



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

Our ref: DEV2019/1064

25 October 2019

Brookes JV Pty Ltd
C/- Wolter Consulting Group Pty Ltd
Att: Ms Kimberley White
PO BOX 436
NEW FARM QLD 4005

Dear Kimberley

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT – ONE INTO TWO LOTS (ONE STANDARD FORMAT LOT AND ONE VOLUMETRIC LOT) AT 61 BROOKES STREET, BOWEN HILLS DESCRIBED AS LOT 3 ON RP910687

On 23 October 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 Louise McGrath on 3452 7196.

Yours sincerely

Beatriz Gomez
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		61 Brookes Street, Bowen Hills	
Lot on plan description	Lot number	Plan description	
	Lot 3	RP910687	
PDA development application details			
DEV reference number		DEV2019/1064	
'Properly made' date		27 August 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 ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for		Reconfiguration of Lot – One into Two Lots (One Standard Format Lot and One Volumetric Lot)	
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		23 October 2019	
Currency period		4 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.	Plan of Lots 500 & 600 – cancelling Lot 3 on RP910687	Draft SP283295, Sheets 1 to 6	No date

ABBREVIATIONS AND DEFINITIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **DCOP** means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.

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 survey plan endorsement
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans, and any other approval or endorsement required by these conditions.	At all times
3.	Building Management Statement Ensure a Building Management Statement is registered on the title for each proposed lot, which appropriately covers common building management items (e.g. shared services/utilities, shared vehicular and pedestrian access, visitor car parking, loading dock).	At all times
PDA Development Conditions		
4.	Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment.	In accordance with the DCOP

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 ****