



Department of Infrastructure,
Local Government and Planning

Our ref: DEV2016/780

14 September 2016

Lendlease (Bowen Hills) Pty Ltd
C/- Mr Matthew Brown
Urbis
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 RECONFIGURING A LOT – 16 LOTS INTO 27 NEW STANDARD FORMAT LOTS AND 1 NEW VOLUMETRIC LOT AT 600, 631, 635, 651 AND 665 GREGORY TERRACE; 25 EXHIBITION STREET; 488, 490, 492 AND 498 ST PAULS TERRACE; 29 BROOKES STREET; AND 12, 18, 24, 48 AND 58 O'CONNELL TERRACE, BOWEN HILLS DESCRIBED AS LOTS 106 AND 708 ON SP238200; LOTS 108-111 AND 702 ON SP219237; LOTS 112-115 ON SP219238; LOT 703 ON SP238193; LOTS 116 AND 704 ON SP219239; AND LOTS 803 AND 815 ON SP273093

On 13 September 2016 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 this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department of Infrastructure, Local Government and Planning website <http://www.edq.qld.gov.au/planning/development-assessment/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

A handwritten signature in black ink, appearing to read "Beatriz Gomez".

Beatriz Gomez
Director – EDQ Development Assessment

Executive Building
100 George Street Brisbane
PO Box 15009 City East
Queensland 4002 Australia
Website www.dilgp.qld.gov.au
ABN 25 166 523 889

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	600, 631, 635, 651 & 665 Gregory Terrace; 25 Exhibition Street; 488, 490, 492 & 498 St Pauls Terrace; 29 Brookes Street; & 12, 18, 24, 48 & 58 O'Connell Terrace, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 106	SP238200
	Lot 708	SP238200
	Lot 108	SP219237
	Lot 109	SP219237
	Lot 110	SP219237
	Lot 111	SP219237
	Lot 702	SP219237
	Lot 112	SP219238
	Lot 113	SP219238
	Lot 114	SP219238
	Lot 115	SP219238
	Lot 703	SP238193
	Lot 116	SP219239
	Lot 704	SP219239
	Lot 803	SP273093
	Lot 815	SP273093
PDA development application details		
DEV reference number	DEV2016/780	
'Properly made' date	18 August 2016	
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 — 16 lots into 27 new standard format lots and 1 new volumetric lot	

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		13 September 2016	
Currency period		2 years from decision date	
Plans and documents			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number	Date
1.	Reconfiguration of Lot Plan Sheet 1 of 5	S-6441-194-C	05/05/2016 as amended in red 9/09/2016
2.	Reconfiguration of Lot Plan Sheet 2 of 5	S-6441-194-C	5/05/2016 as amended in red 09/09/2016
3.	Reconfiguration of Lot Plan Sheet 3 of 5	S-6441-194-C	05/05/2016 as amended in red 9/09/2016
4.	Reconfiguration of Lot Plan Sheet 4 of 5	S-6441-194-C	28/04/2016
5.	Reconfiguration of Lot Plan Sheet 5 of 5	S-6441-194-B	28/04/2016 as amended in red 09/09/2016
6.	Reconfiguration of Lot Plan – Lot 813 Sheet 2 of 2	S-6441-185-D	07/07/2016
7.	Reconfiguration of Lot Plan – Lot 813	S-6441-185-D	07/07/2016
PDA development conditions			
No.	Condition	Timing	
1.	Carry out the approved development Carry out the approved development generally in accordance with the approved plans and documents.	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. 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 ****