

Our ref: DEV2012/289/16

7 April 2014

Metro Property Development Pty Ltd
C/- Gregg Purcell
PO Box 1559
Fortitude Valley QLD 4006

Dear Gregg

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT PERMIT FOR A ROL (VOLUMETRIC SUBDIVISION) AT 342
AND 348 WATER STREET FORTITUDE VALLEY DESCRIBED AS LOT 101 ON
SP 143465 (NOW LOT 990 AND LOT 992 ON SP193941)**

On 7 April 2014 the Minister for Economic Development (MEDQ) approved the application to change the Priority Development Area (PDA) development approval pursuant to s.99 of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the change to 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.dsdipl.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>

Should you have any queries in relation to the decision notice, please do not hesitate to contact Gerard McCafferty on 3452 7424.

Yours sincerely



Patrick Atkinson
Director Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	342 & 348 Water Street, Fortitude Valley	
Lot on plan description	Lot number	Lot description
	Formally Lot 101	SP143465
	Now Lot 990 and 992	SP193941
PDA development application details		
MEDQ reference number	DEV2012/289/16	
Lodgement date	26 March 2014	
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	1. Management Subdivision 2. Volumetric Subdivision 3. Volumetric Subdivision	

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
Original Decision date	26 September 2013
Change to approval date	7 April 2014
Currency period	4 years from Original 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 (if applicable)	Date (if applicable)
1.	Proposed Volumetric Subdivision Sheet 1 of 3 Central Vilage CTS – Stage 1	107919-1/1B	24 March 2014 (as amended in red 04 April 2014)
2.	Proposed Volumetric Subdivision Sheet 2 of 3 Central Vilage CTS – Stage 1	107919-1/2B	24 March 2014 (as amended in red 04 April 2014)
3.	Proposed Volumetric Subdivision Sheet 3 of 3 Central Vilage CTS – Stage 1	107919-1/3B	24 March 2014
4.	Road Boundary and Easements Corner of Water Street and Baxter Lane	107919-10 REV A	04-APRIL-2014
Plans, reports and specifications previously approved on 26 September 2013		Number (if applicable)	Date (if applicable)
5.	Explanatory Plan	107919-30	31-MAY-2013
6.	Explanatory Plan	107919-32/1	31-MAY-2013
7.	Explanatory Plan	107919-32/2	31-MAY-2013
8.	Proposed Management Subdivision Sheet 1 of 2	107919-29/1	31-MAY-2013
9.	Proposed Management Subdivision Sheet 1 of 2	107919-29/2	31-MAY-2013
10.	Proposed Volumetric Subdivision Sheet 1 of 3 Central Vilage CTS – Stage 2	107919-22/1B	31-MAY-2013
11.	Proposed Volumetric Subdivision Sheet 2 of 3 Central Vilage CTS – Stage 2	107919-22/2B	31-MAY-2013
12.	Proposed Volumetric Subdivision Sheet 3 of 3 Central Vilage CTS – Stage 2	107919-22/3B	31-MAY-2013

PDA Development Conditions - 1 (Management Subdivision)		
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 survey plan endorsement
2.	Lodge Survey Plan Lodge the Endorsed Survey Plan with the Registrar of Titles, Department of Natural Resources and Mines. Timing: Within 6 months from plan sealing	As indicated
3.	Road Dedication Dedicate new road associated with proposed Lot 992 as shown on Drawing: Proposed management Subdivision Central Village Sheet 1 of 2 (dwg.no. 107919-29/1) dated 31 May 2013.	Prior to survey plan endorsement for the relevant stage
PDA Development Conditions - 2 (Volumetric Subdivision)		
4.	Carry out the approved development Carry out the development generally in accordance with the approved plan/s. drawing/s and document/s.	Prior to survey plan endorsement
5.	Lodge Survey Plan Lodge the Endorsed Survey Plan with the Registrar of Titles, Department of Natural Resources and Mines. Timing: Within 6 months from plan sealing	As indicated
6.	Granting Easements Grant the following easement(s): i. Public thoroughfare easement over Common Property as shown on Drawing: Road Boundary and Easements corner of Water Street and Baxter Lane (dwg.no.107919-10 REV A) dated 4 April 2014	Prior to issue of Certificate of Classification/Final Inspection Certificate or prior to commencement of use whichever comes first (MCU or BW), or prior to survey plan endorsement for the relevant stage
7.	Road Dedication Dedicate new road associated with proposed Lot 992 as shown on Drawing: Proposed Volumetric Subdivision Sheet 1 of 3 Central Village CTS - Stage 1 (dwg.no.107919-1/1B) Dated 24 March 2014	Prior to survey plan endorsement for the relevant stage

PDA Development Conditions – 3 (Volumetric Subdivision)		
8.	Carry out the approved development Carry out the development generally in accordance with the approved plan/s, drawing/s and document/s.	Prior to survey plan endorsement
9.	Lodge Survey Plan Lodge the Endorsed Survey Plan with the Registrar of Titles, Department of Natural Resources and Mines. Timing: Within 6 months from plan sealing	As indicated

STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval, some specific advices are outlined below. Other advices may include other approvals under the *Economic Development Act 2012* as well as the *Sustainable Planning Act 2009* (e.g. for building work), the *Plumbing and Drainage Act 2002* and the *Commonwealth Environmental Protection and Biodiversity Act 1999*. Carrying out development may also be subject to 'duty of care' legislation such as the *Aboriginal Cultural Heritage Act 2003*. For advice on other approvals that may be necessary in relation to your proposal, please seek professional advice.

Townsville City Council – Nominated Assessing Authority

For any conditions in this package that require the consideration of Townsville City Council, you will need to submit the relevant forms, plans and/or reports and fee to the entity nominated in the condition/s. When satisfied that the condition has been met, the applicable entity will issue a response in the manner required by the condition/s (e.g. a letter of endorsement or authorisation or a permit). No costs will be incurred by DSDIP or Townsville City Council.

Noise and Dust Emissions

All development involving the emission of noise and dust from building/construction activities requires that the emission be in accordance with the requirements of the *Environmental Protection Act 1994*. Pursuant to Division 3 Section 440R of the *Environmental Protection Act 1994*, a builder or building contractor must not carry out building work on a building site in a way that makes or causes audible noise to be made from the building work on

- (a) Sundays or public holidays, at any time; or
- (b) Saturdays or business days, before 6.30 a.m. or after 6.30 p.m.

Please note: The above information has been provided to the applicant as an advice only, and does not form part of the development approval conditions. This advice has been provided to the applicant to inform them of other obligations they may have to comply with (under state legislation or local laws) prior to their activity commencing.

**** End of Package ****