



Department of  
**State Development, Infrastructure,  
Local Government and Planning**

Our ref: DEV2021/1185

26 May 2021

EHP Group Pty Ltd  
Att: Briana Zylstra and Creagh Court  
1/7 O'Connell Terrace  
BOWEN HILLS QLD 4006

Email: [briana@elitehp.com.au](mailto:briana@elitehp.com.au)

Dear Briana and Creagh

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR A MATERIAL CHANGE OF USE FOR HEALTH CARE SERVICES AT 4 THOMPSON STREET, BOWEN HILLS DESCRIBED AS LOT 3 ON RP50734**

On 26 May 2021 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.dsdilgp.qld.gov.au/pda-da-applications](http://www.dsdilgp.qld.gov.au/pda-da-applications).

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Leila Torrens on 3452 7466 or at [Leila.torrens@dsdilgp.qld.gov.au](mailto:Leila.torrens@dsdilgp.qld.gov.au).

Yours sincerely

Beatriz Gomez  
**Director**  
**Development Assessment**  
**Economic Development Queensland**

Minister for Economic Development  
Queensland  
GPO Box 2202  
Brisbane Queensland 4001 Australia  
**Website** [www.edq.qld.gov.au](http://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	4 Thompson Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 3	RP50734
PDA development application details		
DEV reference number	DEV2021/1185	
'Properly made' date	22 April 2021	
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 Health care services	

<b>PDA development approval details</b>	
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	26 May 2021
Currency period	6 years from the decision date

<b>Plans and documents</b>			
The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.			
<b>Approved plans and documents</b>		<b>Number (if applicable)</b>	<b>Date (if applicable)</b>
1.	General arrangement plan, prepared by jmid	A2-110 Issue A	16.03.21
2.	Partition and joinery plan, prepared by jmid	A2-120 Issue A	16.03.21
3.	Proposed RCP, prepared by jmid	A2-200 Issue A	16.03.21

**Abbreviations:**

**MEDQ** means Minister for Economic Development

**DCOP** means Development Charges and Offset Plan

<b>PDA Development Conditions</b>		
<b>No.</b>	<b>Condition</b>	<b>Timing</b>
1.	<b>Carry out the approved development</b>  Carry out the approved development generally in accordance with the approved plans and documents	At all times
2.	<b>Infrastructure Charges</b>  Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment  Where the application is a Material Change of Use, certified construction plans detailing the Gross Floor Area 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 \*\***