



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

Our ref: DEV2021/1223

11 November 2021

Rohrig (QLD) Pty Ltd
C/- Bartley Burns
Att: Mr Tony Hough
Unit 1, 1027 Manly Road
TINGALPA QLD 4173

Email tonyh@bartleyburns.com.au

Dear Mr Hough

S89(1)(a) Approval of PDA development application

PDA Development Permit for Material Change of Use for Warehouse and Office Extension at 248 Abbotsford Road. Bowen Hills described as Lot 2 on RP856323

On 11 November 2021, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Tammara Scott, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7097 or at tammara.scott@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Bowen Hills PDA	
Site address	248 Abbotsford Road, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 2	RP856323
PDA development application details		
DEV reference number	DEV2021/1223	
'Properly made' date	22 September 2021	
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Material Change of Use for warehouse and office extension	
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. The approval is for: • Material Change of Use for warehouse and office extension.	
Decision date	11/11/2021	
Currency period	6 years from the date of the decision	

Approved plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions for the PDA development approval are detailed below.

Approved plans and documents		Number	Date
1.	Site plan prepared by Rohrig	A-01-0010 3	5 August 2021
2.	Proposed ground floor plan prepared by Rohrig	A-10-0200 3	5 August 2021
3.	Proposed level 1 Floor Plan prepared by Rohrig	A-10-0201 3	5 August 2021
4.	Demolition ground floor plan prepared by Rohrig	D-10-0100 3	5 August 2021
5.	Demolition level 1 floor plan prepared by Rohrig	D-10-0101 3	5 August 2021
6.	Proposed overall GFA plan prepared by Rohrig	SK-02	as amended in red on 9/11/2021

PDA development conditions

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS:

The following is a list of abbreviations utilised in this approval:

- EDQ** means Economic Development Queensland.
- MEDQ** means the Minister for Economic Development Queensland.
- PDA** means Priority Development Area.
- DCOP** means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.

No.	Condition	Timing
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 generally in accordance with the approved plans and documents.	At all times following commencement of use
3.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards.	a) Prior to commencement of use b) Prior to commencement of use

	<i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	
4.	Infrastructure Charges 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 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 ****