



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2021/1211

11 November 2021

Watpac Construction Pty Ltd
C/- Mewing Planning Consultants
Att: Tea Tsang
GPO Box 1506
BRISBANE QLD 4001

Email: tea.tsang@mewing.com.au

Dear Tea

S89(1)(a) Approval of PDA development application

Material change of use for High Impact Industry (Fuel Burning) at 470 St Pauls Terrace, Fortitude Valley described as Lot 30 on RP9713, Lot 31 on SP196762, Lot 32 on SP196761, Lot 33 on SP196760, Lot 34 on SP196759, Lot 35 on SP196758, Lot 36 on SP196757, Lot 37 on SP196756 and Lot 38 on SP192468

On 11 November 2021, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Marissa Bais, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7344 or at Marissa.Bais@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	470 St Pauls Terrace, Bowen Hills	
Lot on plan description	Lot number	Plan description
	30	RP9713
	31	SP196762
	32	SP196761
	33	SP196760
	34	SP196759
	35	SP196758
	36	SP196757
	37	SP196756
	38	SP192468
PDA development application details		
DEV reference number	DEV2021/1211	
'Properly made' date	3/09/2021	
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Material Change of Use for Fuel Burning for power generation associated with standby generators and fuel tanks.	
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	11/11/2021	
Currency period	6 years from the date of the decision	

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Basement 03 – General arrangement plan prepared prepared by Watpac	20.00 Rev 12 as amended in red 10/11/21	09/07/21
2.	B3 Power communications and security services layout prepared by Watpac	E-05-0010 Rev 19 as amended in red 10/11/21	25/06/21
3.	Lower Ground – General arrangement plan prepared prepared by Watpac	20.03 Rev 20 as amended in red 10/11/21	09/07/21
4.	Lower Ground Power Communications and Services layout prepared by Watpac	E-05-1010 Rev 31 as amended in red 10/11/21	01/07/21
5.	Plant roof – General arrangement plan prepared by Watpac	20.13 Rev 12 as amended in red 10/11/21	30/06/21
6.	Plant roof level power communications and security services layout prepared by Watpac	E-05-2150 Rev 11 as amended in red 10/11/21	01/07/21

PDA development conditions

PREAMBLE AND ABBREVIATIONS

ABBREVIATIONS AND DEFINITIONS:

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

1. **Certification Procedures Manual** means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).
2. **Council** means the relevant local government for the land the subject of this approval.
3. **DSDILGP** means the Department of State Development, Infrastructure, Local Government and Planning.
4. **EDQ** means Economic Development Queensland.
5. **EDQ DA** means Economic Development Queensland's – Development Assessment team.
6. **EDQ TS** means Economic Development Queensland's – Technical Services team.
7. **EP Act** means the *Environmental Protection Act 1994*.
8. **IFF** means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended 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.

COMPLIANCE ASSESSMENT:

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - 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 EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- 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) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. 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 v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

SUBMITTING DOCUMENTATION TO EDQ:

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, submit the documentation to:

- a) EDQ DA at: pdadevelopmentassessment@dsdmip.qld.gov.au.
- b) EDQ TS at: EDQ_PrePostConstruction@dsdmip.qld.gov.au.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

No.	Condition	Timing
General		
1.	Carry out the approved development Carry out the approved development generally in accordance with: - the approved plans and documents; and - any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use or BFP endorsement, whichever occurs first
2.	Maintain the approved development Maintain the approved development generally in accordance with: - the approved plans and documents; and - any other documentation endorsed via Compliance Assessment as required by these conditions.	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.	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
5.	Public infrastructure (damage, repairs and relocation) - Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. - Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	- Prior to commencement of use or BFP endorsement, whichever occurs first - Prior to commencement of use or BFP endorsement, whichever occurs first

³ The out of hours work request form is available at EDQ's website.

6.	High impact industry use limitation – standby diesel generator The approved high impact industry use is limited to emergency or standby diesel generator(s) and ancillary diesel fuel storage, and further limited as follows: The standby or emergency diesel generator(s) must only be operated during testing or during an event when the mains supply is interrupted until mains supply is made available and operational hours per annum must not exceed 100 hours.	Prior to the commencement of use and to be maintained
7.	Standby Diesel Generator – Ancillary Storage Limitation Onsite diesel storage (including storage in basement level and day fuel tanks) are to be generally within 10,000 litres total and must be used solely for the approved stand-by generators. <i>NOTE – notwithstanding the above limitation on storage ancillary to the approved industry use under the Bowen Hills PDA Development Scheme, the site is still subject to other State legislations such as workplace health and safety legislation for requirements in relation to hazardous chemical / flammable and combustible liquids.</i>	Prior to the commencement of use and to be maintained
8.	Mechanical plant or equipment – acoustically screened a) Mechanical plant or equipment is to be acoustically screened from an adjoining sensitive use. Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning, refrigeration and cold room motors. b) Submit to EDQ TS evidence that the requirements of part a) of this condition have been met.	a) Prior to the commencement of use and to be maintained b) As indicated

STANDARD ADVICE

Please note that 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 ****