



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/820

3 April 2017

The Royal National Agricultural and Industrial
Association of Queensland
C/- Mr Andrew McKnight
Urbis
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Andrew

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT IN STAGES:

- **STAGE 1: 1 STANDARD FORMAT LOT INTO 2 STANDARD FORMAT LOTS**
- **STAGE 2: 1 STANDARD FORMAT LOT INTO 1 STANDARD FORMAT LOT AND 2 VOLUMETRIC FORMAT LOTS (TANK AND CAR PARK), PLUS VOLUMETRIC CORNER TRUNCATION**
- **STAGE 3: SUBDIVISION BY LEASE FOR RETAIL**
- **STAGE 4: SUBDIVISION BY LEASE FOR CAR PARK.**

AT 631 GREGORY TERRACE, BOWEN HILLS DESCRIBED AS LOT 800 ON SP288047

On 29 March 2017 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 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://www.edq.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

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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
	Lot 800	SP288047
PDA development application details		
DEV reference number	DEV2016/820	
'Properly made' date	6 January 2017	
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	RECONFIGURING A LOT IN STAGES: STAGE 1: 1 STANDARD FORMAT LOT INTO 2 STANDARD FORMAT LOTS STAGE 2: 1 STANDARD FORMAT LOT INTO 1 STANDARD FORMAT LOT AND 2 VOLUMETRIC FORMAT LOTS (TANK AND CAR PARK), PLUS VOLUMETRIC CORNER TRUNCATION STAGE 3: SUBDIVISION BY LEASE FOR RETAIL STAGE 4: SUBDIVISION BY LEASE FOR CAR PARK.	

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		29 March 2017	
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.	Plan of Lots 1, 708 & 709	SP288052 Sheet 1 of 3	06.02.17
2.	Addition Sheet	SP288052 Sheet 3 of 3	06.02.17
3.	Reconfiguration of a Lot (Volumetric) Plan	S-6441-198-B Sheet 1 of 2	06.06.2016
4.	Reconfiguration of a Lot (Volumetric) – 3D diagram of Lot 1	S-6441-198-B Sheet 2 of 2	06.06.2016
5.	Reconfiguration of a Lot (Volumetric) Plan	S-6441-206-A Sheet 1 of 2	14.06.2016
6.	Reconfiguration of a Lot (Volumetric) 3D diagram of Lot 3	S-6441-198-B Sheet 2 of 2	06.06.2016

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant must:
 - i. pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.

- b) Compliance assessment and endorsement by EDQ Development Assessment, DILGP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DILGP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days** – EDQ Development Assessment, DILGP assesses the plans/supporting information and:
 - 1. if satisfied with the plans/supporting information as submitted - endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant **is** notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DILGP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DILGP assesses the revised plans/supporting information and:
 - 1. if satisfied with the revised plans/supporting information - endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
 - vi. if EDQ Development Assessment, DILGP is not satisfied that compliance has been achieved within **20 business days** - repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DILGP endorses relevant plans/supporting information.

PDA Development Conditions		
No.	Condition	Timing
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement for the relevant stage
2.	Corner Truncation – Compliance Assessment a) Submit to EDQ Development Assessment DILGP, for compliance assessment, a plan showing a 6 metre by 3 cord volumetric corner truncation at the corner of King Street and Machinery Street. The height of the truncation is limited by the underside of the building at approximately RL13.2. b) Dedicate as road, the volumetric corner truncation shown as shown on the plan endorsed under part a) of this condition.	a) Prior to the endorsement of the survey plan for stage 2 b) At registration of the survey plan for stage 2

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 ****