



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

Our ref: DEV2017/894

22 February 2018

Ganbros, Ganboys and Gansons Pty Ltd
c/- Mr Davis Uhlmann
Cardno
Locked Bag 4006
FORTITUDE VALLEY QLD 4006

Dear Davis

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A BUILDING WORKS (EXTENSION) AT 16 THOMPSON STREET, BOWEN HILLS DESCRIBED AS LOT 4 ON SP211311

On 21 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.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 Vicki Andre on 3452 7196.

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 PDA	
Site address	16 Thompson Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 4	SP211311
PDA development application details		
DEV reference number	DEV2017/894	
'Properly made' date	19 December 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	Roof extension to the existing commercial building comprising a 109m2 roof structure over the existing pedestrian access and new staff breakout area.	

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.	
Decision date		21 February 2018	
Currency period		2 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 (plotted)
1.	Title Sheet	A – DD – 0000 (Issue F)	06/02/18
2.	Ground Floor Proposed	A – SK – 1002 (Issue C)	17/10/17
3.	Ground Floor Proposed	A – SK – 1003 (Issue C)	17/10/17
4.	Roof Plan	A – DD – 1201 (Issue D)	06/02/18
5.	Sections	A – SK – 2000 (Issue D)	07/02/18
6.	North Elevations	A – SK – 3001 (Issue E)	07/02/18
7.	Elevation - Proposed	A – DD – 3003 (Issue A)	06/02/18
8.	West Elevation Part 1	A – SK – 3006 (Issue C)	10/11/17

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. **Certification Procedures Manual** means Certification Procedures Manual, prepared by The Department of State Development, Infrastructure and Planning, version 04, 16 October 2017 (as amended from time to time).
3. **Council** means Brisbane City Council.
4. **DES** means the Department of Environment and Science.
5. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure, and Planning.
6. **EDQ** means Economic Development Queensland.
7. **MEDQ** means the Minister of Economic Development Queensland
8. **PDA** means Priority Development Area.
9. **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.	As indicated
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated

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.

This Development Permit is for assessable Building Work in accordance with the Bowen Hills Development Scheme only. This approval is not an approval for Building Works under the *Building Act 1975*.

**** End of Package ****