



Our ref: DEV2024/1546

19 November 2024

BTG Wine
C/- Plan A Town Planning
Att: Mr Josh Dixon
PO Box 1661
MILTON QLD 4064

Email: josh@planatp.com.au

Dear Mr Dixon

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Material Change of Use for Bar at 2 Logan Road, Woolloongabba described as Lot 1 on RP11811 and Lot 10 on CP906899

On 19 November 2024, 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 website at [Current applications and approvals](#).

If you require any further information, please contact Mr Hayden Jensen, Senior Planner, Development Assessment by telephone on (07) 3035 2083 or via email at hayden.jensen@edq.qld.gov.au.

Yours sincerely

Essen Joseph
Manager – Planning
Cross River Rail Priority Development Areas
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Woolloongabba PDA	
Site address	2 Logan Road, Woolloongabba	
Lot on plan description	Lot number	Plan description
	Lot 1	RP11811
	Lot 10	CP906899
PDA development application details		
DEV reference number	DEV2024/1546	
'Properly made' date	14 October 2024	
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 'Bar'	
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 The approval is for: • Material Change of Use for Bar	
Decision date	19 November 2024	
Currency period	6 years from the date of the decision	
Assessment Team		
Assessment Manager	Hayden Jensen, Senior Planner	
Manager	Essen Joseph, Manager - Planning	
Engineer	Sunny Wong, Director Engineering	
Delegate	Essen Joseph, Manager - Planning	

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.	Floor Plan, issue DA1, prepared by CluiDesign	1.3A	16/07/2024, amended in red 19/11/2024
2.	Floor Plan Basement, issue DA1, prepared by CluiDesign	1.3B	16/07/2024
3.	Shopfront Elevations, issue DA1, prepared by CluiDesign	3.0	16/07/2024
4.	Shopfront Elevations, issue DA1, prepared by CluiDesign	3.1	16/07/2024
5.	Noise Impact Assessment, Rev No. C, prepared by JT Environmental Engineering Consultants	JT2291	23/07/2024

Preamble, abbreviations, and definitions

PREAMBLE

The following definitions and operational provisions apply as part of the development permit.

ABBREVIATIONS AND DEFINITIONS

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

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

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).

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

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.

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

- 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 IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

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

PDA Development Conditions		
No.	Condition	Timing
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
Operational Requirements		
3.	Hours of Operation Limit hours of operation to 6:00am to 12:00am.	At all times following commencement of use
4.	Deliveries Limit delivery times to 6:00am to 7:00pm.	At all times following commencement of use
5.	Waste Management – Bottle Disposal a) Restrict disposal of glass bottles into external bins within the hours of 7:00am to 10:00pm to minimise noise emissions impacts on sensitive uses. b) Implement waste management arrangements to restrict collection of external bins containing glass bottles to the hours of 7:00am to 9:00pm.	At all times following commencement of use
6.	Amplified Sound and Live Music a) Limit the use of speakers to the interior of the building. b) Ensure there are no live performances.	At all times following commencement of use
7.	Complaints management a) Should complaints be received by the MEDQ, commission a suitably qualified acoustic expert to undertake noise monitoring, at the applicant's expense, to verify whether the requirements of the development permit and approved documents are being met, and submit the review documentation for EDQ DA's review. b) If required, implement noise management or mitigation measures to rectify non-compliance with the requirements of this development permit, taking into account any recommendations of the acoustic expert identified in part a) of this condition. <i>Note</i> - The MEDQ may seek assistance from third party noise experts as part of a complaints review process. - Part a) of this condition is not intended to be enacted for vexatious or frivolous complaints. Discretion is to be exercised by investigating officers to determine when the need for an acoustic investigation, as required by this condition, is to be triggered.	a) Upon request by EDQ DA b) Within 20 business days of the requirements being identified to the MEDQ, or as otherwise agreed in writing by EDQ DA

PDA Development Conditions		
No.	Condition	Timing
Construction Management		
8.	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
9.	Public Infrastructure (Damage, Repairs and Relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) 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>	a) Prior to commencement of use b) Prior to commencement of use
10.	Outdoor Lighting Maintain outdoor lighting in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use
Infrastructure Contributions		
11.	Pay to the MEDQ infrastructure charges in accordance with the IFF in place at the date of payment. Where the application is a MCU, certified and submitted plans to EDQ detailing the GFA must also be provided at the time of payment.	In accordance with the IFF

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 ****