



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2018/908

13 February 2018

AMM Investments No 2 Pty Ltd
c/- Mr. Mark Hafner
Wiltshire Stevens Architects
19 O'Keefe Street
WOOLLOONGABBA QLD 4102

Dear Mark

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR COMMERCIAL USE (OFFICE) AT 33 JEAYS STREET, BOWEN HILLS DESCRIBED AS LOT 24 ON RP9985

On 13 February 2018 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 website <http://www.dilgp.qld.gov.au/planning/development-assessment/priority-development-area-development-applications.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Vicki Andre on 3452 7196.

Yours sincerely

Jeanine Stone
Director
EDQ Development Assessment
Economic Development Queensland

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 PDA	
Site address	33 Jeays Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	24	RP9985
PDA development application details		
DEV reference number	DEV2018/908	
'Properly made' date	9 January 2018	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Commercial (Business)	

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		13 February 2018	
Currency period		Two years from date of decision	
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.	Site plan	SK-01	April 2012
2.	Existing ground floor plan	SK-02	April 2012
3.	Existing level 1 floor plan	SK-03	April 2012
4.	Existing elevations	SK-04	April 2012
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.	Upon commencement of use	
2.	Maintain the approved development Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawings(s) and or documents.	To be maintained	
3.	Duration of Interim Use (two years) This MEDQ development approval is for a period of two years from the date of the decision.	As indicated	
4.	Car parking – designated small vehicle spaces Onsite parking spaces accessed from Jeays Street will be designated and signed for small vehicle usage only.	Prior to commencement of use and to be maintained	

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.

Please note that any future PDA development applications over the land will be assessed with consideration for infrastructure demand and provision. This may result in the conditioning of infrastructure charges.

**** End of Package ****