

Our ref: DEV2014/605

16 October 2014

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

Dear Tam

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA  
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A  
MATERIAL CHANGE OF USE (FOOD PREMISES) AT 4 THOMPSON STREET,  
BOWEN HILLS DESCRIBED AS LOT 3 ON RP50734**

On 16 October 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/assessment-of-priority-development-areas/infrastructure-and-planning/development-applications/assessment-of-priority-development-areas.html>.

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

Yours sincerely



**Lyndy Rapson**  
A/Director - EDQ Development Assessment



## PDA Decision Notice – Approval

| Site information                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Name of urban development area (PDA) | Bowen Hills                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |
| Site address                         | 4 Thompson Street, Bowen Hills                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |
| Lot on plan description              | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Lot description |
|                                      | Lot 3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | RP50734         |
| PDA development application details  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |
| MEDQ reference number                | DEV2014/605                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 |
| Lodgement date                       | 17 September 2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |
| Type of application                  | <input checked="" type="checkbox"/> New development involving:- <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Changing a PDA development approval</li> <li><input type="checkbox"/> Extending the currency period of a PDA approval</li> </ul> |                 |
| Description of proposal applied for  | Material Change of Use – Food Premises                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |

| 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                                                                                                                                                   |                              | 16 October 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 (if applicable)                                                                                                                                     | Date (if applicable) |
| 1.                                                                                                                                                              | Ground Floor Plan - Proposed | GF PLAN_PROPOSED<br>SD 1.04, Issue A                                                                                                                       | 09/09/14             |

### ABBREVIATIONS

For the purposes of interpreting this Approval, the following is a list of abbreviations utilised in the conditions:

1. **Council** means Brisbane City Council.
2. **DSDIP** means The Department of State Development, Infrastructure and Planning.
3. **MEDQ** means The Minister of Economic Development Queensland.
4. **PDA** means Priority Development Area.

| PDA Development Conditions |                                                                                                                                                                                                                                                                                            |                              |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| General                    |                                                                                                                                                                                                                                                                                            |                              |
| 1.                         | <b>Carry out the approved development</b><br><br>Carry out the approved development generally in accordance with the approved plans/ drawing and/or documents.                                                                                                                             | Prior to commencement of use |
| 2.                         | <b>Maintain the Approved Development</b><br><br>Maintain the approved development (including landscaping, parking, driveways and other external spaces) in accordance with the approved drawing(s) and /or documents, and any relevant DSDIP or other approval required by the conditions. | As indicated                 |

| Monetary Contribution |                                                                                                                                                                                                                                            |                              |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| 3.                    | <b>Infrastructure Contributions</b><br><br>Pay to MEDQ a monetary contribution towards the cost of the provision of essential infrastructure in accordance with the Infrastructure Funding Framework (IFF) indexed to the date of payment. | Prior to commencement of use |

### STANDARD ADVICE

Please note that in order to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**\*\* End of Package \*\***

