

Our ref: DEV2014/620

10 February 2015

Lend Lease (Bowen Hills) Pty Ltd
C/- Mr Matthew Brown
Urbis
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Matthew

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS - TRUNK STORMWATER DRAINAGE AT 631 GREGORY TERRACE AND 488 ST PAULS TERRACE, BOWEN HILLS DESCRIBED AS LOT 701 ON SP262955, LOT 106 ON SP219236 AND LOT 701 ON SP219236

On 9 February 2015 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the MEDQ website <http://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 Gerard McCafferty on 3452 7424.

Yours sincerely



Lyndy Rapson
A/ Director - EDQ Development Assessment

PDA Decision Notice - Approval

Site information		
Name of urban development area (PDA)	Bowen Hills	
Site address	631 Gregory Terrace and 488 St Pauls Terrace, Bowen Hills	
Lot on plan description	Lot number	Lot description
	Lot 701	SP262955
	Lot 106	SP219236
	Lot 701	SP219236
PDA development application details		
MEDQ reference number	DEV2014/620	
Lodgement date	14 January 2015	
Type of application	☒ New development involving:- ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☒ Operational work ☐ Preliminary approval ☒ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Trunk Stormwater Drainage	

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.	
Decision date		9 February 2015	
Currency period		2 Years from Decision Date	
Plans and specification			
The plans and specifications approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.			
Approved plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Site Layout, Schedule of Drawings and General Notes prepared by Cardno	161163-050-DD-C-301-5301 Revision C	03/12/2014
2.	Details and Key Plan - Stormwater Drainage prepared by Cardno	161163-050-DD-C-301-5302 Revision C	03/12/2014
3.	Layout Plan prepared by Cardno	161163-050-DD-C-301-5305 Revision C	03/12/2014
4.	Detail Layout Plan prepared by Cardno	161163-050-DD-C-301-5306 Revision C	03/12/2014
5.	Detail Sections Sheet 1 of 2 prepared by Cardno	161163-050-DD-C-301-5307 Revision C	03/12/2014
6.	Detail Sections Sheet 2 of 2 prepared by Cardno	161163-050-DD-C-301-5308 Revision C	03/12/2014
7.	Longitudinal Section prepared by Cardno	161163-050-DD-C-301-5320 Revision C	31/08/2014
8.	Indicative Stormwater Drainage Sequence Overview prepared by Cardno	161163-050-DD-C-301-5330 Revision B	03/12/2014
9.	Indicative Stormwater Drainage Sequence - 2A Sheet 1 prepared by Cardno	161163-050-DD-C-301-5331 Revision B	03/12/2014
10.	Indicative Stormwater Drainage Sequence - 2B Sheet 1 prepared by Cardno	161163-050-DD-C-301-5332 Revision B	03/12/2014
11.	Indicative Stormwater Drainage Sequence - 2B Sheet 2 prepared by Cardno	161163-050-DD-C-301-5333 Revision B	03/12/2014
12.	Indicative Stormwater Drainage Sequence - 2C Sheet 1 prepared by Cardno	161163-050-DD-C-301-5334 Revision B	03/12/2014

13.	Indicative Stormwater Drainage Sequence – 2C Sheet 2 prepared by Cardno	161163-050-DD-C-301-5335 Revision B	03/12/2014
14.	Erosion and Sediment Control Layout Plan prepared by Cardno	161163-050-DD-C-301-5400 Revision B	03/12/2014
15.	Erosion and Sediment Control Details Sheet 1 prepared by Cardno	161163-050-DD-C-301-5410 Revision B	03/12/2014
16.	Erosion and Sediment Control Details Sheet 2 prepared by Cardno	161163-050-DD-C-301-5411 Revision B	03/12/2014
17.	Structural Details – Manholes Construction Notes prepared by Cardno	161163-050-DD-D-301-5900 Revision B	31/08/2014
18.	Structural Details – Manhole M3/10 Concrete Profiles prepared by Cardno	161163-050-DD-D-301-5901 Revision D	23/09/2014
19.	Structural Details – Manhole M3/10 Reinforcement Details – Sheet 1 prepared by Cardno	161163-050-DD-D-301-5902 Revision C	01/09/2014
20.	Structural Details – Manhole M3/10 Reinforcement Details – Sheet 2 prepared by Cardno	161163-050-DD-D-301-5903 Revision B	31/08/2014
21.	Structural Details – Manhole M4/10 Concrete Profiles prepared by Cardno	161163-050-DD-D-301-5910 Revision D	03/12/2014
22.	Structural Details – Manhole M4/10 Reinforcement Details – Sheet 1 prepared by Cardno	161163-050-DD-D-301-5911 Revision B	03/12/2014
23.	Structural Details – Manhole M4/10 Reinforcement Details – Sheet 2 prepared by Cardno	161163-050-DD-D-301-5912 Revision B	03/12/2014
24.	Structural Details – Manhole M4/10 Reinforcement Details – Sheet 3 prepared by Cardno	161163-050-DD-D-301-5913 Revision B	01/09/2014
25.	Structural Details – Manhole M5/10 Concrete Profiles prepared by Cardno	161163-050-DD-D-301-5920 Revision D	03/12/2014
26.	Structural Details – Manhole M5/10 Reinforcement Details – Sheet 1 prepared by Cardno	161163-050-DD-D-301-5921 Revision B	03/12/2014
27.	Structural Details – Manhole M5/10 Reinforcement Details – Sheet 2 prepared by Cardno	161163-050-DD-D-301-5922 Revision A	31/08/2014

Supporting plans, reports and specifications		Number (if applicable)	Date (if applicable)
1.	Draft Site Management Plan (SMP)	Version 0	12 November 2014

ABBREVIATIONS

For the purposes of interpreting this Approval, the following is a list of abbreviations utilised in the conditions:

1. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013 (as amended from time to time).
2. **Council** means Brisbane City Council.
3. **DEHP** means The Department of Environment and Heritage Protection
4. **DSDIP** means The Department of State Development, Infrastructure and Planning.
5. **MEDQ** means The Minister of Economic Development Queensland.
6. **PDA** means Priority Development Area.
7. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions		
1	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawings and/or documents.	Prior to acceptance of on-maintenance
2	Certification of Operational Works All operational works undertaken on site must comply with all requirements of and fulfil all responsibilities outlined in the Certification Procedures Manual.	As required by the Certification Procedures Manual
Engineering		
3	Construction Management Plan a) Submit to EDQ Development Assessment DSDIP a Site Based Construction Management Plan prepared by the principal site contractor that includes the following: i. management of noise and dust generated from the site during and outside construction work hours;	a) Prior to commencement of works

	ii. Management of stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the Environmental Protection Act 1994), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties. iii. management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site; b) Undertake all works generally in accordance with the construction management plan which must be current and available on site at all times during the construction period.	b) At all times during construction
4	Traffic Management Plan a) Submit to EDQ Development Assessment, DSDIP a Traffic Management Plan (TMP) prepared and certified by a person holding a current Traffic Management Level 3 qualification or higher. The TMP must ensure adverse traffic impacts are minimised during construction. The TMP must include the following: i. provision for the management of traffic around and through the site during and outside of construction work hours; ii. provision for parking and materials delivery during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc.; iv. implementation; v. monitoring and measurement; vi. management review; and vii. traffic control plans or traffic control diagrams in accordance with Manual of Uniform Traffic Control Devices (MUTCD) for any temporary part or full road closures of any Council road b) Undertake all works generally in accordance with the TMP which must be current and available on site at all times.	a) Prior to commencement of works b) At all times during construction

5	Stormwater Management (Quantity) a) Submit to EDQ Development Assessment DSDIP 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 approved plans/documents: i. Site Layout, Schedule of Drawings and General Notes prepared by Cardno drawing number 161163-050-DD-C-301-5301 Revision A dated 31/08/2014 ii. Details and Key Plan – Stormwater Drainage prepared by Cardno drawing number 161163-050-DD-C-301-5302 Revision B dated 31/08/2014 iii. Layout Plan prepared by Cardno drawing number 161163-050-DD-C-301-5305 Revision B dated 31/08/2014 iv. Detail Layout Plan prepared by Cardno drawing number 161163-050-DD-C-301-5306 Revision B dated 31/08/2014 v. Detail Sections Sheet 1 of 2 prepared by Cardno drawing number 161163-050-DD-C-301-5307 Revision B dated 31/08/2014 vi. Detail Sections Sheet 2 of 2 prepared by Cardno drawing number 161163-050-DD-C-301-5308 Revision B dated 31/08/2014 vii. Longitudinal Section prepared by Cardno drawing number 161163-050-DD-C-301-5320 Revision C dated 31/08/2014 viii. Indicative Stormwater Drainage Sequence Overview prepared by Cardno drawing number 161163-050-DD-C-301-5330 Revision A dated 31/08/2014 ix. Indicative Stormwater Drainage Sequence – 2A Sheet 1 prepared by Cardno drawing number 161163-050-DD-C-301-5331 Revision A dated 31/08/2014 x. Indicative Stormwater Drainage Sequence – 2B Sheet 1 prepared by Cardno drawing number 161163-050-DD-C-301-5332 Revision A dated 31/08/2014 xi. Indicative Stormwater Drainage Sequence – 2B Sheet 2 prepared by Cardno drawing number 161163-050-DD-C-301-5333 Revision A dated 31/08/2014 xii. Indicative Stormwater Drainage Sequence – 2C Sheet 1 prepared by Cardno drawing number 161163-050-DD-C-301-5334	a) Prior to commencement of works
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	Revision A dated 31/08/2014	
xiii.	Indicative Stormwater Drainage Sequence – 2C Sheet 2 prepared by Cardno drawing number 161163-050-DD-C-301-5335 Revision A dated 31/08/2014	
xiv.	Structural Details – Manholes Construction Notes prepared by Cardno drawing number 161163-050-DD-D-301- 5900 Revision B dated 31/08/2014	
xv.	Structural Details – Manhole M3/10 Concrete Profiles prepared by Cardno drawing number 161163-050-DD-D-301- 5901 Revision D dated 23/09/2014	
xvi.	Structural Details – Manhole M3/10 Reinforcement Details – Sheet 1 prepared by Cardno drawing number 161163-050- DD-D-301-5902 Revision C dated 01/09/2014	
xvii.	Structural Details – Manhole M3/10 Reinforcement Details – Sheet 2 prepared by Cardno drawing number 161163-050- DD-D-301-5903 Revision B dated 31/08/2014	
xviii.	Structural Details – Manhole M4/10 Concrete Profiles prepared by Cardno drawing number 161163-050-DD-D-301- 5910 Revision C dated 23/09/2014	
xix.	Structural Details – Manhole M4/10 Reinforcement Details – Sheet 1 prepared by Cardno drawing number 161163-050- DD-D-301-5911 Revision A dated 31/08/2014	
xx.	Structural Details – Manhole M4/10 Reinforcement Details – Sheet 2 prepared by Cardno drawing number 161163-050- DD-D-301-5912 Revision A dated 31/08/2014	
xxi.	Structural Details – Manhole M4/10 Reinforcement Details – Sheet 3 prepared by Cardno drawing number 161163-050- DD-D-301-5913 Revision B dated 01/09/2014	
xxii.	Structural Details – Manhole M5/10 Concrete Profiles prepared by Cardno drawing number 161163-050-DD-D-301- 5920 Revision C dated 23/09/2014	
xxiii.	Structural Details – Manhole M5/10 Reinforcement Details – Sheet 1 prepared by Cardno drawing number 161163-050- DD-D-301-5921 Revision A dated 31/08/2014	
xxiv.	Structural Details – Manhole M5/10	

	Reinforcement Details – Sheet 2 prepared by Cardno drawing number 161163-050-DD-D-301-5922 Revision A dated 31/08/2014 b) Construct the works in accordance with the certified plans as required under part a) of this condition. c) Submit to EDQ Development Assessment DSDIP "as constructed" plans including an asset register and test results, certified by a RPEQ, in a format acceptable to Council.	b) Prior to acceptance of on-maintenance c) Prior to acceptance of on-maintenance
6	Damage and Repairs Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use
7	Existing Services All works required for this development must take due regard for all existing services. Any existing services affected by the proposed works shall be altered or relocated as necessary at the cost of the developer.	Prior to and during construction works
8	Stormwater Easement An easement must be provided, in favour of and at no cost to the grantee, over stormwater infrastructure, which becomes contributed assets, located in private land, yet to be dedicated as road. The terms of the easement must be to the satisfaction of the Chief Executive Officer of the authority which ultimately is to takeover and maintain the contributed assets.	Prior to acceptance of on-maintenance
Landscape and Environment		
9	Erosion and Sediment Management a) Submit to EDQ Development Assessment DSDIP 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 Council's <i>Erosion and Sediment Control Standard</i>	a) Prior to commencement of works

	(Version 9 or later) the following approved plans: i. Erosion and Sediment Control Layout Plan prepared by Cardno drawing number 161163-050-DD-C-301-5400 Revision A dated 31/08/2014 ii. Erosion and Sediment Control Details Sheet 1 prepared by Cardno drawing number 161163-050-DD-C-301-5410 Revision A dated 31/08/2014 iii. Erosion and Sediment Control Details Sheet 2 prepared by Cardno drawing number 161163-050-DD-C-301-5411 Revision A dated 31/08/2014 b) Implement the certified ESCP as required under part a) of this condition.	b) At all times during construction
10	Acid Sulfate Soils (ASS) a) Submit to EDQ Development Assessment, DSDIP an Acid Sulfate Soils Management Plan (ASSMP) certified by a suitably qualified and experienced professional, in accordance with the State Planning Policy, December 2013 and relevant guidelines. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of works b) At all times during construction
11	Site Remediation a) Submit to EDQ Development Assessment, DSDIP a Remediation Action Plan (RAP) endorsed by DEHP. b) Excavate, remove and/or treat on-site all contaminated soils generally in accordance with the endorsed RAP.	a) Prior to commencement of works b) At all times during construction

