

Our ref: DEV2012/393

17 November 2014

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

Dear Tom

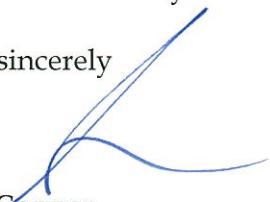
SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MEDICAL CENTRE AND OFFICE AND ASSOCIATED OPERATIONAL WORKS (ROADWORKS, FOOTPATH AND OTHER RELEVANT WORKS) AT 24 MARKWELL STREET, BOWEN HILLS DESCRIBED AS LOT 5 ON SP213464

On 17 November 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 Fyffe on 3452 7167.

Yours sincerely



Steve Conner
Executive Director – Development Assessment

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	24 October 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
1 st Change to approval date	4 April 2014
2 nd Change to approval date	17 November 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_DA1 E	22 October 2014
2.	Lower Ground 1 Plan	3232_DA7 E	22 October 2014
3.	Lower Ground 2 Plan	3232_DA8 E	22 October 2014
4.	Lower Ground 3 Plan	3232_DA9 E	22 October 2014
5.	Plant Level Plan	3232_DA5 D	10 December 2013
6.	Roof Plan	3232_DA6 D	10 December 2013
7.	Mark Up of Approved North Elevation	3232_DA10 E	22 October 2014
8.	Mark Up of Approved West Elevation	3232_DA11 E	22 October 2014
9.	Mark Up of Approved East Elevation	3232_DA12 E	22 October 2014
10.	Mark Up of Approved South Elevation	3232_DA13 E	22 October 2014
Plans, reports and specifications previously approved on 4 April 2014		Number (if applicable)	Date (if applicable)
11.	Level 1 Plan	3232_DA042 D	10 December 2013
12.	Level 2 Plan	3232_DA043 D	10 December 2013
13.	Level 3 Plan	3232_DA044 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	116007 SD [F]	07-12-2013

	Report, prepared by RPS		
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 Bornhorst + Ward Pty Ltd	SKC031	12/02/13
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			
1.	Carry out the Approved Development Carry out the development generally in accordance with the approved plan(s), drawing(s) and document(s).	Prior to commencement of use	
2.	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the conditions included in the Conditions Package. Such operational work is to be carried out generally in accordance with the approved drawing(s), and/or documents or, if requiring a further approval from MEDQ, in accordance with the relevant approval(s).	Prior to commencement of use	
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and/or documents, and any relevant engineering or	To be maintained	

	other approval/s required by the conditions.	
Engineering		
4.	Construction Management Plan a) Prepare and submit a site based construction management plan, certified by a Registered Professional Engineer of QLD (RPEQ) that includes but is not limited to: • A construction monitoring programme for the construction work. • Management of construction noise. • Provision for the management of traffic around and through the site during and outside of construction work hours. • Provision for parking and materials delivery during and outside of construction hours of work. • 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
5.	Easements over Infrastructure Where public utilities are located on private land, public utility easements must be provided in favour and at no cost to the relevant service provider entities. The terms of the easements must be to the satisfaction of the Chief Executive Officers of the entities.	Prior to commencement of use
6.	Filling and Excavation a) Submit to the DSDIP - EDQ 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.
7.	On site Erosion and Stormwater Runoff a) Prepare an Erosion and Sediment Control (ESC) Management Plan for the site in accordance with the Healthy Waterways document "Controlling Stormwater Pollution on Your Building Site" 2006 (or later version) and Brisbane City Council's "Erosion and Sediment Control Standard" (Version 9 or later). b) Implement and maintain the ESC Management Plan on-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
8.	Protection and Alteration of Existing Infrastructure a) Where there is existing infrastructure in the vicinity of the proposed work, then the new work must not damage or compromise the working ability of the existing infrastructure. Should it be required to provide alterations to public utility mains, existing mains, services or installations, then the developer is required to meet the costs of the alteration/s, which is to be carried out in accordance with Brisbane City Council's "Subdivision and Development Guidelines". b) A building over sewer (BOS) application and a building over/near stormwater (BONSW) are to be submitted to ensure no loading is transferred to the trunk main during construction and no diversion for the trunk main over site is required. The BOS & BONSW are to be approved by the relevant service provider entities.	a) While site works are occurring, then to be maintained b) Prior to commencement of site works

9.	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
10.	Access Roads and Driveways - Submit to DSDIP – EDQ 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	a) Prior to commencement of site works

	and service access to the Markwell Street embankment. The cross section of the street shall generally be in accordance with approved Plan No. SKC035 Road Longitudinal & Cross Sections Rev A dated 12/02/13. • All traffic signs shall be designed in accordance with the Manual of Uniform Traffic Control Devices. b) Construct the road works in accordance with part a) of this condition c) Submit to DSDIP – EDQ 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
11.	Bicycle Spaces Provide bicycle spaces and end of trip facilities in accordance with the stamped approved plans ensuring a total of 93 spaces for staff and 19 spaces for visitors.	Prior to commencement of use and to be maintained
12.	Compliance Assessment – Informal Accessway a) Submit to DSDIP – EDQ 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 – EDQ 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
13.	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 plans and ensure the design is in accordance with	a) Prior to commencement of site works

	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 – EDQ 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 – EDQ 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
14.	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 – EDQ 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 – EDQ 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
15.	Service, Meter Assembly & Meter box Provide water services, approved meter assembly and meter box to the boundary of the proposed development in accordance with the <i>WSA 03-2002 Water Supply Code of Australia V2.3</i> and Brisbane City Council's <i>Supplementary Manual</i>.	Prior to commencement of use
16.	Stormwater Drainage a) Submit to DSDIP – EDQ Development Assessment engineering drawings detailing stormwater drainage including any relocation of existing stormwater infrastructure required to service the development, checked and certified by a Registered Professional	a) Prior to commencement of site works

	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 – EDQ 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
17.	Stormwater Quality a) Submit to DSDIP – EDQ 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 – EDQ 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

18.	Refuse Collection a) Submit to DSDIP – EDQ 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.
19.	Electricity Provide underground electricity services in accordance with an approved electricity reticulation plan and the Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use
20.	Telecommunications a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>. b) Construct the services required in accordance with the agreement.	a) Prior to commencement of use. b) Prior to commencement of use
21.	Broadband Provide to DSDIP – EDQ 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.
22.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i>.	Prior to commencement of use.

23.	Repair Damage to Kerb, Footpath or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use
24.	Certification Agreement Comply with all requirements and fulfil all responsibilities outlined in the EDQ Self Certification Procedure Manual. No work is to commence until the certification documents submitted by the Project Coordinator is acknowledged in writing by the DSDIP – Development Assessment Division.	Prior to commencement of site works
25.	Pre-Construction Self Certification No work shall commence until DSDIP – EDQ 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
26.	Post-Construction Self Certification Submit Post-Construction (Practical Completion) Certification, approved forms and “as Constructed” plans including an asset register, certified by a Registered Professional Engineer Queensland (RPEQ), that the plans are a true record of the works “as constructed” are in accordance with the approved plans.	Prior to the commencement of use
Pollution		
27.	Acoustics Submit written confirmation to DSDIP – EDQ 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. The findings and recommendations of the Noise Assessment prepared by Norman Disney & Young will be undertaken; further detailed acoustic input, if required in subsequent stages of design, to ensure that the acoustic objectives discussed are achieved. All specific noise attenuation requirements must be reassessed during detailed design process.	Prior to commencement of use

28.	Compliance Assessment – Air conditioning intake Submit to DSDIP – EDQ Development Assessment for Compliance Assessment, drawings identifying the air conditioning intakes into the building are located as far north-west from the sewer vent as practicable.	Prior to commencement of site works
Landscape Architecture		
29.	Detailed Landscape Plan a) Submit to DSDIP – EDQ Development Assessment a detailed landscape plan generally in accordance with the stamped approved Landscape schematic design report, prepared by RPS. - The plan is to be prepared by a registered Australian Institute of Landscape Architect. - The works are to be certified by a suitably qualified landscape architect professional in accordance with the EDQ Certification Procedures Manual. b) On completion, provide written certification to DSDIP – EDQ Development Assessment from a licensed and experienced Landscape Architect or Landscape Contractor that the completed landscaping complies with the approved detailed landscape plan.	a) Prior to commencement of landscape works b) Prior to commencement of use
30.	Streetscape Improvements a) Submit, for approval, to DSDIP – EDQ Development Assessment detailed landscape plans for all proposed streetscape works including planting, footpath treatment and any streetscape furniture. The proposed streetscape improvements along Hurworth Street and Best Street are to: Be in accordance with the road’s function and generally in accordance with Brisbane City Council’s <i>Centre Detailing Design Manual (CDDM)</i>. b) Footpath width along northern side of Best Street is to be generally in accordance with Brisbane City Council’s <i>Centre Detailing Design Manual (CDDM)</i> . c) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from DSDIP – EDQ Development Assessment Principal Engineer that planting is satisfactory.	a) Prior to commencement of use and to be maintained b) Prior to commencement of use and to be maintained c) As indicated

Monetary Contributions		
31.	Infrastructure Contributions Pay to MEDQ a monetary contribution towards the cost of the provision of essential infrastructure in accordance with the Infrastructure Funding Framework (IFF) indexed to the date of payment.	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first

STANDARD ADVICE

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

**** End of Package ****

