



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

Our ref: DEV2018/937

3 July 2018

Mei Fen Pty Ltd
C/- Mr Aaron Sweet
Consult Planning
PO Box 807
NEW FARM QLD 4005

Dear Aaron

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 22 CAMPBELL STREET, BOWEN HILLS DESCRIBED AS LOT 7 ON RP10085

On 3 July 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://dsdmip.qld.gov.au/edq/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 or at vicki.andre@dsdmip.qld.gov.au.

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	22 Campbell Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 7	RP10085
PDA development application details		
DEV reference number	DEV2018/937	
'Properly made' date	5 June 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	Material change of use for a Medical centre in an existing building	

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		3 July 2018	
Currency period		6 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	100	2018.05.31
2.	Demolition Plan	101	2018.05.31
3.	Floor Plan	102	2018.05.31

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 for Economic Development Queensland.
4. **PDA** means Priority Development Area.

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.	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
3.	Car Parking a) Provide car parking spaces, delineated and signed generally in accordance with the approved Site Plan,	a) Prior to commencement of use and to be

	Sheet 100, dated 2018.05.31. b) Car parking spaces are to be designed in accordance with AS2890 – Parking Facilities. c) Submit to EDQ Development Assessment, DSDMIP written evidence demonstrating that parking facilities have been provided in accordance with parts a) and b) of this condition.	maintained b) As indicated c) Prior to commencement of use
4.	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
5.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF), prepared by Economic Development Queensland, dated July 2018, 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 ****