



Our ref: DEV2025/1693

3 October 2025

Fortitvdo Pty Ltd
C/- Urban Strategies Pty Ltd
Att: Mr Hayden Gianarakis
PO Box 3368
SOUTH BRISBANE QLD 4101

Email: h.gianarakis@urbanstrategies.com.au

Dear Hayden

S89(1)(a) Approval of PDA Development Application
Development Permit for Building Work (within 10m of a Heritage Place) at 47 and 51 Anderson Street, Bowen Hills described as Lots 1 and 2 on RP107478.

On 3 October 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, please contact Leila Torrens, Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7466 or at leila.torrens@edq.qld.gov.au, who will assist.

Yours sincerely

Jeanine Stone
Project Director
Development Assessment
Economic Development Queensland



PDA Decision Notice

Site information		
Name of priority development area (PDA)	Bowen Hills	
Site address	47 & 51 Anderson Street	
Lot on plan description	Lot number	Plan description
	Lot 1	RP107478
	Lot 2	RP107478

PDA development application details	
DEV reference number	DEV2025/1693
'Properly made' date	3 October 2025
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 ☒ Building Work ☐ Preliminary approval ☒ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period
Proposed development	Building Work (within 10m of a Heritage Place)

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. • Building Work within 10m of a Heritage Place
Decision date	3 October 2025
Currency period	2 years from the date of the decision

Assessment Team	
Manager	Leila Torrens
Engineer	Sunny Wong
Delegate	Jeanine Stone

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.	Basement Plan prepared by Richard Kirk Architects	CD_200 Rev C2	25/08/2025
2.	Level 1 Plan prepared by Richard Kirk Architects	CD_202 Rev C1	07/07/2025
3.	Plant Level Plan prepared by Richard Kirk Architects	CD_203 Rev C1	07/07/2025
4.	Roof Plan prepared by Richard Kirk Architects	CD_204 Rev C1	07/07/2025

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

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.

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.

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.	Carry out the Approved Development 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.	Prior to commencement of use or BFP endorsement, whichever occurs first
2.	Maintain the Approved Development 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.	At all times following commencement of use
3.	Hours of Work – Construction Construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction
4.	Construction Management Plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) complaints procedures; iv) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use; 4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment;	a) Within seven (7) days from the date of this approval

PDA Development Conditions		
No.	Condition	Timing
	6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. for the provision of safe and functional emergency exit routes. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work generally in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
5.	Traffic Management Plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austrroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work generally in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	a) Within seven (7) days from the date of this approval b) During construction
6.	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.	a) Prior to commencement of use

PDA Development Conditions		
No.	Condition	Timing
	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>	b) Prior to commencement of use
7.	Street Tree Replacement Any street trees removed or damaged as a result of the approved development must be replaced in accordance with the requirements of Brisbane City Council Planning Scheme Policy SC6.16, Chapter 3	Prior to commencement of use
8.	Post construction dilapidation report a) Submit to EDQ IS a post construction dilapidation report prepared by an appropriately qualified professional, providing an assessment of the adjacent Heritage Place (Tivoli Theatre). b) Undertake and complete any recommendations for rectification works required to the adjacent Heritage Place.	For parts a) & b) prior to commencement of use
9.	Encroachments to a Heritage Place (Tivoli Theatre) Submit to EDQ IS certification by an RPEQ Structural Engineer confirming that no ground anchors, surcharge or structural support are within the curtilage of the adjacent Heritage Place (Tivoli Theatre).	Within seven (7) days from the date of this approval
10.	No Adverse Impact to the adjacent Heritage Place (Tivoli Theatre) a) The approved development must not cause adverse impact to the adjacent Heritage Place (including its structure, fabric and operation). <i>Note: Adverse impact includes, without limitation, structural damage or distress, movement, cracking, water ingress, loss of heritage fabric, or interference with safe operation of the venue.</i> b) If monitoring, inspection or complaint indicates actual or imminent adverse impact or damage, the following must occur - Immediately cease the relevant works, make safe, and prevent further impact; - Notify EDQ within 5 business days; - Engage an RPEQ Structural Engineer and a suitably qualified heritage practitioner to investigate cause and recommend remedial measures; - Submit an incident report to EDQ within 20 business days, detailing the event, findings, and proposed rectification/mitigation; and	For parts a) & b) during Construction

PDA Development Conditions		
No.	Condition	Timing
	v. Not recommence the affected works until EDQ confirms acceptance in writing of the mitigation/rectification measures. c) Provide certification by an RPEQ Structural Engineer confirming the works have not compromised the adjacent heritage place's structural integrity, or otherwise that rectification has been completed to the satisfaction of EDQ	c) Prior to commencement of use

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 ****