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**COUNCIL DELEGATE
DECISION MADE ON
01/06/2011**

**COPY OF SPA
EXTRACT SENT
WITH LETTER**

1 June 2011

Precision Group Of Companies Pty Ltd C/- Humphrey Reynolds Perkins
Attn: Leisa Sinclair
Level 20, 344 Queen Street
BRISBANE CITY QLD 4000

Application Reference: A003063677
Address of Site: 233 Queen St Brisbane City Qld 4000

Dear Sir/Madam

RE: Decision Notice under Section 334 of the Sustainable Planning Act 2009

I am pleased to inform you that your Development Application has been approved as indicated in the attached Decision Notice. This approval must be carried out in accordance with the attached Development Approval Package.

The Central SEQ Distributor-Retailer Authority trading as Queensland Urban Utilities has not levied water and wastewater (sewerage) infrastructure contributions. There will be no Infrastructure Charges Notice issued with this Decision Notice.

Included is an extract from the Sustainable Planning Act 2009 advising you of your right to appeal to the Planning and Environment Court or Building and Development Committee.

Please phone me on 34035051 during normal business hours if you have any queries regarding this matter.

Yours faithfully

Chloe Dunlop
Urban Planner, Development Assessment
Development Assessment Central BSQ

Decision Notice Details

(Section 335 of the Sustainable Planning Act 2009)

INTRODUCTION:

This is a decision notice given for a development application (Distributor-Retailer) as defined by Section 755A of the Sustainable Planning Act 2009. The decision to approve the application on 1 June 2011 was made by the Lead Principal Urban Planner, Development Assessment as the delegate appointed by the Council to determine the application and as the sub-delegate of the Central SEQ Distributor-Retailer Authority.

APPLICATION DETAILS:

Application Reference Number: A003063677

Lodgement Date: 21 April 2011

Details of Development Approval Sought:

Aspect of Development: Carry out Building Work

Nature of Application: Preliminary Approval under s241

Description of Proposal: Building Work on a Qld Heritage Place, Local Heritage Place, on the site of a Heritage Place and on land adjoining the boundary of a Heritage Place Site.

Stage: NA

APPLICANT DETAILS:

Name of Applicant: Precision Group Of Companies Pty Ltd C/- Humphrey Reynolds Perkins

Address: Attn: Leisa Sinclair
Level 20, 344 Queen Street
BRISBANE CITY QLD 4000

SITE DETAILS:

Address of Site: 233 Queen St Brisbane City Qld 4000

Real Property Description: L1 SP.139965

City Plan Area Classification: CP-MP1

Owner: Macarthur Central Shopping Centre Unit Trust

Ward: Central

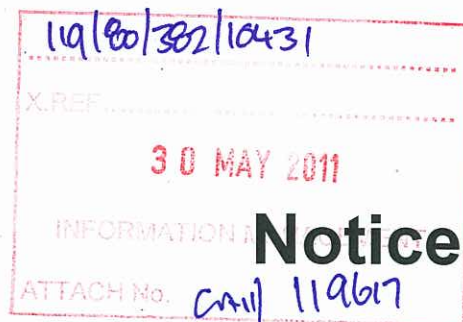
Address of Site: 255 Queen St Brisbane City Qld 4000

Real Property Description: L1 SP.148916

City Plan Area Classification: CP-MP1

Owner: Macarthur Central Shopping Centre Unit Trust

Ward: Central



Concurrence Agency Response

This notice is issued by the Department of Environment and Resource Management pursuant to section 287 (concurrence agency response) of the Sustainable Planning Act 2009 ("the Act").

Development Assessment Central BSQ
Brisbane City Council
GPO Box 1434
BRISBANE QLD 4001

CC Precision Group of Companies Pty Ltd
C/- Humphrey Reynolds Perkins
Level 20, 344 Queen Street
BRISBANE QLD 4000

Att: Chloe Dunlop

Att: Leisa Sinclair

Our reference: 192054

Re: Concurrence Agency Response and Advice Agency Response

1. Application Details

DERM Permit number: SPCH01930611

Assessment Manager ref.: A003063677

Date application referred to DERM:

10 May 2011

Development approval applied for:

Preliminary approval
Carry Out Building Work

Aspect of development:

Various aspects of development Schedule 7, table 2, item 19 of the
Sustainable Planning Regulation 2009

Development description:

Retail tenancy refurbishment

Property/Location description:

Lot 1 SP139965 & Lot 1 SP148916
233-255 Queen Street, Brisbane Q 4000

2. The Chief Executive, Department of Environment and Resource Management (DERM) concurrence agency response for the concurrence agency referral jurisdiction for the aspect of development involved with the application the subject of this Notice is to tell the assessment manager as follows.

Notice
Concurrence Agency Response

(a) Conditions must attach to any development approval, and those conditions are attached to this Notice.

3. The Chief Executive, DERM advice agency response for the advice agency referral jurisdiction for the aspect of development involved with the application the subject of this Notice is to recommend to the assessment manager as follows.

Not Applicable

4. General advice to assessment manager

Pursuant to sections 334 and 363 of the Act, a copy of a decision notice or negotiated decision notice issued by the assessment manager must be forwarded to DERM as a referral agency for the relevant application at Cultural Heritage, DERM, GPO Box 2771, Brisbane QLD 4001 and an electronic copy to palm@derm.qld.gov.au.

The State's Native Title Work Procedures provide that responsibility for assessment of native title issues for an IDAS application rests with the assessment manager. Therefore, DERM as a referral agency for the relevant application has not provided notification to native title parties.

6. Additional information for applicants

Nil



Delegate
Peter Todd
Regional Cultural Heritage Coordinator
Delegate, Chief Executive administering the *Queensland Heritage Act 1992*
Department of Environment and Resource Management
26 May 2011

Enquiries:

Maureen Lillie
Department of Environment and Resource
Management
GPO Box 2771
BRISBANE QLD 4001
Phone: (07) 3406 2392
Email: maureen.lillie@derm.qld.gov.au

Attachment(s)

Permit No. SPCH01930611

DERM Permit ¹ number: SPCH01930611

Assessment manager reference:	A003063677
Date application received:	10 May 2011
Permit type:	Concurrence agency response
Date of decision:	25 May 2011
Decision:	Approved with conditions
Relevant laws and policies:	Queensland Heritage Act 1992
Jurisdiction(s):	<i>Sustainable Planning Regulation 2009</i> - Schedule 7, table 2, item 19: Various Aspects of Development

Development Description(s)

Property/Location		Development
229 Queen Street, Brisbane Q 4000	Lot 1 SP139965 & Lot 1 SP148916	DA preliminary approval - Carry Out Building Work (retail tenancy fitout)

¹ Permit includes licences, approvals, permits, authorisations, certificates, sanctions or equivalent/similar as required by legislation administered by the Department of Environment and Resource Management.

Approved plans / specifications

Drawing/ Document No.	Name	Date
A-110	Proposed basement floor plan prepared by Geyer Pty Ltd	4 Apr 2011
A-111	Proposed ground floor plan	4 Apr 2011
A-112	Proposed mezzanine floor plan	4 Apr 2011
A-120	Proposed basement reflected ceiling plan	4 Apr 2011
A-121	Proposed ground floor reflected ceiling plan	4 Apr 2011
A-122	Proposed mezzanine floor reflected ceiling plan	4 Apr 2011
A-201	Proposed exterior elevations	4 Apr 2011
A-202	Proposed exterior elevation	4 Apr 2011
A-401	Proposed interior elevations	4 Apr 2011
A-402	Proposed interior elevations	4 Apr 2011
A-403	Proposed interior elevations	4 Apr 2011

Reason(s) for inclusion of conditions

In accordance with section 289 of the *Sustainable Planning Act 2009*, the reason(s) for inclusion of conditions stated in this permit required by the concurrence agency response for the application are as follows.

To ensure that the cultural heritage values of the place are appropriately recognised and managed.



Peter Todd
Regional Cultural Heritage Coordinator, South East Region,
Land Services
 Delegate
 Chief Executive administering the *Queensland Heritage Act 1992*
 Department of Environment and Resource Management

26 May 2011

Attachment-
 DERM Permit No. SPCH01930611 - Conditions

CONDITIONS

Concurrence Agency conditions for development on a Queensland Heritage Place: MacArthur Chambers, 229 Queen Street, Brisbane Q 4000, QHR No. 600147	Reasons for condition
<p>1) Carry out all development in accordance with drawings and documents specified in this notice. In the case of a discrepancy between documents and conditions, conditions take precedence.</p> <p>2) Inform Manager, South East Regional Office - Land Services, DERM in writing, when development authorised under this permit has commenced. State location and name of registered place and permit number and condition number this report is being made under.</p> <p>3) A copy of this Development Permit is to be displayed and/or retained onsite, for the duration of development works approved herein.</p> <p>4) During development, permit access to the registered place by DERM officers if requested.</p> <p>5) During development, protect existing building fabric and other significant elements or artefacts from incidental damage.</p> <p>6) During development, should damage occur to existing building fabric and/or other significant elements or artefacts, report such incidents immediately to Manager, South East Regional Office - Land Services, DERM and confirm details of the incident in writing within 2 business days. The incident report must include (but is not limited to) the following information:</p> <ul style="list-style-type: none"> I. Location and name of registered place; II. Permit number and condition number incident report being made under; III. Details of incident, including time and cause of incident and damage report; IV. Details of measures that were in place at the time to protect against such incident and why these did not prevent damage; V. Details of proposed measures to reinstate, remediate or rectify damage; and VI. Name and contact details of person making report. <p>7) Inform Manager, South East Regional Office - Land Services, DERM in writing, within 10 working days of completion, that development authorised under this permit is complete. State location and name of registered place and permit number and condition number this report is being made under.</p>	<p>To ensure development is carried out as approved.</p> <p>To facilitate the monitoring of development works for compliance purposes.</p> <p>To facilitate the monitoring of development works for compliance purposes.</p> <p>To ensure development complies with approval.</p> <p>To ensure that the cultural heritage values of the place are appropriately recognised and managed.</p> <p>To ensure that the cultural heritage values of the place are appropriately recognised and managed.</p> <p>To ensure development complies with approval.</p>

END OF CONDITIONS

