

Our ref: DEV2014/570

24 June 2014

Lend Lease (Bowen Hills) Pty Ltd
C/- Mr Matthew Brown
Urbis Pty Ltd
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Matthew

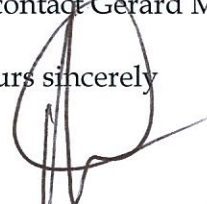
SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A RECONFIGURING A LOT (8 INTO 17) AT 631 GREGORY TERRACE, 11 SYMES STREET, 191 CONSTANCE STREET, 482 AND 488 ST PAULS TERRACE, 21 AND 41 COSTIN STREET AND 6 ALEXANDRIA STREET BOWEN HILLS QUEENSLAND 4006 DESCRIBED AS LOTS 101-107 AND LOTS 701 ON SP219236

On 23 June 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*. The 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-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 - PDA Development Assessment

PDA Decision Notice – Approval

Site information		
Name of urban development area (PDA)	Bowen Hills	
Site address	631 Gregory Terrace, 11 Symes Street, 191 Constance Street, 482 and 488 St Pauls Terrace, 21 and 41 Costin Street and 6 Alexandria Street, Bowen Hills Queensland 4006	
Lot on plan description	Lot number	Lot description
	Lots 101-107 and Lot 701	SP219236
PDA development application details		
MEDQ reference number	DEV2014/570	
Lodgement date	13 May 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	Reconfiguring a Lot (8 into 17)	

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		23 June 2014	
Currency period		2 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 (if applicable)	Date (if applicable)
1.	Proposed Private Development Lot Amendments	S-6441-112-J	6/05/2014
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 survey plan endorsement	

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*, *Nature Conservation Act 1992* and the *Commonwealth Environmental Protection and Biodiversity Conservation 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.