

DEV2013/522

6 December 2013

Mr Michael George Alcorn
C/- Viva Property Group
PO BOX 419
INDOORROOPILLY QLD 4068

Dear Mr Alcorn

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR A
MATERIAL CHANGE OF USE FOR OFFICE (EXTENSION TO AN EXISTING
OFFICE) AT 49 ALLISON STREET, BOWEN HILLS DESCRIBED AS LOT 219 ON
RP9371**

On 5 December 2013 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*. MEDQ has decided to grant all of the PDA development approval applied for subject to PDA development conditions set out in the attached PDA Development Approval Package.

The PDA development application and the decision notice can also be viewed in the MEDQ Development Approvals Register via the Department of State Development, Infrastructure and Planning website <http://www.dsdip.qld.gov.au/economic-development/economic-development.html>.

Should you have any queries in relation to the decision notice, please do not hesitate to contact Zoe Boal on 3174 0206.

Yours Sincerely



Patrick Atkinson

Director – Development Assessment Division

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Bowen Hills	
Site address	49 Allison Street, Bowen Hills	
Lot on plan description	Lot number	Lot description
	Lot 219	RP9371
PDA development application details		
MEDQ reference number	DEV2013/522	
Lodgement date	13 November 2013	
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	Extension to an existing office on site in the form of an additional storey.	

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	5 December 2013
Currency period	4 years from decision date

Plans and specification

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

Approved plans, reports and specifications		Number	Date
1.	49 Allison St. Bowen Hills – existing and proposed floor plans and elevations (Amended in Red 3 December 2013)	01 Issue A	23.06.09

PDA Development Conditions

1	Carry out the approved development Carry out the development generally in accordance with the approved plan/s, drawing/s and document/s.	Prior to commencement of use and then maintained while the use remains on the site
2	Minimum habitable floor levels Design and construct all proposed building levels, floor levels and ancillary structures to have the appropriate freeboard in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> so as not to be flooded during a 50 year ARI local flood event or a 100 year ARI creek or river flood event, (whichever is the higher flood level).	Prior to site/building works commencing and then to be maintained while the use remains on the site
3	On-site drainage Stormwater run-off from roof and surface areas is to be collected internally and piped to the existing kerb and channel in Allison Street in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use
4	Soil erosion and sediment control Implement sediment, erosion and dust control measures in accordance with the <i>Soil Erosion and Sediment Control Engineering Guidelines for Queensland Construction Sites</i> published by The Institution of Engineers, Australia Queensland Division in June 1996.	While site works are occurring
5	Service conduits & mains Supply and install all service conduits and meet the cost of any alterations to public utility mains,	Prior to commencement of use

	existing mains, services or installations required in connection with the approved development in accordance with the Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	
6	Damage to kerb, footpath or road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel and stormwater gullies and drainlines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use
7	Infrastructure contributions Pay to the Minister of Economic Development Queensland (MEDQ) a monetary contribution towards the cost of the provision of essential infrastructure. The contribution shall be calculated in accordance with the Brisbane City Council's Infrastructure Charging Policy and at the rate applicable at the time of payment.	Prior to commencement of use

