



Our ref: DEV2017/884

Department of Infrastructure,
Local Government and Planning

27 November 2017

DK1 Pty Ltd
C/- Ms Penny Milton
Urbis Pty Ltd
Level 7, 123 Albert Street
BRISBANE QLD 4000

Dear Penny

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE (SERVICE INDUSTRY, SHOP, SHOWROOM, WAREHOUSE AND FOOD PREMISES) AT 58-66 ABBOTSFORD ROAD, BOWEN HILLS DESCRIBED AS LOT 2 ON RP133342, LOT 1 ON RP127538 AND LOT 1 ON RP155441

On 22 November 2017, the above Priority Development Area (PDA) development approval has been granted under s.85(4)(b) of the *Economic Development Act 2012*. It approves all of the PDA development approval applied for subject to PDA development conditions set out in this decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the 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 Jennifer Davison on 3452 7127.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. Stone'.

Jeanine Stone
Director – EDQ Development Assessment

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills PDA	
Site address	58-66 Abbotsford Road, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 2	RP133342
	Lot 1	RP127538
	Lot 1	RP155441
PDA development application details		
DEV reference number	DEV2017/884	
'Properly made' date	17 October 2017	
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 – Service Industry, Shop, Showroom, Warehouse and Food Premises	

PDA development approval details			
Decision		The PDA development approval has been granted that approves all of the PDA development approval applied for subject to PDA development conditions set out in the decision notice.	
Decision date		22 November 2017	
Currency period		4 years	
Plans and documents			
The plans and documents approved and referred to in the PDA development conditions are detailed in the table below.			
Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Proposed Site Plan, prepared by Renee Dunn Architect	5086 A102, Issue 06	25.09.2017
2.	Existing Tenancies Ground Floor Plan, prepared by Renee Dunn Architect	5086 A103, Issue 05	22.09.2017
3.	Existing Tenancies First Floor Plans, prepared by Renee Dunn Architect	5086 A104, Issue 06	22.09.2017
4.	Proposed Tenancy 1, prepared by Renee Dunn Architect	5086 A105, Issue 06	25.09.2017
5.	Proposed Tenancy 2, prepared by Renee Dunn Architect	5086 A106, Issue 06	25.09.2017
6.	Proposed Tenancy 3, prepared by Renee Dunn Architect	5086 A107, Issue 06	25.09.2017

ABBREVIATIONS

For the purposes of interpreting the PDA Development Conditions, the following is a list of abbreviations utilised:

1. **DILGP** means The Department of Infrastructure, Local Government and Planning.
2. **EDQ** means Economic Development Queensland.
3. **MEDQ** means The Minister of Economic Development Queensland.
4. **PDA** means Priority Development Area.

PDA Development Conditions - Material Change of Use		
No	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	Terms of Approval The use of the site for the approved development will cease 4 years from the date of approval	As indicated
3.	Maintain the Approved Development Maintain the approved development (including landscaping, parking, driveways and other external spaces) generally in accordance with the approved plans and documents, and any other approval or endorsement required by these conditions.	As indicated
Engineering		
4.	Car Parking Provide car parking spaces, delineated and signed generally in accordance with the approved plans and <i>AS2890 – Parking facilities</i> .	Prior to commencement of use and to be maintained
5.	Public Infrastructure - Damage, Repairs and Relocation Repair any damage to existing public infrastructure that occurred during works carried out in association with the approved development. Should existing public infrastructure require relocation, due to the approved development, the developer is responsible for these costs together with compliance with relevant standards and statutory requirements.	Prior to commencement of use
Infrastructure Charges Contributions		
6.	Infrastructure Contributions Pay to MEDQ infrastructure charges in accordance with the Infrastructure Funding Framework (IFF) July 2017 indexed to the date of payment.	In accordance with the IFF

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 ****