



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

Our ref: DEV2014/551

14 May 2014

Mr Grant Johnson
C/- Tam Dang Planning Pty Ltd
PO Box 2453
FORTITUDE VALLEY BC QLD 4006

Dear Grant

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR MULTIPLE RESIDENTIAL (2 UNITS) AND PRELIMINARY APPROVAL - PARTIAL DEMOLITION OF A HERITAGE PLACE AT 36 JEAYS STREET, BOWEN HILLS DESCRIBED AS LOT 38 ON RP9985.

On 14 May 2014 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 MEDQ website <http://www.dsdip.qld.gov.au/infrastructure-and-planning/priority-development-area-development-applications.html>

Should you have any queries in relation to the decision notice, please do not hesitate to contact Ben Thomas on 3452 7440.

Yours sincerely

Patrick Atkinson
Director - PDA Development Assessment

Executive Building
100 George Street Brisbane
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3227 8548
Website www.dsdip.qld.gov.au
ABN 29 230 178 530

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Bowen Hills	
Site address	36 Jeays Street, Bowen Hills 4006	
Lot on plan description	Lot number	Lot description
	38	RP9985
PDA development application details		
MEDQ reference number	DEV2014/551	
Lodgement date	14 February 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	Material Change of Use for Multiple Residential (2 Units) and Preliminary Approval- Partial Demolition of a Heritage Place	

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	14 May 2014
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 (mm/dd/yyyy)
1.	Cover		
2.	Site Plan	CP01	
3.	Proposed Ground Level	CP02 (REV A)	10/21/2013
4.	Proposed Level 1	CP03 (REV A)	10/23/2013
5.	Proposed Level 2	CP04	11/4/2013
6.	Proposed Level 3	CP05	11/4/2013
7.	Typical Section	CP06 (REV A)	10/23/2013
8.	North Elevation	CP07 (REV A)	10/23/2013
9.	South Elevation	CP08 (REV A)	10/23/2013
10.	East and West Elevations	CP09 (REV A)	20/1/2014
11.	Perspectives and Materials	CP10	10/23/2013
12.	Colour Perspectives	CP11	11/11/2013
13.	Car Parking Layouts	CP12	12/18/2013
14.	Ground Floor Demolition	EP06	11/1/2013
15.	First Floor Demolition	EP07	11/1/2013

PDA Development Conditions**General/ Planning Requirements**

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 to be maintained
2.	Complete all Operational Works Complete all operational work associated with this development approval, including work required by any of the conditions included in the Conditions Package. Such operational work is to be carried out generally in accordance with the approved drawing(s), and/or documents or, if requiring a further approval from DSDIP, in accordance	Prior to commencement of use

	with the relevant approval(s).	
3.	Maintain the Approved Development Maintain the approved development in accordance with the approved drawing(s) and/or documents, and any relevant Council engineering or other approval required by the conditions.	As indicated
Engineering		
4.	Easements over infrastructure – water supply, sewerage, drainage Where public utilities are located on private land, public utility easements must be provided in favour and at no cost to the relevant service provider entities. The terms of the easements must be to the satisfaction of the Chief Executive Officer of the entities.	Prior to commencement of use
5.	Erosion & Sediment Management a) Prepare an Erosion and Sediment Control (ESC) Management Plan for the site in accordance with the Healthy Waterways document "Controlling Stormwater Pollution on Your Building Site" 2006 (or later version) and Brisbane City Council's "Erosion and Sediment Control Standard" (Version 9 or later). b) Implement and maintain the ESC Management Plan on-site for the duration of the operational or building works, and until all exposed soil areas are permanently stabilised (e.g. turfed, hydro-mulched, concreted, landscaped). The prepared ESC Management Plan must be available on-site during these works.	a) Prior to site works commencing b) At all times during site works
6.	Protecting Existing Infrastructure Where there is existing infrastructure in the vicinity of the proposed work, then the new work must not damage or compromise the working ability of the existing infrastructure. Should it be required to provide alterations to public utility mains, existing mains, services or installations, then the developer is required to meet the costs of the alteration/s, which is to be carried out in accordance with Brisbane City Council's "Subdivision and Development Guidelines".	While site works are occurring, then to be maintained
7.	Sewer connection Connect the development to the existing sewerage reticulation network in accordance with QUU standards.	Prior to commencement of use
8.	Water connection Connect the development to the existing water reticulation network in accordance with QUU standards.	Prior to commencement of use
9.	Stormwater Management a) Connect the development to the existing stormwater reticulation	a) Prior to

	network generally in accordance with current Brisbane City Council standards.	commencement of use
10.	Electricity Provide underground electricity services in accordance with an approved electricity reticulation plan and the Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use
11.	Telecommunications a) Enter into an agreement with a telecommunication carrier to provide underground telecommunication services within and adjacent to the proposed development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> . b) Construct services in accordance with the agreement.	a) Prior to commencement of use. b) Prior to commencement of use
12.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alterations to public utility mains, existing mains, services or installations required in association with the approved development in accordance with Brisbane City Council's <i>Subdivision and Development Guidelines</i> .	Prior to commencement of use.
13.	Broadband Submit to DSDIP PDA Development Assessment, a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the Telecommunications Act (Fibre Deployment Bill 2011) can be provided in accordance with the Communications Alliance G645:2011 guideline, to accommodate services which are compliant with the Federal Government's National Broadband Network policy.	Prior to commencement of use.
14.	Repair Damage to Kerb, Footpath or Road Repair any damage to existing kerb and channel, footpath or roadway (including removal of concrete slurry from footpaths, roads, kerb and channel and stormwater gullies and drainage lines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use
Monetary Contributions		
15.	Infrastructure Contributions Pay to the Minister for Economic Development Queensland the infrastructure charges calculated in accordance with the Infrastructure Funding Framework, dated July 2013.	In accordance with the Infrastructure Funding Framework

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.

**** End of Package ****

