



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

Our ref: DEV2019/1019

16 April 2019

Metro CV 4 Pty Ltd
C/- Urbis Pty Ltd
Attn: Steve Buhmann
Level 7, 123 Albert Street,
BRISBANE CITY QLD 4000

Email: sbuhmann@urbis.com.au
Cc: srobinson@urbis.com.au

Dear Steve

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A BUILDING WORKS FOR DEMOLITION (ADJOINING A HERITAGE PLACE) AT 332-336 WATER STREET AND 64-68 BRUNSWICK STREET, FORTITUDE VALLEY DESCRIBED AS LOT 5 AND LOT 6 ON SP266307, LOT 1 ON RP10553, LOT 11 AND LOT 12 ON RP10552 AND LOT 13 ON RP81335

On 16 April 2019 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-assessment-of-pdas.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Rachael Grimes via email rachael.grimes@dsdmip.qld.gov.au or by phone on 07 3452 7098.

Yours sincerely

Jeanine Stone
Director
EDQ 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	332-336 Water Street and 64-68 Brunswick Street, Fortitude Valley	
Lot on plan description	Lot number	Plan description
	Lot 5	SP266307
	Lot 6	SP266307
	Lot 1	RP10553
	Lot 11	RP10552
	Lot 12	RP10552
	Lot 13	RP81335
PDA development application details		
DEV reference number	DEV2019/1019	
'Properly made' date	28 March 2019	
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 for Demolition (Adjoining a Heritage Place)	

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		16 April 2019	
Currency period		2 years	
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 (if applicable)	Date (if applicable)
1.	Proposed Demolition Plan	Revision A	05/03/19

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.	During site works
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	At all times
3.	Fencing Install temporary fencing around; a) the curtilage of the site; and b) the Heritage listed place (Drill Shed, Caretaker's Cottage and Orderly Room (former), Water Street, Place ID: 602797) to ensure demolition activities do not damage the Heritage Place.	During site works.
4.	Stockpiling All material that is proposed to be stockpiled must be within the curtilage of the site. Stockpiled materials are to be screened where present on site for longer than 30 business days.	During site works.
5.	Water Street Access Public access through Water Street is to be maintained at all times, unless where a temporary road closure permit has been granted.	During site works.

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 ****