



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2017/835

5 April 2017

Brisbane Housing Company Limited
Attention: Mr Tony Hewitt
GPO Box 544
BRISBANE QLD 4001

Dear Tony

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR BUILDING WORKS TO A HERITAGE PLACE AT 1 JEAYS STREET, BOWEN HILLS (ALSO REFERRED TO AS 5 AND 7 HAMILTON PLACE, BOWEN HILLS) DESCRIBED AS LOTS 1 & 3 ON RP9984 AND LOT 2 ON RP95748

On 4 April 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 Tom Barker on 3452 7440.

Yours sincerely

A handwritten signature in black ink, appearing to read 'BG', with a small dot at the end.

Beatriz Gomez
Director – EDQ Development Assessment

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of Priority Development Area	Bowen Hills	
Site address	1 Jeays Street, Bowen Hills (also Referred to as 5 and 7 Hamilton Place, Bowen Hills)	
Lot on plan description	Lot number	Plan description
	1 & 3	RP9984
	2	RP95748
PDA development application details		
DEV reference number	DEV2017/835	
'Properly made' date	1 March 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 ☒ Building work ☐ Preliminary approval ☒ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Building Works to a Heritage Place	

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		4 April 2017	
Currency period		2 years from the 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.	Scope of Works, prepared by BHC	Revision 1	1 March 2017 (Amended in Red 31 March 2017)
2.	External Verandah Security Doors / Gates, prepared by J & D Contracting	Revision 1	1 March 2017 (Amended in Red 31 March 2017)
3.	Front and Rear Security Doors / Gates, prepared by J & D Contracting	Revision 1	1 March 2017 (Amended in Red 31 March 2017)
4.	Hamilton Place Perspective – Doors to be replaced	Revision 1	1 March 2017 (Amended in Red 31 March 2017)
5.	7 Hamilton Place Perspective – Gate to be replaced	Revision 1	1 March 2017 (Amended in Red 31 March 2017)
6.	5 Hamilton Place Perspective – Gate to be replaced	Revision 1	1 March 2017 (Amended in Red 31 March 2017)
7.	Internal Perspective – Gates to be installed	Revision 1	1 March 2017 (Amended in Red 31 March 2017)

ABBREVIATIONS

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

1. **DILGP** means The Department of Infrastructure, Local Government and Planning.
2. **EDQ** means Economic Development Queensland.
3. **MEDQ** means The Minister of Economic Development Queensland.
4. **PDA** means Priority Development Area.

PDA Development Conditions		
No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to the expiration of the currency period for the approved development.
2.	Maintenance and Repair Works Carry out the approved maintenance and repair works generally in accordance with the approved Scope of Works, prepared by Brisbane Housing Company.	Prior to the expiration of the currency period for the approved development.
3.	Replacement of Existing Verandah Gates a) Sensitively remove existing timber verandah gates and replace with aluminium-framed security doors generally in accordance with the approved plans. b) Before removal of the gates, prepare archive documentation of the timber verandah doors, including photographs and recording the dimensions of the doors. c) Submit to EDQ Development Assessment, DILGP, documentation required under part b) of this condition as well as evidence that existing timber verandah doors have been retained and stored on premises or off premises in a manner that prevents damage or deterioration.	a) Prior to the expiration of the currency period for the approved development b) As indicated c) Within 1 month of undertaking works required by part a) and b) of this condition

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval.

This approval is not an approval Building Works under the *Building Act 1975*.

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 ****