



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2017/838

23 June 2017

Brisbane City Council - City Projects Office
Ms Lucy Bennett
GPO Box 1434
BRISBANE QLD 4001

Dear Lucy

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – CAR PARK AT 27 – 31 ALLISON STREET, BOWEN HILLS DESCRIBED AS LOT 1 ON RP9409, LOT 232 ON RP57907 AND LOT 231 ON RP9371

On 22 June 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 Laura Shobbrook on 3452 7196.

Yours sincerely

Jeanine Stone
Director – EDQ Development Assessment

Minister for Economic Development
Queensland
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Brisbane Queensland 4001 Australia
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ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	27 – 31 Allison Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 1	RP9409,
	Lot 232	RP57907
	Lot 231	RP9371
PDA development application details		
DEV reference number	DEV2017/838	
'Properly made' date	28 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 ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Material Change of Use – 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		22 June 2017	
Currency period		4 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.	Allison Street Car Park Bowen Hills Concept Layout	160763/201 CA Issue 1	April 2016 (Amended in red on 12/06/2017)

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. **Council** means Brisbane City Council.
3. **DEHP** means The Department of Environment and Heritage Protection.
4. **DILGP** means The Department of Infrastructure, Local Government and Planning.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means The Minister of Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland.

	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.	Vehicle Access Construct a vehicle crossover generally in accordance with the approved plans and designed and constructed in accordance with Council adopted standards.	Prior to commencement of use and to be maintained
6.	Car Parking a) Provide car parking spaces, delineated and signed generally in accordance with the approved plan b) Car parking spaces are to be designed in accordance with <i>AS2890 – Parking Facilities</i>. c) Demonstrate parking facilities have been provided in accordance with parts a) and b) of this condition.	Prior to commencement of use and to be maintained
7.	Stormwater Quantity a) Submit to EDQ Development Assessment, DILGP detailed engineering drawings, certified by an RPEQ, for the stormwater management system for the site demonstrating a 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP), generally in accordance with Council current adopted standards. 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 use

8.	Lighting Provide lighting to maintain safety within the development, installed in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use and to be maintained
9.	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 use
10.	Landscape Works a) Submit to EDQ Development Assessment, DILGP detailed landscape plans, certified by an AILA, for improvement works within the proposed development generally in accordance with the following plans. i. Allison Street Car Park Bowen Hills – Drawing number 160763 / 201 CA - Issue 1 (as amended in red on 12/06/2017) b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use and to be maintained
11.	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 use

