

Our ref: DEV2015/720

11 December 2015

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

Dear Matt

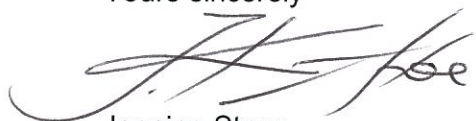
SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR OPERATIONAL WORKS - TRUNK SEWER AT 498 ST PAULS TERRACE AND ALEXANDRIA STREET ROAD RESERVE, BOWEN HILLS QLD 4006 DESCRIBED AS LOT 109 ON SP219237 AND ALEXANDRIA STREET ROAD RESERVE

On 10 December 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	498 St Pauls Terrace and Alexandria Street Road Reserve, Bowen Hills QLD 4006	
Lot on plan description	Lot number	Plan description
	Lot 109	SP219237
PDA development application details		
DEV reference number	DEV2015/720	
'Properly made' date	30 November 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		10 December 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	Date
1.	Cover Sheet Locality Plan and Legend	486/5/6-0146-001 Rev A	29.07.15
2.	Drawing Index	486/5/6-0146-002 Rev A	29.07.15
3.	General Notes Sheet 1	486/5/6-0146-003 Rev A	29.07.15
4.	General Notes Sheet 2	486/5/6-0146-004 Rev A	29.07.15
5.	Structural Notes	486/5/6-0146-005 Rev A	29.07.15
6.	General Arrangement Plan Sheet 4	486/5/6-0146-009 Rev A	29.07.15
7.	Longitudinal Section Sheet 6	486/5/6-0146-015 Rev A	29.07.15
8.	Connection at Existing MH 2/22 in Alexandria St Stub Connection Details	486/5/6-0146-025 Rev O	29.07.15

ABBREVIATIONS

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

1. **Council** means Brisbane City Council.
2. **QUU** means Queensland Urban Utilities.
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.

PDA Development Conditions

[illegible]

PDA Development Conditions

No.	Condition	Timing
General		
	iv. 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
4.	Sewer – Trunk a) Construct the trunk sewer works generally in accordance with the approved plans. 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.	a) Prior to acceptance on-maintenance b) Prior to acceptance on-maintenance
5.	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		
6.	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: - prepared generally in accordance with the <i>State Planning Policy</i>, July 2014 (as amended from time to time) and relevant guidelines; and - 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

7. 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); and 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
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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 ****

