



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

Our ref: DEV2019/1062

16 December 2019

Zandi Group Pty Ltd ATF Zandi Property Trust
Att: Mr Hiwa Zandi
91 Ryhill Road
SUNNYBANK HILLS QLD 4109

Dear Mr Zandi

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE - EXTENSION TO FOOD AND DRINK OUTLET (GROUND FLOOR) (INTERIM USE) AND EXTENSION TO DWELLING HOUSE (FIRST FLOOR) (INTERIM USE) AT 65 ABBOTSFORD ROAD, BOWEN HILLS DESCRIBED AS LOT 1 ON RP50667

On 13 December 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 www.dsdmip.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Sarah Hampstead on 07 3452 7097.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
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Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	65 Abbotsford Road, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 1	RP50667
PDA development application details		
DEV reference number	DEV2019/1062	
'Properly made' date	20 August 2019	
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 for Extension to Existing Food and Drink Outlet (Ground Floor) (Interim Use) and Extension to Existing Dwelling House (First Floor) (Interim Use)	

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		13 December 2019	
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 (if applicable)	Date (if applicable)
1.	Cover Page, prepared by King Architectural Engineering	A00, Issue B	19/08/2019
2.	Existing Site Plan, prepared by King Architectural Engineering	A01, Issue B	19/08/2019
3.	Proposed Site Plan, prepared by King Architectural Engineering	A02, Issue B	19/08/2019 (as amended in red 10 December 2019)
4.	Proposed Lower Floor Plan, prepared by King Architectural Engineering	A05, Issue B	19/08/2019 (as amended in red 10 December 2019)
5.	Proposed Upper Floor Plan, prepared by King Architectural Engineering	A06, Issue B	19/08/2019 (as amended in red 10 December 2019)
6.	Proposed Elevations, prepared by King Architectural Engineering	A07, Issue B	19/08/2019
7.	Proposed Elevations, prepared by King Architectural Engineering	A08, Issue B	19/08/2019
8.	Perspective Drawing Views, prepared by King Architectural Engineering	A09, Issue B	19/08/2019

ABBREVIATIONS AND DEFINITIONS

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

1. **Council** means Brisbane City Council.
2. **QUU** means Queensland Urban Utilities
3. **DSDMIP** means the Department of State Development, Manufacturing, Infrastructure and Planning.
4. **EDQ** means Economic Development Queensland.
5. **DCOP** means the Development Charges and Offset Plan that applies to the PDA 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 – 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.	Hours of operation – Outdoor dining area (extension) The use of the extension to the outdoor dining area is limited to between 6am and 6pm, 7 days a week.	As indicated
Engineering		
4.	Water Connection Connect the development to the existing water reticulation network in accordance with QUU's current adopted standards.	Prior to commencement of use

5.	Sewer Connection Connect the development to the existing sewer reticulation network in accordance with QUU's current adopted standards.	Prior to commencement of use
6.	Stormwater Connection 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
7.	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
8.	Electricity Submit to EDQ Development Assessment, DSDMIP either: a) written evidence from Energex confirming that existing underground low-voltage electricity supply or overhead where agreed to by the Council is available to the development; or b) written evidence from Energex confirming that the applicant has entered into an agreement with it to provide underground or overhead where agreed to by the Council electricity services.	Prior to commencement of site works
9.	Refuse Collection Submit to EDQ Development Assessment, DSDMIP a refuse collection management plan approved by Council or a private waste contractor.	Prior to commencement of use
10.	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		
11.	Infrastructure Contributions Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. Where the application is a MCU, certified construction plans detailing the GFA must also be provided to the MEDQ prior to commencement of use for calculation of final charges.	In accordance with the DCOP.

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 ****