



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

Our ref: DEV2018/959

20 December 2018

Neylan Architecture
Att: Joseph Mayle
42 Bridge Street
ALBION QLD 4010

Email: JMayle@Neylan.com.au

Dear Mr Mayle

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 (DENTAL CLINIC) (INTERIM USE), OFFICE (INTERIM USE) AND SHOP (INTERIM USE) AT 32 JEAYS STREET, BOWEN HILLS DESCRIBED AS LOT 41 ON RP9986

On 20 December 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 via email 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	32 Jeays Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 41	RP9986
PDA development application details		
DEV reference number	DEV2018/959	
'Properly made' date	24 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 ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	Medical Centre (dental clinic) (interim use), Office (interim use) and Shop (interim use)	

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		20 December 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.	Proposed Site Plan	1812 DA06	2018/08/08, as amended in red 18 December 2018
2.	Proposed Ground Level Plan	1812 DA07	2018/11/21, as amended in red 18 December 2018
3.	Proposed Ground Level Plan	1812 DA07	2018/08/08, as amended in red 18 December 2018
4.	Proposed Upper Level Plan	1812 DA08	2018/08/08 as amended in red 18 December 2018
5.	Proposed Elevations (East and South)	1812 DA09	2018/08/08, as amended in red 18 December 2018
6.	Proposed Elevation (West) & Sections (1 and 2)	1812 DA10	2018/08/08, as amended in red 18 December 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 *Economic Development Queensland Infrastructure Funding Framework (July 2018)*, as amended or replaced from time to time.
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.	At all times
3.	Hours of Operation Operation of the premises is restricted to the following hours: 8am to 6pm up to seven days a week.	At all times
4.	Duration of use The approved use of the premises is on an interim basis for ten (10) years from the date of decision.	As indicated
Engineering		
5.	Vehicle Access – Hurworth Street Construct vehicle crossovers generally in accordance with the approved plans and designed and constructed in accordance with the relevant Council standards. The driveway is to be located so as to provide maximum sight distance for exiting vehicles while not compromising the provision of internal car parking spaces in accordance with AS2890 – <i>Parking Facilities</i> .	Prior to commencement of use and to be maintained
6.	Vehicle Access – Jeays Street Replace the existing asphalt between the driveway and 30 Jeays Street with concrete designed and constructed in accordance with the relevant Council standards.	Prior to commencement of use and to be maintained
7.	Vehicle Access – Best Street Remove the existing vehicle access to Best Street (south-eastern site corner), and make good the footpath, kerb and channel.	Prior to commencement of use

8.	Car Parking a) Provide car parking spaces, delineated and signed generally in accordance with AS2890 – <i>Parking Facilities</i> and the following approved plans: i. Proposed Ground Level Plan, 1812 DA07, 2018/08/08, amended in red 18 December 2018.	Prior to commencement of use and to be maintained
9.	Car Park Signage – Jeays Street Sign the existing car parking spaces off Jeays Street as being available for “Small Cars Only”.	Prior to commencement of use
10.	Outdoor Lighting Outdoor lighting within the development is to be designed and installed in accordance with AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
11.	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
Environment		
12.	Refuse Collection Submit to EDQ Development Assessment, DSDMIP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
Infrastructure Charges		
13.	Infrastructure Contributions Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: i. where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced on or before six (6) years from the original decision date – in accordance with the IFF in force at the time of the original decision date (July 2018); or ii. where a plan of subdivision or building format plan is submitted for endorsement or the use has commenced more six (6) years from the original decision date – in accordance with the IFF in force at the time of the 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 ****