



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

Our ref: DEV2017/847/2

15 June 2018

Commex Concepts Pty Ltd
C/- Mr James Stott
Viva Property Group Pty Ltd
PO Box 419
INDOOROOPIILLY QLD 4068

Dear James

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR A CHILD CARE CENTRE AT UNITS 3-5, 31 THOMPSON STREET, BOWEN HILLS DESCRIBED AS LOTS 3-5 AND COMMON PROPERTY ON BUP9936

On 13 June 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.dsdmip.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Matthew Brown on 3452 7098.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
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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	Units 3-5 and common property, 31 Thompson Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lots 3-5 and common property	BUP9936
PDA development application details		
DEV reference number	DEV2017/847/2	
'Properly made' date	13 April 2018	
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	Child care 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		13 June 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	Date
1.	Site plan	1692 DA01 P1	23 January 2018
2.	Ground floor plan	1692 DA02 P1	23 January 2018
3.	Upper floor plan	1682 DA03 P1	23 January 2018
4.	Acoustic Report	9558R01V01	17 May 2018
5.	Traffic Report	791_VIV22	11 May 2018
6.	City Waste Approval	4277	25 May 2018

ABBREVIATIONS AND DEFINITIONS

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

1. **Council** means Brisbane City Council.
2. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
3. **EDQ** means Economic Development Queensland.
4. **IFF** means the Infrastructure Funding Framework, prepared by the former Department of Infrastructure, Local Government and Planning, dated July 2017.
5. **MEDQ** means the Minister for Economic Development Queensland.
6. **PDA** means Priority Development Area.
7. **RPEQ** means Registered Professional Engineer of Queensland.

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.	At all times
3.	Building Works Approval a) Submit to EDQ Development Assessment, DSDMIP a copy of the Development Permit for Building Works. b) Submit to EDQ Development Assessment, DSDMIP a copy of the Certificate of Classification for the building.	a) Prior to commencement of site works b) Within five (5) business days of the certificate of classification being issued
4.	Limitation of Works No works associated with this development approval are carried out to: a) The exterior of the building, including changes to doors, windows, roof or the external appearance of the building; b) The common property including the Thompson Street crossover, hard and soft landscape areas and car parking spaces other than the car parking spaces allocated for the exclusive use of Lots 3, 4 and 5.	At all times
5.	Completion of Re-instatement Works a) Complete the re-instatement of all hard and soft landscaping and treatments within the common property to the conditions prior to development and in accordance with relevant standards. b) Submit to EDQ Development Assessment, DSDMIP an audit of the re-instatement works which confirms the works accord with relevant standards.	a) Prior to commencement of use b) Prior to commencement of use
6.	Management Plan Submit to EDQ Development Assessment, DSDMIP a management plan which details how the movement of children from inside the building to the car parking area will occur in a manner which maximises safety.	Prior to commencement of use

PDA Development Conditions – Material Change of Use

No	Condition	Timing
Engineering		
7.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDMIP a site based Construction Management Plan (CMP), prepared by the principal site contractor, that manages the following: i. noise and dust generated from the site during and outside construction work hours in accordance with the <i>Environmental Protection Act 1994</i>; ii. stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; and iii. contaminated land (if required), including removal, treatment and replacement in accordance with a compliance permit from an approved contaminated land auditor. b) Prior to submitting the CMP under part a), the CMP shall be reviewed and approved by a suitably qualified person responsible for overseeing the construction works. c) Undertake all works generally in accordance with the CMP submitted under part a) of this condition, which is to be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) Prior to commencement of site works c) At all times during construction.
8.	Car Parking a) Provide thirteen (13) car parking spaces generally in accordance with the following approved plans: i. Site plan 1692 DA01 Revision P1, dated 23/01/18 (amended in red)	a) Prior to commencement of use and to be maintained
9.	Water Connection Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
10.	Sewer Connection Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
11.	Stormwater Connection Connect the development to a lawful point of discharge with ‘no-worsening’ to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use

12.	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
Landscape and Environment		
13.	Erosion and Sediment Management a) Submit to EDQ Development Assessment, DSDMIP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the following guidelines: i. Urban Stormwater Quality Planning Guidelines, dated 2010, prepared by the former Department of Environment and Heritage Protection; and ii. Best Practice Erosion and Sediment Control, dated November 2008, prepared by the International Erosion Control Association Australasia (as amended from time to time). b) Implement the certified ESCP as submitted under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
14.	Refuse Collection Refuse collection is undertaken via kerbside collection of wheelie bins in accordance with the BCC City Waste Approval dated 25 May 2018.	Prior to commencement of use and to be maintained
15.	Acoustic treatments a) Undertake acoustic treatments to the development in accordance with the recommendations in the following approved document Noise Impact Assessment Report ref: 9558R01V01 prepared by ASK Consulting Engineers and dated 17 May 2018 – Chapter 9 – Recommendations and Conclusion. b) Submit to EDQ Development Assessment, DSDMIP, certification from a suitably qualified acoustic consultant confirming that the acoustic treatments required under a) have been constructed.	a) Prior to commencement of use and to be maintained b) Prior to commencement of use
16.	Maintenance of acoustic treatments The building is to be maintained as detailed in the approved Noise Impact Assessment Report ref: 9558R01V01 prepared by ASK Consulting Engineers and dated 17 May 2018. Any alterations to the external façade or roof that are undertaken separately to this development approval must maintain the acoustic standards for nearby sensitive uses stated in the Noise Impact Assessment Report ref: 9558R01V01 prepared by ASK Consulting Engineers	To be maintained

	and dated 17 May 2018.	
Infrastructure Charges		
17.	Infrastructure Contributions 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 ****