



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2015/701

15 October 2015

Lend Lease (Bowen Hills) Pty Ltd
C/- Mr Matthew Brown
Urbis Pty Ltd
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 – ENABLING INFRASTRUCTURE (TRUNK STORMWATER) AT 631 GREGORY TERRACE, BOWEN HILLS DESCRIBED AS 708 ON SP238200

On 14 October 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

Jeanine Stone
Director – EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	631 Gregory Terrace Bowen Hills	
Lot on plan description	Lot number	Plan description
	708	SP238200
PDA development application details		
DEV reference number	DEV2015/701	
'Properly made' date	23 September 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	Enabling infrastructure (trunk stormwater)	

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	14 October 2015
Currency period	2 years from decision date

Plans and documents

The preliminary 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)
Bulk Earthworks & Shoring			
1.	Bulk Earthworks and Shoring Plan prepared by Cardno	161163-050-DD-C-301-6030 Rev C	31/07/15
2.	Shoring Elevations Sheet 1 prepared by Cardno	161163-050-DD-C-301-6035 Rev B	31/07/15
3.	Shoring Sections Sheet 1 prepared by Cardno	161163-050-DD-C-301-6040 Rev B	31/07/15
4.	Shoring Details Sheet 1 prepared by Cardno	161163-050-DD-C-301-6045 Rev C	31/07/15
5.	Shoring Details Sheet 2 prepared by Cardno	161163-050-DD-C-301-6046 Rev B	31/07/15
6.	Shoring Details Sheet 3 prepared by Cardno	161163-050-DD-C-301-6047 Rev B	31/07/15
Stormwater Detention Tank & Associated Pipework			
7.	Site Plan prepared by Cardno	161163-050-CD-C-301-6008 Rev B	31/07/15
8.	Stormwater Drainage Layout Plan prepared by Cardno	161163-050-CD-C-301-6020 Rev C	21/08/15
9.	Stormwater Drainage Details and Sections prepared by Cardno	161163-050-CD-C-301-6021 Rev C	21/08/15
10.	Notes Sheet prepared by Cardno	161163-050-DD-C-301-6005 Rev D	31/07/15
11.	Detention Tank Base Base Slab and Footing Plan	161163-050-DD-C-301-6050 Rev C	31/07/15
12.	Detention Tank Roof Slab Plan prepared by Cardno	161163-050-DD-C-301-6070 Rev D	31/07/15

Approved plans and documents		Number (if applicable)	Date (if applicable)
13.	Detention Tank Roof Slab Sections & Details Sheet 1 prepared by Cardno	161163-050-DD-C-301-6071 Rev B	31/07/15
14.	Detention Tank Roof Slab Sections & Details Sheet 2 prepared by Cardno	161163-050-DD-C-301-6072 Rev B	31/07/15
15.	Detention Tank Roof Slab Sections & Details Sheet 3 prepared by Cardno	161163-050-DD-C-301-6073 Rev B	31/07/15
Erosion and Sediment Management			
16.	Erosion and Sediment Control Layout Plan prepared by Cardno	161163-050-CD-C-301-6010 Rev C	21/08/15
17.	Erosion and Sediment Control Details Sheet 1 prepared by Cardno	161163-050-CD-C-301-6011 Rev B	31/07/15
18.	Erosion and Sediment Control Details Sheet 2 prepared by Cardno	161163-050-CD-C-301-6012 Rev B	31/07/15

ABBREVIATIONS

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

1. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, September 2013.
2. **Council** means Brisbane City Council.
3. **DILGP** means The Department of Infrastructure, Local Government and Planning.
4. **EDQ** means Economic Development Queensland.
5. **MEDQ** means The Minister of Economic Development Queensland.
6. **PDA** means Priority Development Area.
7. **RPEQ** means Registered Professional Engineer of Queensland.

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PDA Development Conditions

No.	Condition	Timing
	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 of parking for workers and materials delivery 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); 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). 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.	Bulk Earthworks & Shoring a) Submit to EDQ Development Assessment, DILGP detailed bulk earthworks and shoring plans certified by a RPEQ, generally in accordance with the approved Bulk Earthworks & Shoring preliminary plans. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of operation of the approved development
6.	Stormwater Detention Tank & Associated Pipework a) Submit to EDQ Development Assessment, DILGP detailed construction plans for the stormwater detention tank and associated pipework certified by a RPEQ, generally in accordance with the approved Stormwater Detention Tank & Associated Pipework preliminary plans. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ Development Assessment, DILGP 'as-constructed' plans certified by a RPEQ, asset register, and CCTV results of the stormwater connection points	a) Prior to commencement of works b) Prior to commencement of operation of the approved development c) Prior to commencement of operation of the approved development

PDA Development Conditions		
No.	Condition	Timing
	to the existing Council network.	
7.	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 commencement of operation of the approved development
Landscape and Environment		
8.	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 commencement of operation of the approved development
9.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DILGP detailed erosion and sediment control plans, certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC), generally in accordance with the approved Erosion and Sediment Management preliminary plans and Council's <i>Erosion and Sediment Control Standard (Version 9 or later)</i> . b) Implement the certified erosion and sediment control plans 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 ****

