSDIP – PDA Development Assessment Principal Engineer that planting is satisfactory.	b) Prior to commencement of use and to be maintained c) As indicated
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Monetary Contributions

Infrastructure Contributions Pay to Economic Development Queensland a monetary contribution towards the cost of the provision of essential infrastructure. The contribution has been calculated in accordance with EDQ's <i>Infrastructure Funding Framework</i> (The Framework). The Framework specifies that the charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index. Stage 1 The current applicable general infrastructure charge is: <table><tr><td>15,751.57m² Commercial</td><td>\$15,061/ 100m² GFA</td><td>\$2,379,638.00</td></tr><tr><td>Credit</td><td>Existing infrastructure</td><td>-\$45,900.00</td></tr><tr><td></td><td>1 existing lot</td><td>-\$29,054.00</td></tr><tr><td>Total</td><td></td><td>*\$2,304,684.00</td></tr></table> Stage 2 The current applicable general infrastructure charge is: <table><tr><td>6,904.36m² Commercial</td><td>\$15,061/ 100m² GFA</td><td>\$1,054,270.00</td></tr><tr><td>Total</td><td></td><td>*\$1,054,270.00</td></tr></table> <i>* Charge will be adjusted each July in accordance with the 3 year rolling average of the Road and Bridge Construction Queensland Index</i>	15,751.57m ² Commercial	\$15,061/ 100m ² GFA	\$2,379,638.00	Credit	Existing infrastructure	-\$45,900.00		1 existing lot	-\$29,054.00	Total		*\$2,304,684.00	6,904.36m ² Commercial	\$15,061/ 100m ² GFA	\$1,054,270.00	Total		*\$1,054,270.00	Prior to the commencement of use of the relevant stage
15,751.57m ² Commercial	\$15,061/ 100m ² GFA	\$2,379,638.00																	
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Total		*\$1,054,270.00																	

STANDARD ADVICE

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

Noise and Dust Emissions

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

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

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

**** End of Package ****