



Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

Our ref: DEV2018/963

1 November 2018

Mr Matt Doolan
Town Planner
Old Albion Fire Station
42 Bridge Street
ALBION QLD 4010

Dear Matt

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – EDUCATIONAL ESTABLISHMENT (JAZZ MUSIC SCHOOL) AT 162 ABBOTSFORD ROAD, BOWEN HILLS DESCRIBED AS LOT 62 ON RP9371

On 1 November 2018 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 also be viewed in the MEDQ Development Approvals Register via the Department website <https://www.dsdmip.qld.gov.au/edq/priority-development-area-development-applications.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Owen Haslam on 3452 7587.

Yours sincerely

Jeanine Stone
**Director
Development Assessment
Economic Development Queensland**

Minister for Economic Development
Queensland
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Brisbane Queensland 4001 Australia
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ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	162 Abbotsford Road, Bowen Hills	
Lot on plan description	Lot number	Plan description
	62	RP9371
PDA development application details		
DEV reference number	DEV2018/963	
'Properly made' date	21 September 2018	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	PDA development permit for a Material Change of Use – Educational Establishment (Jazz Music School)	

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	1 November 2018
Currency period	6 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.	Site Plan, prepared by Ian J Moore Architect	DD01D	04/09/18
2.	East Elevation Plan and Ground Floor, prepared by Ian J Moore Architect	DD02D	04/09/18
3.	Upper Floor, prepared by Ian J Moore Architect	DD03D	04/09/18

ABBREVIATIONS

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

1. **Council** means Brisbane City Council.
2. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
3. **EDQ** means Economic Development Queensland.
4. **IFF** means the Economic Development Queensland Infrastructure Funding Framework (July 2018) as amended or replaced from time to time.
5. **MEDQ** means the Minister for Economic Development Queensland.

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.	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.	At all times
3.	Relocation of essential electricity services Relocate essential electrical services to achieve a 300mm freeboard above the site's 1% Annual Exceedance Probability flood level. Note: Essential electrical services include any area or room used for fire control panel, telephone PABX, sensitive substation equipment including transformers, low voltage switch gear, high voltage switch gear, battery chargers, protection control and communication equipment, low voltage cables, high voltage cables, and lift or pump controls.	Prior to commencement of use
4.	Flood emergency management plan a) Submit to EDQ Development Assessment, DSDMIP a flood emergency management plan, prepared in accordance with Council's Brisbane City Plan 2014 Flood planning scheme policy. b) Implement the flood emergency management plan required by part a) of this condition and make it available on site.	a) Prior to commencement of use b) At all times

Engineering		
5.	Car parking Provide one disabled car parking space, delineated and signed generally in accordance with Australian Standard AS2890 – Parking Facilities and the approved plans.	Prior to commencement of use
6.	Outdoor lighting Outdoor lighting within the development is to be designed and installed in accordance with <i>AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i> .	Prior to commencement of use and to be maintained
Infrastructure Charges		
7.	Infrastructure charges Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows: <ul style="list-style-type: none"> – where the use will commence on or before 6 years from the original decision date – in accordance with the IFF in force at the time of the original decision date (July 2018); or – where the use will commence more than 6 years from the original decision date – in accordance with the IFF in force at the time of the 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 ****