



Our ref: DEV2024/1496

24 January 2025

Joshua Jeays Pty Ltd
C/- Plan A Town Planning Pty Ltd
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 a Medium Impact Industry Use (Gin Distillery) at 26 Jeays Street, Bowen Hills, described as Lots 44 and 45 on RP9986

On 24 January 2025, 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 Matthew Buchanan, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7835 or at matthew.buchanan@edq.qld.gov.au.

Yours sincerely

Jeanine Stone
Project Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Bowen Hills PDA	
Site address	26 Jeays Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	44	RP9986
	45	RP9986
PDA development application details		
DEV reference number	DEV2024/1496	
'Properly made' date	20/06/2024	
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	Medium Impact Industry Use to operate a gin distillery	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice. The approval is for: • Medium Impact Industry	
Decision date	24 January 2024	
Currency period	6 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Matthew Buchanan, Principal Planner	
Engineer	Sanjib Bhowmick, Engineer	
Delegate	Jeanine Stone, Project Director	

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.	Hazardous Area Zones Ground Floor Plan – as amended in red	BRSQ-21252-E-01, Rev 2	15/02/2024
2.	26 Jeays Street, Bowen Hills: Impact Assessment prepared by Assured Environmental	14130 – Rev R4	27/03/2024

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

COUNCIL means the relevant local government for the land the subject of this approval.

EDQ means Economic Development Queensland.

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

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ IS, use the following email addresses:

EDQ IS: PrePostConstruction@edq.qld.gov.au

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.	At all times
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

PDA Development Conditions

No.	Condition	Timing
3.	Dangerous Goods and Combustible Liquids Storage and use of Dangerous Goods and Combustible Liquids on site must not exceed the volumes/quantities identified in Table 9.3.12.3.H of the Industry code of the <i>Brisbane City Plan 2014</i> at any given time.	At all times
4.	Limitation of Distilling Distillation on site must not exceed an annual production of 2,499L of distilling alcohol in works.	At all times.
5.	Hours of Operation Distillation operations for the approved development: a) must not occur on public holidays; and b) are limited to the following hours of operation (other than public holidays). • Monday to Saturday - 6:30am to 7:00pm • Sunday - 8:00am to 6:00pm	At all times following commencement of use
6.	Air Emissions Manage air emissions of the approved development by complying with the following requirements: a) no fermentation is to occur on site. b) distillation operations are only to operate by electricity, ie. no gas or liquid fuels permitted. c) the criteria PO1 of the Industry code of the <i>Brisbane City Plan 2014</i> is not exceeded, when measured by a suitably qualified air quality consultant on any adjoining site.	For parts a), b) and c) at all times
7.	Refuse Collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved use. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following commencement of use
8.	Trade Waste Discharge of liquid waste from the distillation operations must be conducted in accordance with a current Trade Waste Approval.	At all times following commencement of use

PDA Development Conditions		
No.	Condition	Timing
9.	Refuse Storage Provide a roofed and wholly screened refuse enclosure or refuse storage room designed to accommodate the quantity of refuse and recycling to allow for waste servicing.	At all times
10.	Noise Impacts Undertake the approved development in accordance with the approved Impact Assessment with respect to noise.	At all times
Infrastructure Contributions		
11.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP

STANDARD ADVICE

1. Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval or to meet other statutory requirements. For advice on such matters, it is recommended that you seek professional advice.
2. This PDA development approval does not authorise the carrying out of building work or the occupation or use of a building under the *Building Act 1975*. For advice on such matters, it is recommended that you seek professional advice.

**** End of Package ****