



Economic Development Queensland

Creating and investing in sustainable places for Queensland to prosper

Our ref: DEV2024/1519
Your ref: PA: 24-183

3 March 2025

Mr Tim Kelly
C/- Plan A Town Planning Pty Ltd
Att: Mr Josh Dixon
PO Box 1661
MILTON QLD 4064

Email: josh@planatp.com.au

Dear Josh

S89(1)(a) Approval of PDA Development Application
PDA Development Permit for Material Change of Use for Hotel (250m2 GFA), at 41-43 Allison Street, Bowen Hills described as Lots 222 and 223 on RP132474

On 3 March 2025, 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 website at [Current applications and approvals](#).

If you require any further information, contact Karina McGill, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7498 or at karina.mcgill@edq.qld.gov.au.

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	41-43 Allison Street, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 222	RP132474
	Lot 223	RP132474
PDA development application details		
DEV reference number	DEV2024/1519	
'Properly made' date	28 August 2024	
Type of application	<input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Material change of use <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Reconfiguring a lot <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Operational work <ul style="list-style-type: none"> <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Development permit <input type="checkbox"/> Application to change PDA development approval <input type="checkbox"/> Application to extend currency period	
Proposed development	Material Change of Use – Hotel	
PDA development approval details		
Decision of the MEDQ	<p>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.</p> <p>The approval is for:</p> <ul style="list-style-type: none"> • Material Change of Use – Hotel (250m2 GFA) 	
Decision date	3 March 2025	
Currency period	6 years from the date of the decision	
Assessment Team		
Assessment Manager (Lead)	Karina McGill, Principal Planner	
Manager	Peita McCulloch, Manager	
Engineer	Demi Ebrahimi, Principal Engineer	
Delegate	Beatriz Gomez, Director	

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.	41 Allison Street, Bowen Hills – Building and Site Plans, prepared by Atelier Group Architects	n/a (As Amended in Red 21/02/2025)	April 2024

Abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

BFP means Building Format Plan.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- a) **External Authority** means a public-sector entity other than the MEDQ;
- b) **Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- c) **Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- d) **Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;
- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

COUNCIL means the relevant local government for the land the subject of this approval.

DCOP means the relevant Development Charges and Offset Plan.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

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

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

MEDQ means the Minister for Economic Development Queensland.

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 either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@edq.qld.gov.au
- b) EDQ IS: PrePostConstruction@edq.qld.gov.au

PDA Development Conditions

No.	Condition	Timing
1.	<p>Carry out the Approved Development</p> <p>Carry out the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.</p>	Prior to commencement of use
2.	<p>Maintain the Approved Development</p> <p>Maintain the approved development generally in accordance with the approved plans and documents and any other documentation endorsed via Compliance Assessment as required by these conditions.</p>	At all times following commencement of use
3.	<p>Servicing report</p> <ul style="list-style-type: none"> a) Submit to EDQ IS detailed servicing report and drawings, certified by a RPEQ or a suitably qualified person, outlining the proposed waste management strategies for all relevant waste streams generated by the Hotel use. The report is to be accompanied by evidence of: <ul style="list-style-type: none"> a. Council agreement to provide waste management services to the development as outlined in part (a) of this condition, OR b. A private contractor confirming they can provide waste management services to the development as outlined in part (a) of this condition. b) Implement the waste management strategies as per the report submitted under part (a) of this condition. 	<ul style="list-style-type: none"> a) Prior to commencement of use b) At all times
4.	<p>Traffic and transport report</p> <ul style="list-style-type: none"> a) Submit to EDQ IS transport and traffic report, certified by a RPEQ, that addresses the following: <ul style="list-style-type: none"> a. Vehicle access design in accordance with BSD standard drawings and BCC TAPS policy including compliant sight distance. b. Parking arrangements per AS 2890.1. c. Staff bicycle parking in accordance with AS2890.3 which should be secured and covered. 	<ul style="list-style-type: none"> a) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	<ul style="list-style-type: none"> d. Identification of design vehicles and the required service bays per BCC TAPS Policy demonstrating the service vehicle can enter and exit the site in a forward gear e. Queuing lengths per BCC TAPS Policy. f. Access and egress and vehicle maneuvering arrangements including drop off and pick up when the hotel operates at the maximum capacity ensuring no vehicle reverses out of the site into Allison Street. <p>b) Construct and sign parking facilities in accordance with the traffic and transport report submitted under part (a) of this condition.</p> <p>c) Maintain the parking facilities in accordance with the traffic and transport report submitted under part (a) of this condition.</p>	<p>b) Prior to commencement of use</p> <p>c) At all times</p>
5.	<p>Service Advice Notice</p> <p>Submit to EDQ IS a Service Advice Notice issued by Urban Utilities confirming the development can be serviced by the existing water and sewer infrastructure.</p>	Prior to commencement of use
6.	<p>Infrastructure Charges</p> <p>Pay to the MEDQ infrastructure charges in accordance with the DCOP, indexed to the date of payment</p> <p>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.</p>	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 ****