



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

Our ref: DEV2018/965

12 October 2018

Integrity Medico-Legal
C/- Ms Anna Havill
Saunders Havill Group
9 Thompson Street
BOWEN HILLS QLD 4006

Dear Anna

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR BUILDING WORK (REPAIR, NEW AND PART DEMOLITION) AND OPERATIONAL WORK (LANDSCAPING) AT 11-13 ABBOTSFORD ROAD, BOWEN HILLS DESCRIBED AS LOTS 9 AND 10 ON RP10086

On 12 October 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 Karina McGill on 3452 7518.

Yours sincerely

Jeanine Stone
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
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Brisbane Queensland 4001 Australia
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ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills Priority Development Area	
Site address	11-13 Abbotsford Road, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lots 9 & 10	RP10086
PDA development application details		
DEV reference number	DEV2018/965	
'Properly made' date	10 September 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 ☒ Building work ☐ Preliminary approval ☒ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Building Work (Repair, New and Part Demolition) and Operational Work (Landscaping)	

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		12 October 2018	
Currency period		2 years from the 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 <i>(if applicable)</i>	Date <i>(if applicable)</i>
1.	Existing Site Plan prepared by Robyn Booth Architect	180822-SK1 Rev A	22.08.18
2.	Existing Lower Floor Plan / Part Site Plan – Demolition prepared by Robyn Booth Architect	180822-SK2 Rev A	22.08.18
3.	Existing Upper Floor Plan & Existing Loft Floor Plan – Demolition prepared by Robyn Booth Architect	180822-SK3 Rev A	22.08.18
4.	Existing North & West Elevations prepared by Robyn Booth Architect	180822-SK4 Rev A	22.08.18
5.	Existing South & East Elevations prepared by Robyn Booth Architect	180822-SK5 Rev A	22.08.18
6.	Proposed Site Plan prepared by Robyn Booth Architect	180822-SK6 Rev A	22.08.18
7.	Proposed Part Site Plan prepared by Robyn Booth Architect	180822-SK7 Rev A	27.08.18
8.	Proposed Lower Floor Plan prepared by Robyn Booth Architect	180822-SK8 Rev A	27.08.18
9.	Proposed Upper Floor Plan prepared by Robyn Booth Architect	180822-SK9 Rev A	27.08.18
10.	Proposed West & South Elevation and Proposed Entry Gate Elevation prepared by Robyn Booth Architect	180822-SK10 Rev A	27.08.18

PREAMBLE

For the purpose of interpreting this PDA Development Approval, including the PDA Development Conditions, the following applies:

Compliance assessment

Where a condition of this PDA Development Approval requires compliance assessment, compliance assessment is required in accordance with the following:

- a) The applicant is to:
 - i. pay to MEDQ at the time of submission the relevant fee for compliance assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The compliance assessment fees are set out in the MEDQ's development assessment fee schedule (as amended from time to time).
 - ii. submit to MEDQ a duly completed compliance assessment form.
 - iii. submit to MEDQ plans/supporting information as required under the relevant condition of approval.
- b) Compliance assessment and endorsement by EDQ Development Assessment, DSDMIP is required prior to any work commencing.
- c) Compliance assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant liaises with EDQ Development Assessment, DSDMIP to determine the relevant plans/supporting information required to be submitted.
 - ii. the applicant submits plans/supporting information as required under the relevant condition of approval for compliance assessment.
 - iii. **within 20 business days** – EDQ Development Assessment, DSDMIP assesses the plans/supporting information and:
 - 1. if satisfied with the plans/supporting information as submitted – endorses the plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 - 2. if not satisfied with the plans/supporting information as submitted – notifies the applicant accordingly
 - iv. if the applicant is notified under iii.2. above, revised plans/supporting information are to be re-submitted to EDQ Development Assessment, DSDMIP **within 20 business days** from the date of the notice.
 - v. **within 20 business days** – EDQ Development Assessment, DSDMIP assesses the revised plans/supporting information and:

1. if satisfied with the revised plans/supporting information – endorses the revised plans/supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the revised plans/supporting information as submitted – notifies the applicant accordingly.
- vi. if EDQ Development Assessment, DSDMIP is not satisfied that compliance has been achieved within **20 business days** – repeat steps iv. and v. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note vi. above, the condition of approval (or element of the condition) is determined to have been met only when EDQ Development Assessment, DSDMIP endorses relevant plans/supporting information.

ABBREVIATIONS AND DEFINITIONS

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 the document titled *Certification Procedures Manual*, prepared by the Department of Infrastructure, Local Government and Planning, dated 16 October 2017 (as amended from time to time).
3. **Council** means Brisbane City Council.
4. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
5. **EDQ** means Economic Development Queensland.
6. **MEDQ** means the Minister for Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **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	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
Cultural Heritage		
3	Cultural Heritage - Best Practice Standards Carry out all conservation, restoration and adaptation work to the existing culturally significant structure consistent with <i>The Burra Charter (Australia ICOMOS Charter for the Conservation of Places of Cultural Significance)</i> .	Prior to site and building work commencing and while site and building works is occurring and to be maintained
4	Cultural Heritage - Archival Recording Prepare and submit to EDQ Development Assessment, DSDMIP, for compliance assessment, a record prepared by a suitably qualified and experienced heritage professional of the elements of the existing culturally significant structure approved for partial demolition as part of this development approval (i.e. details of the elements to be demolished). This archival record must include: i. High resolution colour photographs to an archival recording standard of all parts of the building's exterior and interior for each building component to ensure that the whole building form is recorded including awnings, external projections, soffits, roof forms, columns, stairs, walls, openings, decorative details and entire facades, internal wall elevations, stairs, ceilings, floors, openings, decorative details and any other significant fabric; and ii. Floor plan and elevations at scale 1:100.	Prior to commencement of partial demolition works
5	Cultural Heritage - Partial Demolition of Building Carry out partial demolition works strictly in accordance with the approved plans and documents and the requirements and documents required under parts a) to c) of this condition:	

	a) Provide adequate bracing from the commencement of any demolition work and throughout the demolition and construction phases of the development, to ensure that all parts of the building not specifically designated for demolition on the approved drawings and documents are retained and appropriately protected. b) Retain all existing external original fabric in the sections of the building which are not being demolished. This will include, but is not limited to, existing decorative detailing, balustrading, wall finishes, windows, doors, stairs and roof sheeting. c) Submit to EDQ Development Assessment, DSDMIP, certification by a suitably qualified and experienced heritage professional confirming that the approved extent of partial demolition has been carried out in accordance with the requirements of this condition.	a) Prior to site and building work commencing and while site and building works is occurring and to be maintained b) Prior to site and building work commencing and while site and building works is occurring and to be maintained c) Prior to the commencement of use
General		
6	Compliance Assessment - Landscape Works a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment detailed landscape plans, certified by an AILA, for landscape works within the proposed development generally in accordance with the following approved plans: - Proposed Site Plan, reference 180822-SK6 Revision A dated 22.08.18, prepared by Robyn Booth Architect; and - Proposed Part Site Plan, reference 180822-SK7 Revision A dated 27.08.18, prepared by Robyn Booth Architect. b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of operational work b) Prior to commencement of use and to be maintained

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 ****

Document Name	Current Version	Date	Author	Verified	Amendment
Section 89(1)(a) Notice of decision to applicant	Version 1	20 November 2012	Clinton Hanney		
Section 89(1)(a) Notice of decision to applicant	Version 2	23 July 2013	Clinton Hanney		Letterhead update
Section 89(1)(a) Notice of decision to applicant	Version 3	3 February 2014	Clinton Hanney		Letterhead update
Section 89(1)(a) Notice of decision to applicant	Version 4	10 March 2014	Patrick Atkinson	Teresa Luck	Formatting update
Section 89(1)(a) Notice of decision to applicant	Version 5		Patrick Atkinson	Lyndy Rapson	Content update
Section 89(1)(a) Notice of decision to applicant	Version 6	3 February 2015	Owen Haslam	Lyndy Rapson	Content update
Section 89(1)(a) Notice of decision to applicant	Version 7	13 April 2015	Cheryl Broughton	Lyndy Rapson	Letterhead update
Section 89(1)(a) Notice of decision to applicant	Version 8	6 December 2016	Cheryl Broughton	Anne Edmonds	Footer update
Section 89(1)(a) Notice of decision to applicant	Version 9	5 January 2018	Cheryl Broughton	Anne Edmonds	Update Department references - DILGP to DSDMIP in letter only.