



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

Our ref: DEV2018/946

1 February 2019

Rohrig Investments Pty Ltd  
C/- Tam Dang Planning Pty Ltd  
Ms Katherine Jeanke  
PO Box 2453  
FORTITUDE VALLEY BC QLD 4006

Via e-mail: [katherine@tdplanning.com.au](mailto:katherine@tdplanning.com.au)

Dear Katherine

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE – LIGHT INDUSTRY; AND SHOWROOM AND STORAGE AND DISPLAY FACILITIES AT 248-250 ABBOTSFORD ROAD, BOWEN HILLS DESCRIBED AS LOT 1 ON RP856323 AND LOT 2 ON RP856323**

On 1 February 2019 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://dsdmip.qld.gov.au/edq/priority-development-area-development-approvals.html>.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Marissa Bais on 07 3452 7406 or by email at [Marissa.Bais@dsd.qld.gov.au](mailto:Marissa.Bais@dsd.qld.gov.au).

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	Bowen Hills	
Site address	248-250 Abbotsford Road, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 1	RP856323
	Lot 2	RP856323
PDA development application details		
DEV reference number	DEV2018/946	
'Properly made' date	5 July 2018	
Type of application	<input checked="" type="checkbox"/> New development involving: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Changing a PDA development approval <input type="checkbox"/> Extending the currency period of a PDA approval	
Description of proposal applied for	Material change of use for Light industry; and Showroom and storage and display facilities being for vehicle showroom, sales office, vehicle workshop and outdoor vehicle display area.	

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 February 2019	
Currency period		6 years from date of decision	
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 Stormwater Concept Plan, prepared by H Design	01A950	n/a
2.	DA – Site Plan, prepared by Rohrig Hospitality	01A801 Issue 6	07/09/18
3.	DA – Ground Floor Plan, prepared by Rohrig Hospitality	01A802 Issue 3	07/09/18
4.	DA – Mezzanine Floor Plan, prepared by Rohrig Hospitality	01A803 Issue 3	25/06/18
5.	DA – Façade Elevation, prepared by Rohrig Hospitality as amended in red dated 23/10/18	01A804 Issue 4	25/06/18, amended in red on 01/02/19
6.	DA – Landscape Concept Plan, prepared by Rohrig Hospitality	01A805 Issue 2	07/09/18

## **ABBREVIATIONS AND DEFINITIONS**

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

1. **AILA** means a Landscape Architect registered by the Australian Institute of Landscape Architects.
2. **Council** means Brisbane City Council.
3. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
4. **EDQ** means Economic Development Queensland.
5. **IFF** means the *Economic Development Queensland Infrastructure Funding Framework (July 2018)* as amended or replaced from time to time.
6. **MEDQ** means the Minister for Economic Development Queensland.
7. **PDA** means Priority Development Area.
8. **RPEQ** means Registered Professional Engineer of Queensland.

PDA Development Conditions		
No.	Condition	Timing
<b>General</b>		
1.	<b>Carry out the Approved Development</b>  Carry out the approved development generally in accordance with the approved plans and documents.	Prior to commencement of use
2.	<b>Maintain the Approved Development</b>  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
<b>Engineering</b>		
3.	<b>Vehicle Access</b>  a) Modify the existing Abbotsford Road vehicle crossover generally in accordance with the approved plans; and design and construct in accordance with the relevant Council standards for a B2 crossover.  b) Remove the redundant vehicle crossover on Burrows Street, and make good the kerb and channel, footpath or roadway (including removal of concrete slurry from footways, roads, kerb and channel, stormwater gullies and drainlines) to match in to existing.	a) Prior to commencement of use and to be maintained  b) Prior to commencement of use and to be maintained
4.	<b>Car Parking</b>  a) Provide car parking spaces, delineated and signed generally in accordance with <i>AS2890 – Parking Facilities</i> and the approved plans: i. DA – Site Plan, prepared by Rohrig Hospitality 01A801, Issue 6 dated 07/09/18.	a) Prior to commencement of use and to be maintained
5.	<b>Stormwater Connection</b>  Connect the development to a lawful point of discharge with ‘no-worsening’ to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability (AEP) in accordance with Council current adopted standards.	Prior to commencement of use
6.	<b>Outdoor Lighting</b>  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

<b>7.</b>	<b>Public Infrastructure – Damage, Repairs and Relocation</b>  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
<b>Landscape and Environment</b>		
<b>8.</b>	<b>Landscape Works</b>  a) Submit to EDQ Development Assessment, DSDMIP detailed landscape plans, certified by an AILA, for landscape works associated with the proposed development generally in accordance with the following plans: i. DA – Landscape Concept Plan, prepared by Rohrig Hospitality, 01A805, Issue 2, dated 07/09/18.  b) Construct the works generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencement of building works above ground level  b) Prior to commencement of use and to be maintained
<b>9.</b>	<b>Refuse Collection</b>  Submit to EDQ Development Assessment, DSDMIP refuse collection approval from Council or a private waste contractor.	Prior to commencement of use
<b>Infrastructure Charges</b>		
<b>10.</b>	<b>Infrastructure Charges</b>  Unless a relevant infrastructure agreement provides to the contrary, pay to the MEDQ, the applicable infrastructure charges under the IFF calculated as follows:  – where a plan of subdivision or building format plan is submitted for endorsement, or the use has commenced on or before six (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 a plan of subdivision or building format plan is submitted for endorsement, or the use has commenced more than six (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 \*\***