



**City Planning & Sustainability  
Development Services**

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*Dedicated to a better Brisbane*

19 December 2018

Hines (Aus) Investment Services Pty Ltd Atf  
C/- Urbis Pty Ltd  
Level 7, 123 Albert Street  
BRISBANE CITY QLD 4000

**Attention:** Trent Forrest  
**Application Reference:** A005017914  
**Address of Site:** 260 QUEEN ST BRISBANE CITY QLD 4000

Dear Trent,

**RE:** Decision notice pursuant to section 83 of the *Planning Act 2016*

I am pleased to inform you that your change 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 and the previously issued package should now be disregarded.

In addition to this approval you may also be required to obtain a water approval from the Central SEQ Distributor Retailer trading as Queensland Urban Utilities.

You are advised that Brisbane City Council has amended the infrastructure charges notice for transport, public parks and land for community facilities and stormwater trunk infrastructure networks. The amended infrastructure charges notice will be issued separate to this decision notice shortly.

The Central SEQ Distributor Retailer Authority trading as Queensland Urban Utilities may amend the infrastructure charges notice for sewerage and water supply. An amended infrastructure charges notice for the sewerage and water supply trunk infrastructure networks is not attached to this decision notice. Queensland Urban Utilities may issue this infrastructure charges notice following this decision notice.

Included is a table of appeal rights under the *Planning Act 2016* advising you of appeal rights to the Planning and Environment Court or a tribunal.

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

Yours sincerely

Aidan Harvey-Hall  
Urban Planner  
Planning Services City West  
Phone: 0731787317  
Email: [Aidan.Harvey-Hall@brisbane.qld.gov.au](mailto:Aidan.Harvey-Hall@brisbane.qld.gov.au)  
Development Services  
Brisbane City Council

## Decision Notice – Change Application

(Section 83 (Notice of decision) of the *Planning Act 2016*)

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### INTRODUCTION

This is a decision notice given for a decision for a change application pursuant to section 83 of the *Planning Act 2016*. The decision to approve the application on **19 December 2018** was made by the Principal Urban Planner as the delegate appointed by the Council to determine the application.

### NATURE OF CHANGES

- Extension of the approved glazing line to enclose the corner truncation facing Post Office Square
- Modification of the awning structure design along Queen Street
- Removal of awning structure facing Post Office Square
- Reconfigured internal areas
- Extension of level 4 to facilitate additional podium area

### Conditions

| Approved Conditions                  | Minor Change                                                        |
|--------------------------------------|---------------------------------------------------------------------|
| Construction Management Plan (minor) | Construction Management Plan (major)                                |
|                                      | <b>Conditions Added</b>                                             |
|                                      | Existing Council Public Transport Facilities Bus Stops and Shelters |

### Plans

| Approved Plans                                                | Minor Change                                                      |
|---------------------------------------------------------------|-------------------------------------------------------------------|
| Site Plan 30.076.B12 20-MAR-2013                              | Site Plan Revision B 12-NOV-2018                                  |
| Ground 30.076.B12 SK03'7 22-JUL-2014                          | Ground Level Revision B 12-NOV-2018                               |
| L01 Podium 30.076.B12 SK03'9 14-AUG-2014                      | Podium Level 1 Revision B 12-NOV-2018                             |
| proposed L02 & L03 Podium Plan 30.076.B12 SK03,02 22-JUL-2014 | Podium Level 2 Revision B 12-NOV-2018                             |
|                                                               | Podium Level 3 Revision B 12-NOV-2018                             |
| Elevation - North & South 30.076.B12 SK04'11 12-AUG-2014      | Overall Elevations (North-West/South-West) Revision B 12-NOV-2018 |
|                                                               | <b>Plans Added</b>                                                |
|                                                               | Top of Podium - Level 4 Revision B 12-NOV-2018                    |
|                                                               | Level 5 Revision B 12-NOV-2018                                    |
|                                                               | Section through Post Office Square Façade Revision B 12-NOV-2018  |
|                                                               | Podium Section + Façade Treatment Revision B 12-NOV-2018          |
|                                                               | Façade Detailing Concept Revision B 12-NOV-2018                   |
|                                                               | Overall Elevations Revision B 12-NOV-2018                         |
|                                                               | Detailed Queen Street Elevation Revision B 12-NOV-2018            |
|                                                               | Detailed Post Office Square Elevation Revision B 12-NOV-2018      |
|                                                               | Detailed South-West Elevation Revision B 12-NOV-2018              |

|                                                                                             |
|---------------------------------------------------------------------------------------------|
| Detailed North-West Elevation Revision B 12-NOV-2018                                        |
| Proposed Queen Street Awning Revision B 12-NOV-2018                                         |
| Materiality Revision B 12-NOV-2018                                                          |
| Landscape Concept Plan L-RPT-SD01-<br>Landscape DA – 260 Queen St 10-SEP-2018<br>(RECEIVED) |

## APPLICATION DETAILS

**Application Reference Number:** A005017914  
**Application Made Date:** 19 September 2018  
**Properly Made Date:** 19 September 2018

## DESCRIPTION OF THE DEVELOPMENT

**Aspect of Development:** DA - SPA - Carry out Building Work (ref DABW304472615)  
**Nature Application:** Preliminary Approval under s241  
**Activity:** Demolition  
**Description of Proposal:** To change the development approval under s81 of the Planning Act 2016  
**Stage:** N/A

**Aspect of Development:** DA - SPA - Material Change of Use (ref DAMC304472515)  
**Nature Application:** Development Permit  
**Activity:** Centre Activity Within Centre, Restaurant and Office  
**Description of Proposal:** To change the development approval under s81 of the Planning Act 2016  
**Stage:** N/A

**Aspect of Development:** DA - SPA - Superseded Planning Scheme (ref DASP304433715)  
**Nature Application:** Preliminary Approval under s241  
**Activity:** N/A  
**Description of Proposal:** N/A  
**Stage:** N/A

## APPLICANT DETAILS

**Name of Applicant:** Hines (Aus) Investment Services Pty Ltd Atf  
**Applicant Address:** Hines (Aus) Investment Services Pty Ltd Atf  
C/- Urbis Pty Ltd  
Level 7, 123 Albert Street  
BRISBANE CITY QLD 4000

## SITE DETAILS

**Address of Site:** 260 QUEEN ST BRISBANE CITY QLD 4000  
**Real Property Description:** L1 RP.119919

**City Plan Area Classification:** CP-MP1,QPP-PC1  
**Owner:** 260 Queen Holdings Trust  
**Ward:** Central

## **TYPE OF APPROVAL**

DA - Carry out Building Work – Preliminary Approval under s241 (ref DABW304472615)

DA - Material Change of Use – Development Permit (ref DAMC304472515)

DA - Superseded Planning Scheme – Preliminary Approval under s241 (ref DASP304433715)

Please note that this Preliminary Approval for Carrying Out Building Work (ref DABW304472615) does not include assessment against the Building Code of Australia.

Please note that this Preliminary Approval for Carrying Out Building Work (ref DASP304433715) does not include assessment against the Building Code of Australia.

## **CURRENCY PERIOD FOR THE DEVELOPMENT APPROVAL**

The currency period for this development approval is taken to be the period set by the original development approval granting the development to occur. This period may be changed from time to time by subsequent activities including a negotiated decision notice, or further extension period as issued under the Act.

## **FURTHER DEVELOPMENT PERMITS**

The following development permit/s are required to carry out the development:

- Carry Out Building Work – Development Permit

## **ASSESSMENT OF CONDITION COMPLIANCE**

Assessment of compliance with conditions that require a document and/or works to be approved by Council must be actioned by the submission of form CC11018: Request for Assessment of Compliance with Conditions (available on Council's website).

The form should be submitted by electronic lodgement to [dalodgement@brisbane.qld.gov.au](mailto:dalodgement@brisbane.qld.gov.au). A fee quote will be generated upon receipt of the request and forwarded for payment prior to assessment of the request. A separate request must be made for each condition or part condition as appropriate.

## **REFERRAL AGENCIES**

No referral agencies were identified for this application.

## **CONDITIONS**

This approval is subject to conditions included in the attached development approval package which includes:

- conditions imposed by Council as assessment manager

## **SUBMISSIONS**

No properly made submissions were received for this application.

## **APPEAL RIGHTS**

In accordance with the *Planning Act 2016*, the rights of appeal must be stated for the applicant and any submitters. Attached is a table of appeal rights under the *Planning Act 2016* that details your appeal rights and the appeal rights of any submitters.