

Our ref: DEV2015/695

21 September 2015

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

Dear Matt

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS – TRUNK SEWER AT 631 GREGORY TERRACE AND ALEXANDRIA STREET, BOWEN HILLS DESCRIBED AS LOT 708 ON SP238200 AND ALEXANDRIA STREET ROAD RESERVE

On 21 September 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*. The MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://dilgp.qld.gov.au/planning/development-assessment/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Gerard McCafferty on 3452 7424.

Yours sincerely



Beatriz Gomez
Director – EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	DEV2015/695	
Site address	631 Gregory Terrace and Alexandria Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	708	SP238200
	Alexandria Street Road Reserve	
PDA development application details		
DEV reference number	DEV2015/695	
'Properly made' date	20 August 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 Sewer	

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		21 September 2015	
Currency period		2 years from decision date	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Alexandria Street Sewer Trunk Locality Plan and Notes	161163-050-CD-C-301-5550 Rev 04	03/07/2015
2.	Alexandria Street Sewer Trunk Locality Plan and Notes	161163-050-CD-C-301-5551 Rev 05	03/07/2015
3.	Alexandria Street Sewer Trunk Details and Key Plan – Sewer Trunk	161163-050-CD-C-301-5552 Rev 02	03/07/2015
4.	Alexandria Street Sewer Trunk Layout Plan	161163-050-CD-C-301-5555 Rev 05	03/07/2015
5.	Alexandria Street Sewer Trunk Longitudinal Section Line No. 22	161163-050-CD-C-301-5560 Rev 06	03/07/2015
6.	Alexandria Street Sewer Trunk Details Sheet 2	161163-050-CD-C-301-5570 Rev 05	03/07/2015
7.	Alexandria Street Sewer Trunk Details Sheet 3	161163-050-CD-C-301-5571 Rev 04	03/07/2015
8.	Alexandria Street Sewer Trunk Details Sheet 1	161163-050-CD-C-301-5572 Rev 02	03/07/2015
9.	Alexandria Street Sewer Trunk Details Sheet 4	161163-050-CD-C-301-5573 Rev 02	03/07/2015
10.	Alexandria Street Sewer Trunk Pit 2/22 General Arrangement and Details	161163-050-CD-C-301-5580 Rev 04	03/07/2015
11.	Alexandria Street Sewer Trunk Pit 2/22 Base and Roof Slab Bottom and Top Reinforcement Plans	161163-050-CD-C-301-5581 Rev 04	03/07/2015
12.	Alexandria Street Sewer Trunk Pit 2/22 Wall Elevations and Section	161163-050-CD-C-301-5582 Rev 04	03/07/2015

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013.
3. **Council** means Brisbane City Council.
4. **QUU** means Queensland Urban Utilities.
5. **DILGP** means The Department of Infrastructure, Local Government and Planning.
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means The Minister of Economic Development Queensland.
8. **PDA** means Priority Development Area.
9. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions

[illegible]

	during and outside of construction hours of work; iii. planning including risk identification and assessment, staging, etc; iv. ongoing monitoring, management review and certified updates (as required); 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). Where subdivision plans are registered and a road reserve is created prior to the finalisation of the construction of the formed road, the road is permitted to remain physically closed to pedestrian and vehicular traffic in accordance with a certified TMP. b) Undertake all works generally in accordance with the certified TMP which must be current and available on site at all times.	b) At all times during construction
5.	Sewer – Trunk a) Construct the works generally in accordance with the following approved plans: i. Alexandria Street Sewer Trunk Locality Plan and Notes 161163-050-CD-C-301-5550 Rev 04 03/07/2015 ii. Alexandria Street Sewer Trunk Locality Plan and Notes 161163-050-CD-C-301-5551 Rev 05 03/07/2015 iii. Alexandria Street Sewer Trunk Details and Key Plan – Sewer Trunk 161163-050-CD-C-301-5552 Rev 02 03/07/2015 iv. Alexandria Street Sewer Trunk Layout Plan 161163-050-CD-C-301-5555 Rev 05 03/07/2015 v. Alexandria Street Sewer Trunk Longitudinal Section Line No. 22 161163-050-CD-C-301-5560 Rev 06 03/07/2015 vi. Alexandria Street Sewer Trunk Details Sheet 2 161163-050-CD-C-301-5570 Rev 05 03/07/2015 vii. Alexandria Street Sewer Trunk Details Sheet 3 161163-050-CD-C-301-5571 Rev 04 03/07/2015 viii. Alexandria Street Sewer Trunk Details Sheet 1 161163-050-CD-C-301-5572 Rev 02 03/07/2015 ix. Alexandria Street Sewer Trunk Details Sheet 4 161163-050-CD-C-301-5573 Rev 02 03/07/2015 x. Alexandria Street Sewer Trunk Pit 2/22 General Arrangement and Details 161163-050-CD-C-301-5580 Rev 04 03/07/2015 xi. Alexandria Street Sewer Trunk Pit 2/22 Base and Roof Slab Bottom and Top Reinforcement Plans 161163-050-CD-C-301-5581 Rev 04 03/07/2015 xii. Alexandria Street Sewer Trunk Pit 2/22 Wall Elevations and Section 161163-050-CD-C-301-5582 Rev 04	a) Prior to acceptance on-maintenance

	03/07/2015	
	b) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans certified by a RPEQ, asset register, pressure and CCTV results in accordance with QUU current adopted standards.	b) Prior to acceptance on-maintenance
6.	Public Infrastructure - Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to acceptance on-maintenance
Landscape and Environment		
7.	Acid Sulfate Soils (ASS) a) Where acid sulfate soils are found on site, submit to EDQ Development Assessment, DILGP an Acid Sulfate Soils Management Plan (ASSMP). The ASSMP must be: i. prepared generally in accordance with the <i>State Planning Policy</i> , July 2014 (as amended from time to time) and relevant guidelines; and ii. 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.	a) Prior to commencement of or during site works b) Prior to acceptance on-maintenance
8.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DILGP 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: i. Urban Stormwater Quality Planning Guidelines 2010 (DEHP); ii. Best Practice Erosion and Sediment Control (International Erosion Control Association). b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction

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 ****

