



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

Our ref: DEV2018/982/2

1 April 2020

Pellicano Living Pty Ltd
C/- Urbis Pty Ltd
Att: Ms Renee Young and Ms Esther Leung
Level 7, 123 Albert Street
BRISBANE CITY QLD 4000

Via email: ryoung@urbis.com.au / eleung@urbis.com.au

Dear Renee and Esther

SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – MULTIPLE RESIDENTIAL, BUSINESS, OFFICE, FOOD PREMISES, SHOP OR SHOWROOM AT 6-8 EDMONDSTONE ROAD, BOWEN HILLS DESCRIBED AS LOTS 32, 34, 58 AND 59 ON RP9382

On 1 April 2020 the Minister for Economic Development Queensland (MEDQ) decided to grant all of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can 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 Marissa Bais on 3452 4706, or by email at Marissa.Bais@dsd.qld.gov.au.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
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ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	6-8 Edmonstone Road, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 32	RP9382
	Lot 34	RP9382
	Lot 58	RP9382
	Lot 59	RP9382
PDA development application details		
DEV reference number	DEV2018/982	
'Properly made' date	29 November 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	Multiple Residential, Business, Office, Food Premises, Shop or Showroom	

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant all of the application to change the PDA development approval, subject to PDA development conditions forming part of this decision notice. The approved changes are summarised as follows: ▪ Contraction of floor plates which also results in increased building setbacks; ▪ Minor reduction in the floor area of the ground level retail space; ▪ Retraction of the basement area from the front boundary to allow for the BCC footpath dedication verge requirement of 3.75m; ▪ Reconfiguring the basement area to provide onsite refuse collection; ▪ Reconfiguring residential units to enhance living spaces; ▪ Minor design changes as a result of change in materials; and ▪ Minor increase in landscaping provided.
Original Decision date	13 March 2019
Change to approval date	1 April 2020
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 concerning the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Basement 02 general arrangement plan prepared by South City Construct	416-01 DD 2-011 Revision H	04/02/2020
2.	Basement 01 general arrangement plan prepared by South City Construct	416-01 DD 2-021 Revision K	04/02/2020
3.	Ground general arrangement plan prepared by South City Construct	416-01 DD 2-031 Revision L	04/02/2020
4.	Level 1 general arrangement plan prepared by South City Construct	416-01 DD 2-041 Revision G	08/11/19
5.	Typical apartment level 2-4 general arrangement plan prepared by South City Construct	416-01 DD 2-051 Revision G	08/11/19
6.	Typical apartment levels 5-7 general arrangement plan prepared by South City Construct	416-01 DD 2-056 Revision D	08/11/19
7.	Level 08 general arrangement plan prepared by South City Construct	416-01 DD 2-061 Revision FF	21/11/19
8.	Roof general arrangement plan prepared by South City Construct	416-01 DD 2-071 Revision C	7/11/19

9.	Roof structural setout plan prepared by South City Construct	416-01 DD 2-072 Revision V	7/11/19
10.	Elevations South prepared by South City Construct	416-01 DD 3-001 Revision C	7/11/19
11.	Elevations North prepared by South City Construct	416-01 DD 3-001 Rev C	7/11/19
12.	Elevations East prepared by South City Construct	416-01 DD 3-003 Rev C	7/11/19
13.	Elevations West prepared by South City Construct	416-01 DD 3-004 Rev D	7/11/19
14.	Sections Section 1 prepared by South City Construct	416-01 DD 3-101 Rev D	7/11/19
15.	Sections Section 3 prepared by South City Construct	416-01 DD 3-103 Rev F	7/11/19
16.	Sections Section 4 prepared by South City Construct	416-01 DD 3-104 Rev D	7/11/19
17.	Sections Section 8 prepared by South City Construct	416-01 DD 3-108 Rev C	7/11/19
18.	Landscape concept plan ground floor prepared by Laud Ink	1806-028 Rev D	24/10/19
19.	Landscape concept plan level 1 prepared by Laud Ink	1806-028 Rev C	24/10/19
20.	Landscape concept plan levels 2-7 prepared by Laud Ink	1806-028 Rev B	24/10/19
21.	Landscape concept plan level 8 prepared by Laud Ink	1806-028 Rev C	24/10/19
22.	Landscape concept plan Edmondstone Street elevation prepared by Laud Ink	1806-028 Rev C	24/10/19
23.	Landscape concept plan plant species schedule, images & notes prepared by Laud Ink	1806-028 Rev C	12/10/18
24.	Operational waste management plan prepared by Elephants Foot Recycling Solutions	18025 Rev E	2/03/2020
Plans and documents previously approved on 13 March 2019		Number	Date
1.	Traffic Impact Assessment prepared by Bitzios Consulting	Version 4	29.10.18
2.	Operational Waste Management Plan prepared by Elephants Foot Recycling Solutions	Revision D	22.11.18
3.	Acoustic Report prepared by Acoustic Works	Revision 01A	19.10.18
4.	Bulk Earthworks Plan prepared by MPN Consulting	772- DA.02 Rev A	08.10.18

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. **Contributed Asset**, in accordance with the Certification Procedures Manual, means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset the following meanings apply:
 - a. **External Authority** means a public-sector entity external to the MEDQ;
 - b. **Parkland** means carrying out operational works related to the provision of parkland infrastructure
 - c. **Roadworks** means carrying out any operational works within existing and proposed road, to a depth of 1.5m measured from the top of kerb, and includes streetscape works;
 - d. **Sewer Works** means carrying out any operational works related to the provision of waste water infrastructure;
 - e. **Streetscape Works** means carrying out any operational works within the footpath of a road related to landscape treatments, including footpath surface treatments, street furniture, street lighting and street trees;
 - f. **Stormwater Works** means carrying out any operational works related to the provision of stormwater infrastructure; and
 - g. **Water Works** means carrying out any operational works related to the provision of water infrastructure.
4. **Council** means Brisbane City Council.
5. **DES** means the Department of Environment and Science.
6. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
7. **EDQ** means Economic Development Queensland.
8. **IFF** means the *Economic Development Queensland Infrastructure Funding Framework (30 November 2018)* as amended or replaced from time to time.
9. **MEDQ** means the Minister for Economic Development Queensland.
10. **PDA** means Priority Development Area.
11. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions – Material Change of Use		
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.	Final External Detailing of Building Construct the development in accordance with the approved architectural drawings pursuant to this condition. a) Submit to EDQ Development Assessment, DSDMIP for compliance assessment, architectural drawings certified by a Registered Architect showing the final development details of the façade treatment, the ground interface and the rooftop/building capping elements which depict a higher level of documentation than that shown on the approved plans and documents including: i. Elevation and façade treatment drawings for all ground, podium and typical tower floor levels that demonstrate the final design outcome for all elevations of the built form including: - Detailed plans, sections and elevations at 1:50 or 1:20 scale for elements at the façade including structural elements and fixed and operable elements such as balustrades, screens, doors, windows, projecting fins and planter beds/trellises - Roof top or building capping elements, awnings and soffits - One rendered perspective showing the intended finished built form - Glazing The architectural drawings must: - Include dimensions for the extent of projecting elements, balustrade height, door and window/glazing configurations - Nominate materials, colours and finishes - Have title blocks and be cross referenced to larger scaled drawings b) Submit to EDQ Development Assessment, DSDMIP certification by a registered Architect confirming that the building has been constructed in accordance with the	To be maintained As indicated Prior to building works commencing Prior to commencement of sales

No	Condition	Timing
6.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDMIP detailed earthworks plans certified by a RPEQ, generally in accordance with the approved bulk earthworks plan and AS3798 – 2007 <i>“Guidelines on Earthworks for Commercial and Residential Developments.”</i> The certified earthworks plans are to: i. include a geotechnical soils assessment of the site; ii. be consistent with the certified Erosion and Sediment Control plans as required under this development approval; iii. provide full detail of areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; and iv. provide full details of any areas where surplus soils are to be stockpiled. b) Carry out the earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ Development Assessment, DSDMIP certification by a RPEQ that all earthworks have been carried out in generally accordance with the certified plans submitted under part a) of this condition and any unsuitable material encountered has been treated or replaced with suitable material.	a) Prior to commencement of site works b) Prior to commencement of use c) Prior to commencement of use
7.	Edmondstone Street Footpath Rehabilitation a) Rehabilitate the footpath along the Edmondstone Street frontage generally in accordance with the approved plans and Council standards. b) Submit to EDQ Development Assessment, DSDMIP ‘as-constructed’ plans and asset register certified by a RPEQ or AILA in a format acceptable to Council.	a) Prior to commencement of use b) Prior to commencement of use
8.	Footpath Verge Dedicate to Council sufficient width to establish a 3.75 metre wide verge in accordance with the approved plans and documents. Note: the verge is measured from the face of the kerb the future property boundary of the Edmondstone Road frontage	Prior to commencement of use and to be maintained
9.	Vehicle Access Construct a vehicle crossover generally in accordance with the approved plans and designed and constructed in accordance with the relevant Council standards	Prior to commencement of use and to be maintained

10.	Car Parking Provide car parking spaces, delineated and signed generally in accordance with the approved plans and <i>AS2890 – Parking Facilities</i>	Prior to commencement of use and to be maintained
11.	Bicycle Parking Provide bicycle parking facilities delineated and signed generally in accordance with the approved plans and <i>AS2890.3 – 1993 Bicycle parking facilities</i>	Prior to commencement of use and to be maintained
12.	Water Connection Connect the development to the existing water reticulation network in accordance with Queensland Urban Utilities current adopted standards.	Prior to commencement of use
13.	Sewer Connection Connect the development to the existing sewer reticulation network in accordance with Queensland Urban Utilities current adopted standards.	Prior to commencement of use
14.	Stormwater Connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use
15.	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
16.	Electricity Submit to EDQ Development Assessment, DSDMIP a written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the local council is available to the development;	Prior to commencement of site works
17.	Telecommunications Submit to EDQ Development Assessment, DSDMIP documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the proposed development.	Prior to commencement of site works

[illegible]

	evidence that the approved development complies with a) of this condition OR c) Pay to EDQ Development Assessment, DSDMIP a monetary contribution in accordance with <i>EDQ Practice Note No. 8 Calculation of monetary contribution in lieu of affordable housing product</i> <i>*Note:</i> • A residential dwelling meets the definition of affordable in this PDA if the rent is less than 30% of the medium household income for the Brisbane LGA. (refer to EDQ Guideline 16: Housing) • The 2018 medium housing hold income for the Brisbane LGA was \$94,882, equating to an affordable purchase price of \$518,770 and an affordable rental price of \$547 per week. • For compliance with this condition, the applicable affordability rates are those that would apply at the programmed commencement of the sales period. • A credit against the PDA Implementation Charge is available, via request to EDQ, for the delivery of affordable units above the minimum required by part (a) of this condition. (Refer to EDQ Practice Note 16: Calculation of offsets for affordable and diverse housing)	the sale of the last unit forming the affordable housing component of the development c) Prior to commencement of sales
27.	Accessible Housing Submit to EDQ Development Assessment, DSDMIP evidence that the approved development delivers 4 accessible units, generally in accordance with the approved plans.	Prior to commencement of use
Infrastructure Charges		
28.	Infrastructure Charges Pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: – 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 (30 November 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.	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 ****