



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2017/877

20 October 2017

Werner Sauer Oral Design
C/- Mr Ben Battist and Ms Bernadette Prause
i-Plan Town Planning
PO Box 687
STONES CORNER QLD 4120

Dear Ben and Bernadette

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – MEDICAL CENTRE AT 15 MALLON STREET, BOWEN HILLS DESCRIBED AS LOTS 34 AND 35 ON RP9985

On 20 October 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 Jennifer Davison on 3452 7127.

Yours sincerely

Jeanine Stone
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 (PDA)	Bowen Hills	
Site address	15 Mallon Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	34	RP9985
	35	RP9985
PDA development application details		
DEV reference number	DEV2017/877	
'Properly made' date	6 October 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 – Medical Centre	

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		20 October 2017	
Currency period		6 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 <i>(if applicable)</i>	Date <i>(if applicable)</i>
1.	Site Plan, prepared by Grants Drafting & Design	17277 Sheet No. 1 of 5	14/09/2017
2.	Car Park, prepared by Grants Drafting & Design	17277 Sheet No. 2 of 5	14/09/2017
3.	Tenancy Floor Plan, prepared by Grants Drafting & Design	17277 Sheet No. 3 of 5	14/09/2017
4.	Elevations, prepared by Grants Drafting & Design	17277 Sheet No. 4 of 5	14/09/2017
5.	Elevations, prepared by Grants Drafting & Design	17277 Sheet No. 5 of 5	14/09/2017

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 - Material Change of Use		
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 commencement of use
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated
Infrastructure Charges Contributions		
3.	Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2017 indexed to the date of payment.	In accordance with the IFF

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 ****