



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

Our ref: DEV2019/1025

4 June 2019

Gansons Pty Ltd, Ganboys Pty Ltd & Ganbros Pty Ltd
C/- Planning Initiatives
Att: Mr Peter Catchlove
PO Box 1774
NEW FARM QLD 4005

Email: peter@planning-initiatives.com

Dear Peter

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 USE (INTERIM USE), MEDICAL CENTRE (INTERIM USE) AND FOOD PREMISES – ANCILLARY USE (INTERIM USE) AT 16 THOMPSON STREET, BOWEN HILLS DESCRIBED AS LOT 1 ON RP121293 AND LOT 4 ON SP211311

On 3 June 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 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 Rachael Grimes on 3452 7298, or by email at rachael.grimes@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	16 Thompson Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	1	RP121293
	4	SP211311
PDA development application details		
DEV reference number	DEV2019/1025	
'Properly made' date	12 April 2019	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Business (Interim Use), Medical Centre (Interim Use) and Food Premises – Ancillary Use (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	3 June 2019
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 (if applicable)	Date (if applicable)
1.	Proposed – Site Masterplan – Ground Floor Plan	A0.030 Revision L	14.05.2019
2.	Proposed – Site Masterplan – Level 1 Plan	A0.031 Revision J	10.05.2019
3.	Proposed – Masterplan – Scope of Works – Ground Floor Plan	A0.040 Revision G	14.05.2019
4.	Proposed – Masterplan – Scope of Works – Level 1 Plan	A0.041 Revision F	10.05.2019
5.	B1 & B2 – Existing Floor Plan	A0.100 Revision E	10.05.2019
6.	B1 & B2 Existing Level 1	A0.101 Revision D	10.05.2019
7.	B1 & B2 Existing Roof Plan	A0.170 Revision E	10.05.2019
8.	Existing North Elevation	A0.200 Revision E	10.05.2019
9.	Existing West Elevation	A0.201 Revision E	10.05.2019
10.	Existing Sections	A0.300 Revision E	10.05.2019
11.	Existing Sections	A0.302 Revision E	10.05.2019
12.	Site Plan	A1.031 Revision F	10.05.2019
13.	B1 & B2 – Demolition Ground Floor Plan	A1.050 Revision E	10.05.2019
14.	B1 & B2 – Demolition Level 1 Floor Plan	A1.051 Revision E	10.05.2019
15.	B1 & B2 – Demolition Roof Floor Plan	A1.052 Revision E	10.05.2019
16.	B1 & B2 – Demolition Sections	A1.053 Revision E	10.05.2019
17.	B1 & B2 – Scope of Works – Ground Floor Plan	A1.100 Revision G	14.05.2019
18.	BDG1 – General Arrangement	A1.101 Revision G	14.05.2019
19.	Building 1 – Level 1 General Arrangement Plan	A1.102 Revision B	10.05.2019
20.	Roof Plan	A1.170 Revision E	10.05.2019

21.	Overall Elevations	A1.200 Revision E	10.05.2019
22.	BDG1 – Sections	A1.300 Revision E	10.05.2019
23.	Main Entrance - Detail Plans	A1.501 Revision E	10.05.2019
24.	Main Entrance – Section A	A1.502 Revision D	10.05.2019
25.	Main Entrance – Section B	A1.503 Revision A	10.05.2019
26.	Main Entrance – Section C	A1.504 Revision A	10.05.2019
27.	Main Entrance – 3D	A1.505 Revision A	10.05.2019
28.	Main Lobby Atrium – Plans	A1.510 Revision D	10.05.2019
29.	Main Lobby Atrium – Internal Elevations	A1.512 Revision D	10.05.2019
30.	Main Lobby Atrium – Section	A1.514 Revision D	10.05.2019
31.	Main Lobby – Axo	A1.519 Revision D	10.05.2019

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

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 (November 2018)*, as amended or replaced from time to time.
5. **MEDQ** means the Minister for Economic Development Queensland.
6. **PDA** means Priority Development Area.

Engineering		
6.	Car Parking Provide car parking spaces, delineated and signed generally in accordance with <i>AS2890 – Parking Facilities</i> and the following approved plan: <ul style="list-style-type: none"> Proposed Site Masterplan – Ground Floor Plan, A0.030 Revision J, dated 09.05.2019 	Prior to commencement of use and to be maintained
7.	Outdoor Lighting Outdoor lighting within the development is to 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
Environment		
8.	Refuse Collection Submit to EDQ Development Assessment, DSDMIP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use for the relevant Building
Infrastructure Charges		
9.	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: <ol style="list-style-type: none"> 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 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. Where the application is a MCU, certified construction plans submitted to Council detailing the GFA must also be included with the application. 	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 ****