



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

Our ref: DEV2023/1377

23 March 2022

The Aerial Body
C/- Viva Property Group
Att: Mr James Stott
PO Box 419
INDOORROOPILLY QLD 4068

Email: info@vivapropertygroup.com.au

Dear Mr Stott

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

PDA Approval for material change of use for Indoor Sport and Recreation (Aerial Gymnasium) at 2/166 Abbotsford Road, Bowen Hills described as Lots 0 and 2 on BUP12456

On 23 March 2023, 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 Matthew Buchanan, Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7835 or at matthew.buchanan@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Leila Torrens
**A/Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	2/166 Abbotsford Road, Bowen Hills	
Lot on plan description	Lot number	Plan description
	0	BUP12456
	2	BUP12456

PDA development application details	
DEV reference number	DEV2023/1377
'Properly made' date	13 March 2023
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	Indoor sport and recreation (aerial gymnasium)

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	23 March 2023
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 Viva Property Group (as amended in red 22 March 2023)	SK02 Rev A	February 2023
2.	Floor Plan prepared by Viva Property Group	SK03 Rev A	February 2023

Preamble, abbreviations, and definitions

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:

DCOP means the Development Charges and Offset Plan that applies to the PDA as amended or replaced from time to time.

EDQ means Economic Development Queensland.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to EDQ IS, use EDQ_PrePostConstruction@dsdilqp.qld.gov.au.

PDA development conditions

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 generally in accordance with the approved plans and documents	At all times following commencement of use

Construction management

3.	Hours of work - construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
4.	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ¹ .	Minimum of 10 business days prior to proposed out of hours work commencement date

¹ The out of hours work request form is available at EDQ's website.

PDA development conditions		
5.	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. <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>	a) Prior to commencement of use. b) Prior to commencement of use.
6.	Carparking Provide a minimum of two (2) parking spaces for the use generally in accordance with the approved plans.	Prior to commencement of use
7.	Flood Emergency Management Plan (FEMP) a) Submit to EDQ IS for record only a Flood Emergency Management Plan (FEMP), prepared by a registered professional engineer (RPEQ or equivalent) specialised in hydraulic engineering. The FEMP must be prepared in accordance with the Bowen Hills Priority Development Area Development Scheme, Brisbane City Council City Plan 2014 Flood overlay code (8.2.11) and Flood planning scheme policy (SC6.11) and EDQ's relevant guidelines and standards. b) Implement the certified FEMP submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following commencement of use
Infrastructure contributions		
8.	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment. Plans detailing the GFA and approved use type 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 ****