



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

Our ref: DEV2016/817

15 February 2018

Lendlease (Bowen Hills) Pty Ltd
C/- Mr Sam Down
Urbis
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Sam

SECTION 89(1)(A) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – SERVICE INDUSTRY (BAKERY) AND LIGHT INDUSTRY (COFFEE ROASTING, BREWING, WINERY AND DISTILLING) AT 631 GREGORY TERRACE, BOWEN HILLS FORMERLY DESCRIBED AS LOT 800 ON SP288047

On 15 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 www.dilqp.qld.gov.au/pda-da-applications.

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
Development Assessment
Economic Development Queensland**

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	631 Gregory Terrace Bowen Hills	
Lot on plan description	Lot number	Plan description
	Formerly Lot 800	SP288047
PDA development application details		
DEV reference number	DEV2016/817	
'Properly made' date	20 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	Service Industry (Bakery) and Light Industry (Coffee Roasting, Brewing, Winery and Distilling)	

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		15 February 2018	
Currency period		6 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.	Ground Floor – Leasing Plan	KC-A-D-6.60.03.A, Revision B	15.07.16 (Amended in Red 18.01.2018)

ABBREVIATIONS

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

1. **DSDMIP** means The Department of State Development, Manufacturing, Infrastructure and Planning.
2. **EDQ** means Economic Development Queensland.
3. **MEDQ** means The Minister of Economic Development Queensland.
4. **PDA** means Priority Development Area.
5. **RPEQ** means Registered Professional Engineer of Queensland.

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 commencement of use
2.	Compliance with the RNA Master Plan DEV2010/047 Submit to EDQ Development Assessment, DSDMIP, evidence demonstrating that the PDA development conditions applicable to the commencement of use for the <i>Kings Co-Op development</i> over Site 1.01 and 1.05	Prior to commencement of use

	of PDA development Approval DEV2010/047 have been complied with.	
3.	Compliance Assessment – Service Vehicles Submit to EDQ Development Assessment, DSDMIP, a traffic note prepared by a RPEQ demonstrating appropriate service vehicle arrangements for the approved development.	Prior to commencement of use
4.	Maximum GFA – Industry The total GFA of the approved uses, Service Industry and Light Industry must not exceed 250m ² per tenancy excluding ancillary retail.	At all times
5.	Environmentally Relevant Activities Light industrial uses approved via this PDA development permit are not permitted to be of a scale which would constitute an Environmentally Relevant Activity under the <i>Environmental Protection Act 1994</i> .	At all times
6.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2017 indexed to the date of payment with the following exceptions: i. Infrastructure charges are not applicable for uses within D01, D02 and D03 (Dairy Hall) and SH01 (Sugar Building) as identified on approved plan, <i>Ground Floor Leasing Plan</i>, KC-A-D-6.60.03A issue B dated 15.07.16 as amended in red 18.01.2018; and ii. credits for existing lawful use are not applicable.	Within 90 days of commencement of use

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 ****