

Our ref: DEV2010/033

27 March 2015 (single line space after this line)

Mr Steve Watkins
Ridgemill Project Management
3/29 McDougall Street
MILTON QLD 4064

Dear Mr Watkins

**SECTION 99 CHANGE TO A PDA DEVELOPMENT APPROVAL FOR A PDA
DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - INDOOR
ENTERTAINMENT AND OUTDOOR SPORT AND RECREATION AT 85-93
ABBOTSFORD ROAD, BOWEN HILLS DESCRIBED AS LOTS 135 AND 136 ON
B123430 AND LOTS 137 AND 138 ON SL11563**

On 27 March 2015 the Minister for Economic Development Queensland (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 this PDA decision notice.

The PDA decision notice and approved plans/ documents can also be viewed in the MEDQ Development Approvals Register via the Department of State Development, Infrastructure and Planning website

<http://www.statedevelopment.qld.gov.au/infrastructure-and-planning/priority-development-area-development-approvals.html>.

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

Yours sincerely



Lyndy Rapson
A/ Director - EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	85-93 Abbotsford Road, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 135	B123430
	Lot 136	B123430
	Lot 137	SL11563
	Lot 138	SL11563
PDA development application details		
DEV reference number	DEV2010/033	
'Properly made' date	25 March 2015	
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	Indoor entertainment and Outdoor sport and recreation	

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	27 January 2011
Change to approval date	27 March 2015
Currency period	4 Years from original decision date

Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions concerning the PDA development approval are detailed below.

Plans and documents previously approved on 27 January 2011.		Number (if applicable)	Date (if applicable)
1.	Site Plan	TP-01 F	October 2010
2.	Floor Plan – Level 2	TP-02 F	October 2010
3.	Floor Plan – Level 1 car park	TP-03 F	October 2010
4.	Elevations and Sections	TP-04 G	November 2010
5.	Area Calculations	TP-05 F	October 2010
6.	Site Based Stormwater Management Plan prepared by Terrane Engineering Civil Consultants	Rev No.2	23 June 2010
7.	Perry Park Redevelopment Traffic Impact Assessment prepared by Adam Pekol Consulting	10-054	15 February 2010
8.	Tree preservation and Protection Specification for Perry Park Redevelopment by The Tree Doctor (Qld) Pty Ltd		2010

PDA Development Conditions		
No.	Condition	Timing
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 and to be maintained
2.	Complete all Operational and Building Works Complete all operational and building works associated with this development approval, including work required by any of the following conditions. Such operational and building work is to be carried out generally in accordance with the approved plans.	Prior to commencement of use
3.	Tree Preservation a) Carry out all recommendations and procedures in accordance with approved Tree preservation and Protection Specification for Perry Park Redevelopment by The Tree Doctor (Qld) Pty Ltd dated 2010. b) Submit to EDQ Development Assessment, DSDIP certification from a qualified arborist that all pre- construction recommendations and procedures have been adhered to in accordance with approved Tree preservation and Protection Specification for Perry Park Redevelopment by The Tree Doctor (Qld) Pty Ltd dated 2010.	a) At all time during site works b) Prior to commencement of site works
4.	Indoor Activities - Noise Submit to EDQ Development Assessment, DSDIP for approval a report from a Registered Professional Engineer of QLD (RPEQ) detailing how noise levels anticipated from the development will be mitigated to accord with the Environmental Protection (Noise) Policy 2008 s10(2)(b).	Prior to commencement of use and to be maintained
5.	Roof design Submit to EDQ Development Assessment, DSDIP for approval a detailed roof plan. Plan is to ensure: - any plant and equipment is integrated with the overall roof design - provides varied roof forms	Prior to approval for Building Work

	• overhangs and sun shading to detail the top of the building and • the inclusion of skylights to increase natural light into the building.	
6.	Materials, colours and finishes Submit to EDQ Development Assessment, DSDIP for approval all building external final colours, materials and finishes including details as to the proposed sun and rain control devices.	Prior to approval for Building Work
7.	Stage 1 courts building eastern elevation Submit to EDQ Development Assessment, DSDIP for approval the courts building stage 1 eastern elevation.	Prior to approval for Building Work
8.	Landscaping a) Submit to EDQ Development Assessment, DSDIP for approval detailed designs of the external landscaping, seating, paving, lighting and fencing. Any new fencing is not to unreasonably restrict access to Perry Park to the east of the site. Plan is to detail safe pedestrian movement through car park to the entry of the building. The plan is to be prepared by an Australian Institute of Landscape Architects registered landscape architect and to the extent relevant in accordance with the Brisbane City Council's Landscaping Code. b) Upon completion of the works, provide written confirmation from an Australian Institute of Landscape Architects registered landscape architect or a BSA, Qld licensed and experienced landscape contractor that the works comply with the approved plan from part a) of this condition.	a) Prior to approval for Building Work b) Prior to commencement of use
9.	Car access and parking a) Submit to EDQ Development Assessment, DSDIP for approval the detailed design of the • vehicle access in accordance with Perry Park Redevelopment Traffic Impact Assessment prepared by Adam Pekol Consulting Ref No.	a) Prior to approval for Building Work

	10-054 dated 15 February 2010. Design is to be certified by a Registered Professional Engineer of QLD (RPEQ) and • Car parking complying with the provisions of the Australian Standard/New Zealand Standard for Off-street Car Parking (AS/NZ 2890.1-2004) or Brisbane City Council's Transport, Access, Parking and Servicing Policy. b) Construct works in accordance with the approved plans in part (a) of this condition. c) Submit to EDQ Development Assessment, DSDIP as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with part a) of this condition.	b) As indicated and to be maintained c) Prior to commencement of use
10.	Stormwater system a) Submit to EDQ Development Assessment, DSDIP a Stormwater Drainage Plan detailing how the internal drainage is collected and discharged to the external drainage system. The plan shall be in accordance with the recommendations and conclusion contained in the Site Based Stormwater Management Plan prepared by Terrane Engineering Civil Consultants Rev No.2 dated 23 June 2010. The plan shall detail: • the size and capacity of the proposed GPTs • how the rainwater tanks are not to be used to collect and store rainwater and • the ground storey car park shall be a minimum of 2.50m AHD. A Registered Professional Engineer of QLD (RPEQ) is to certify the plan and ensure the design is in accordance with Brisbane City Council's current Standards. b) Construct the stormwater infrastructure in accordance with the approved plans required in part (a) of this condition.	a) Prior to commencement of site works b) After approval of part a) of this approval

	c) Submit to EDQ Development Assessment, DSDIP as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans of this condition	c) Prior to commencement of use
11.	Construction Management Plan a) Submit to EDQ Development Assessment, DSDIP a site based construction management plan that includes but is not limited to • provision for the management of traffic around and through the site during and outside of construction work hours • provision for parking and materials delivery during and outside of construction hours of work • management of dust generated from the site during and outside construction work hours • management of sedimentation and erosion which complies with Brisbane City Council's Erosion and Sediment Control Standard (Version 9 or later) • management of groundwater and surface water collection, treatment and disposal The construction management plan shall be prepared in consultation with the professionals responsible for individual site related management plans to ensure that all aspects of the construction and environmental management are included. The construction management plan shall be reviewed and approved by the principal consultant overseeing and certifying the construction works. b) All work shall be undertaken in accordance with the construction management plan which must be current and available on site.	a) Prior to commencement of site works b) At all times during the construction period
12.	Sewer & Water Connection a) Seek and obtain approval from Queensland Urban Utilities (QUU) to connect into the existing water and sewerage infrastructure. Submit for approval to the QUU Engineering plans showing the design of any sewer property connections to serve the development. A Registered Professional	a) Prior to commencement of site works

	Engineer of QLD (RPEQ) is to verify the plan and ensure the design is in accordance with Brisbane City Council's current Sewerage Standards. b) Construct the sewer and water connection in accordance with the approved plans required in part (a) of this condition. Submit to the QUU and EDQ Development Assessment DSDIP as-constructed plans verified by a Registered Professional Engineer of QLD (RPEQ) confirming all works have been completed in accordance with the approved plans c) Provide to EDQ Development Assessment DSDIP all approval correspondence from QUU relating to part (a) of this condition.	b) Prior to commencement of use c) Prior to commencement of use
13.	Filling and Excavation a) Submit to EDQ Development Assessment, DSDIP an earthworks plan and cross sections, checked and certified by a Registered Professional Engineer of Queensland (RPEQ-Civil). This is to be in accordance with Brisbane City Council's Filling and Excavation Code and Subdivision and Development Guidelines. The plan is to demonstrate that the finished level of all allotments is at least the ARI 100 flood level plus 300mm. b) Submit to EDQ Development Assessment, DSDIP certification from a RPEQ specialising in geotechnical engineering stating that all constructed cut/fill batters and/or retaining structures have achieved adequate stability with a factor of safety greater than 1.5 and that all cut and fill operations have been carried out in accordance with AS3798 and any unsuitable material encountered has been treated or replaced with suitable replacement material.	a) Prior to the commencement of works b) Prior to commencement of use
14.	Electricity Provide electricity services in accordance with the Brisbane City Council's Subdivision and Development Guidelines.	Prior to commencement of use

15.	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 Subdivision and Development Guidelines.	Prior to commencement of use						
16.	Repair damage to Kerb, Footpath or Road 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 drainlines) that may occur during any works carried out in association with the approved development.	Prior to commencement of use						
17.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (February 2015). As at 2014/2015 the infrastructure charges are as follows (using 14/15 rates): <table border="1" data-bbox="308 1198 1035 1350"> <thead> <tr> <th>Use</th><th>Rate</th><th>Infrastructure Charge (14/15 rates)</th></tr> </thead> <tbody> <tr> <td>Office (562m²)</td><td>\$15,505 per 100m² of GFA</td><td>\$93,030</td></tr> </tbody> </table> Please note that the infrastructure charges are indexed each financial year to the date of payment.	Use	Rate	Infrastructure Charge (14/15 rates)	Office (562m ²)	\$15,505 per 100m ² of GFA	\$93,030	Prior to the commencement of use
Use	Rate	Infrastructure Charge (14/15 rates)						
Office (562m ²)	\$15,505 per 100m ² of GFA	\$93,030						

STANDARD ADVICE

Development Approval

This Development Approval does not include assessment against the Building Code of Australia and does not permit building work to occur. Prior to the commencement of any building work, a Development Permit under the Sustainable Planning Act 2009 for Carrying out Building Work will be required.

Equitable Access

Ensure that there is equitable access for disabled persons to and within the site in accordance with the Queensland Anti-Discrimination Act 1991, the Federal Disability Discrimination Act 1982 and Australian Standard AS1428 Parts 1-4 Australian Standard for Access and Mobility. You are notified of your responsibility to ensure that access is appropriately designed and constructed for all users as required by relevant legislation and standards. This development of compliance with these requirements is the sole responsibility of the owner/builder/developer of the proposal.

Brisbane City Council (BCC) or Queensland Urban Utilities (QUU) Endorsement

For any conditions in this package that require the consideration of BCC or QUU, 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, an approval or a permit).

**** End of Package ****

