



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

Our ref: DEV2018/938

9 July 2018

Bondfield Group Pty Ltd
c/- Mr Mark Clayton
Urbicus
110 Kennedy Terrace
PADDINGTON QLD 4064

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 BUSINESS (520M²) AND WAREHOUSE (205M²) AT 31 MURRAY STREET, BOWEN HILLS DESCRIBED AS LOT 1 ON RP137118

On 9 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://www.dsdmip.qld.gov.au/edq/development-decisions.html>

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Brianna Fyfe on 3452 7167.

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	31 Murray Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 1	RP137118
PDA development application details		
DEV reference number	DEV2018/938	
'Properly made' date	6 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 Business (520m ²) and Warehouse (205m ²)	

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		9 July 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.	Proposed Site Plan	1701 DA01, Issue D	03.07.2018
2.	Proposed Forecourt Plan	1701 DA02, Issue D	03.07.2018
3.	Proposed Ground Floor Plan	1701 DA03, Issue D	03.07.2018
4.	Proposed First Floor Plan	1701 DA04, Issue D	03.07.2018
5.	Elevations Sheet 1	1701 DA05, Issue D	03.07.2018
6.	Elevations Sheet 2	1701 DA06, Issue D	03.07.2018

ABBREVIATIONS

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 EDQ.
5. **MEDQ** means the Minister for Economic Development Queensland.
6. **PDA** means Priority Development Area.

PDA Development Conditions		
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.	As indicated
Engineering		
3.	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
4.	Outdoor lighting Outdoor lighting within the development shall be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
5.	Car parking a) Provide car parking spaces, delineated and signed generally in accordance with the following approved plans: i. Proposed Forecourt Plan, DA02, Issue D, dated 03.07.2018; and ii. Proposed Ground Floor Plan, DA03, Issue D, dated 03.07.2018. 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.	Prior to commencement of use and to be maintained

PDA Development Conditions		
No.	Condition	Timing
Infrastructure charges		
6.	Infrastructure Charges Pay to MEDQ, infrastructure charges in accordance with the IFF, 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 ****