

Our ref: DEV2014/600

5 November 2014

APC Logistics Pty Ltd
C/- Hayden Gianarakis
Urban Strategies
PO Box 3368
South Brisbane QLD 4101

Dear Mr Gianarakis

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A
MATERIAL CHANGE OF USE - OFFICE (602.2M²) AT 42 THOMPSON STREET,
BOWEN HILLS DESCRIBED AS LOT 1 ON SP253148**

On 3 November 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	42 Thompson Street, Bowen Hills	
Lot on plan description	Lot number	Lot description
	Lot 1	SP253148
PDA development application details		
MEDQ reference number	DEV2014/600	
Lodgement date	5 September 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 – Office (602.2m ²)	

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	3 November 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.	Site Plan, prepared by Red Door Architecture [Amended in Red]	DA-001 Rev 9	17/07/14
2.	Ground Floor Plan, prepared by Red Door Architecture	DA-101 Rev 10	17/07/14
3.	Level 1, prepared by Red Door Architecture	DA-102 Rev 10	17/07/14
4.	Roof Plan, prepared by Red Door Architecture	DA-103 Rev 10	17/07/14
5.	Sections, prepared by Red Door Architecture	DA-200 Rev 10	17/07/14
6.	Elevations, prepared by Red Door Architecture [Amended in Red]	DA-300 Rev 10	17/07/14
7.	Elevations, prepared by Red Door Architecture [Amended in Red]	DA-301 Rev 10	17/07/14
8.	Schematic Design, prepared by Dunn Moran	1200201-01 Issue B	21/08/14
9.	Schematic Design, prepared by Dunn Moran [Amended in Red]	1200201-02 Issue B	21/08/14
10.	Environmental Assessment of a Proposed Commercial Development – 137 Abbotsford Road, Bowen Hills, prepared by Acoustic Works [Amended in Red]	2012018 L2 137 Abbotsford Road, Bowen Hills ENV	04/08/14

PREAMBLE

For the purpose of interpreting this Approval, including the Conditions of Approval, the following applies:

Compliance assessment

- a) Where a condition of this Approval requires compliance assessment, compliance assessment is required in accordance with the following.
- b) The applicant must pay the relevant fee associated with any request for compliance assessment, including any third party specialists review fees which will be charged on a 100% cost recovery basis. The assessment fee is set out in the MEDQ's development assessment fee schedule in force at the date the assessment is lodged.
- c) Compliance assessment and endorsement by EDQ Development Assessment, DSDIP is required prior to any work commencing, unless the works have been separately approved as enabling works or are exempt development.
- d) Compliance assessment and endorsement may be repeated where a different operational or building works design or solution to that already endorsed, is sought. Additional compliance assessment fees may be required.
- e) The process and timeframes that apply to compliance assessment are as follows:
 - i. the applicant submits plans and supporting information as required under the relevant condition for compliance assessment.
 - ii. **within 20 business days** - EDQ Development Assessment, DSDIP assesses the plans and supporting information and:
 1. if satisfied with the information as submitted - endorses the information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the information as submitted - notifies the applicant accordingly
 - iii. if the applicant is notified under ii.2. above, the information and plans addressing the concerns are to be resubmitted to EDQ Development Assessment, DSDIP **within 20 business days** from the date of the notice.
 - iv. **within 20 business days** - EDQ Development Assessment, DSDIP assesses the re-submitted plans and supporting information and:
 1. if satisfied with the re-submitted information lodged - endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met; or
 2. if not satisfied with the information as submitted - notifies the applicant accordingly.

- v. if EDQ Development Assessment, DSDIP is not satisfied that compliance has been achieved, within **20 business days** - repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

When EDQ Development Assessment, DSDIP and applicant are both satisfied with the re-submitted information lodged - EDQ Development Assessment, DSDIP endorses the plans and supporting information and the condition of approval (or element of the condition) is determined to have been met.

- f) The following generally outlines the information required to be submitted for compliance assessment which may be more specifically identified in a particular condition of approval:
 - i. plans for each building (site plan, floor plans, elevations, sections, roof plans, private and visitor car parking, private and semi-private open space, etc);
 - ii. gross floor area schedule and apartment numbers;
 - iii. details of proposed building materials;
 - iv. public realm and landscape plans;
 - v. details of proposed roads and intersections (if required);
 - vi. end of trip facilities;
 - vii. access and car parking arrangements; and

specialist assessment reports as required that may include traffic, heritage, civil engineering, geotechnical, flooding, acoustics and air quality.

ABBREVIATIONS

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

1. **AILA** means Australian Institute Landscape Architect.
2. **Council** means Brisbane City Council.
3. **DSDIP** means The Department of State Development, Infrastructure and Planning.
4. **MEDQ** means The Minister of Economic Development Queensland.
5. **PDA** means Priority Development Area.
6. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions

General		
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans/drawing and/or documents.	Prior to commencement of use
2.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved drawing(s) and /or documents, and any relevant DSDIP or other approval required by the conditions.	As indicated
3.	Compliance Assessment - External Details a) Submit for compliance assessment to EDQ Development Assessment, DSDIP details of the building, façade treatments and external materials, colours and finishes generally consistent with the approved plans. b) Construct the works generally in accordance with the endorsed plans required under part a) of this condition.	a) Prior to building work approval b) Prior to commencement of use and to be maintained
4.	Compliance Assessment - Carpark Screening a) Submit for compliance assessment to EDQ Development Assessment, DSDIP detailed plans illustrating an amended articulated screening for the ground level car park. The screening is to provide a varied façade treatment that contributes towards the public realm. b) Construct the works generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use and to be maintained

Engineering

5.	Construction Management Plan a) Submit to the Principal Engineer, EDQ Development Assessment, DSDIP a Site Based Construction Management Plan prepared by the principal site contractor that includes the following: i. management of noise and dust generated from the site during and outside construction work hours; ii. management of traffic ingressing and egressing the site; iii. management of stormwater flows around or through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties; iv. management of contaminated soils (if required), including removal, treatment and replacement in accordance with site remediation plans prepared and approved specifically for this site. b) Undertake all works generally in accordance with the construction management plan which must be current and available on site at all times during the construction period.	a) Prior to commencement of site works b) At all times during construction
6.	Vehicle Access Design and construct a vehicle crossover between the existing kerb & channel and the property boundary located generally in accordance with the approved Ground Floor Plan, DA-101 Rev 10, dated 17/07/14, prepared by Red Door Architecture and generally in accordance with Council's adopted standards.	Prior to commencement of use and to be maintained
7.	Car Parking Provide car parking spaces, delineated and signed generally in accordance with the approved Ground Floor Plan, DA-101 Rev 10, dated 17/07/14, prepared by Red Door Architecture designed in accordance with AS2890.1 - 2004 - <i>Off Street Car Parking</i>.	Prior to commencement of use and to be maintained

8.	Bicycle Parking Provide 20 bicycle parking spaces designed in accordance with <i>AS2890.3 – 1993 Bicycle parking facilities</i> .	Prior to commencement of use and to be maintained
9.	Water connection Connect the development to the existing water reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
10.	Sewer connection Connect the development to the existing sewer reticulation network in accordance with QUU current adopted standards.	Prior to commencement of use
11.	Flooding All residential, commercial and industrial development lots must have a minimum 300mm freeboard above the Q100 inundation level.	As indicated and to be maintained
12.	Stormwater connection Connect the development to a lawful point of discharge with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Brisbane City Council current adopted standards.	Prior to commencement of use
13.	Outdoor Lighting Outdoor lighting within the development shall be designed and installed to minimise light spill in the adjacent residential properties in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained

14.	Electricity Submit to the Principal Engineer, EDQ Development Assessment, DSDIP either: a) written evidence from Energex confirming that existing underground or overhead low-voltage electricity supply, where agreed to by the local council, is available to the development; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead low-voltage electricity supply where agreed to by the local council electricity services.	Prior to commencement of site works
15.	Telecommunications Submit to the Principal Engineer, EDQ Development Assessment, DSDIP documentation from an authorised telecommunication service provider confirming that satisfactory agreements have been made for the provision of underground telecommunication services to the proposed development.	Prior to commencement of site works
16.	Broadband Submit to the Principal Engineer, EDQ Development Assessment, DSDIP a written agreement from an authorised telecommunications service provider that infrastructure within the development as defined under the <i>Telecommunications Act (Fibre Deployment Bill 2011)</i> 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 site works
17.	Damage and Repairs 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 drainage lines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use

18.	Service Conduits & Mains Supply and install all service conduits and meet the cost of any alteration to public utility mains, existing mains, services or installations required in connection with the approved development.	Prior to commencement of use
Landscape and Environment		
19.	Landscape Works a) Submit to the EDQ Development Assessment, DSDIP detailed landscape plans certified by an AILA accredited Landscape Architect generally in accordance with the following plans: i. Schematic Design, 1200201-01 Issue B, dated 21/08/14, prepared by Dunn Moran; ii. Schematic Design, 1200201-02 Issue B, dated 21/08/14, prepared by Dunn Moran. b) Construct the works generally in accordance with the certified plans required under part a) of this condition. c) Provide evidence from an AILA accredited Landscape Architect that the works have been completed generally in accordance with the certified plans required under part a) of this condition.	a) Prior to commencement of site works b) Prior to commencement of use and to be maintained c) Prior to commencement of use
20.	Footpath and Streetscape Improvements a) Submit to EDQ Development Assessment, DSDIP landscape plans certified by an AILA accredited Landscape Architect illustrating all streetscape works required for Thompson Street, Abbotsford Road and Allison Street in accordance with Brisbane City Council's <i>Centre Detailing Design Manual (CDDM)</i> . b) Construct streetscape and footpath works generally in accordance with certified plans required under part a) of this condition. c) Provide 12 months maintenance to the street trees, commencing on receipt of written confirmation from EDQ's Principal Engineer that planting is satisfactory.	a) Prior to commencement of site works b) Prior to commencement of use and to be maintained c) As indicated

21.	Acid Sulfate Soils (ASS) a) If acid sulfate soils are found on the site, submit to the Principal Engineer, EDQ Development Assessment, DSDIP an Acid Sulfate Soils Management Plan (ASSMP) certified by a suitably qualified and experienced professional, in accordance with the <i>State Planning Policy, December 2013</i> and relevant guidelines. b) Excavate, remove and/or treat on-site all acid sulfate soils generally in accordance with the certified ASSMP.	a) Prior to commencement of works b) Prior to commencement of use
22.	Erosion and Sediment Management a) Submit to the Principal Engineer, EDQ Development Assessment, DSDIP an Erosion and Sediment Control Plan (ESCP) certified by a RPEQ or an accredited professional in erosion and sediment control (CPESC) generally in accordance with the Brisbane City Council's <i>Erosion and Sediment Control Standard (Version 9 or later)</i> : b) Implement the certified ESCP as required under part a) of this condition.	a) Prior to commencement of site works b) At all times during construction
23.	Refuse Collection Submit to the Principal Engineer, EDQ Development Assessment, DSDIP refuse collection approval from Brisbane City Council or a private waste contractor.	Prior to commencement of use

24.	Compliance Assessment – Acoustic treatments a) Submit for compliance assessment to the Principal Engineer, EDQ Development Assessment, DSDIP an RPEQ certified addendum to the letter Environmental Assessment of a Proposed Commercial Development – 137 Abbotsford Road, Bowen Hills, dated 04/08/14, prepared by Acoustic Works addressing traffic noise generated from the Inner City Bypass. b) Undertake acoustic treatments to the development generally in accordance with the recommendations in the endorsed addendum report required under part a) of this condition. c) Provide evidence by a RPEQ that the development has been constructed to generally meet the requirements under part a) of this condition.	a) Prior to commencement of works b) Prior to commencement of use c) Prior to commencement of use
Surveying, land dedication and easements		
25.	Easements over Infrastructure – Sewer If required by QUU, a public utility easement must be provided, in favour of and at no cost to QUU over public sewer infrastructure located on the subject lot. The terms of the easements must be to the satisfaction of the QUU Chief Executive Officer.	Prior to commencement of use or endorsement of a Building Format Plan, whichever occurs first
Monetary Contribution		
26.	Infrastructure Contributions 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 or endorsement of a Building Format Plan, whichever occurs first

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 ****

