

Our ref: DEV2020/1159
Your ref: 928-AV

21 January 2021

Jatinder Sohal
C/- Allan Van Planning
PO Box 284
TOOWONG QLD 4066

Email: allan@allanvanplanning.com.au

Dear Allan

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – EDUCATIONAL ESTABLISHMENT AT 58 BROOKES STREET, BOWEN HILLS DESCRIBED AS LOT 1 ON RP175285

On 21 January 2021 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.dsdlqp.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Karina McGill on 07 3452 7518 or at karina.mcgill@dsdti.qld.gov.au.

Yours sincerely



Kylie Williams
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills PDA	
Site address	58 Brookes Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 1	RP175285
PDA development application details		
DEV reference number	DEV2020/1159	
'Properly made' date	17 December 2020	
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	Educational Establishment – 300m2	

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	21 January 2021		
Currency period	6 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.	Part First Floor Plan prepared by Ray Hockaday Drafting	20-049 Sheet 4 of 4	n/a

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS:

The following is a list of abbreviations utilised in this approval:

1. **DCOP** means the Bowen Hills Priority Development Area Development Charges and Offset Plan, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).
2. **DSDTI** means the Department of State Development, Tourism and Innovation.
3. **EDQ** means Economic Development Queensland.
4. **MEDQ** means the Minister for Economic Development Queensland.
5. **PDA** means Priority Development Area.

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 commencement of use
2.	Maintain the approved development Maintain the approved development generally in accordance with the approved plans and documents.	At all times following commencement of use
Construction management		
3.	Hours of work - construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
4.	Car parking Maintain a minimum of three car parking spaces for the exclusive use of the Educational Establishment.	Prior to commencement of use and to be maintained

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 ****