



Our ref: DEV2025/1655

15 October 2025

Binah Constructions (Qld) Pty Ltd
Att: Mr Paul Nicholls
26 Edmondstone Road
BOWEN HILLS QLD 4006

Email: pnicholls@binah.com.au

Dear Mr Nicholls

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Operational Work for Removal of Significant Vegetation (Rose Apple Tree) at 23-39 Abbotsford Road, Bowen Hills described as Lot 1 on SP284477

On 15 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 Jocelyn Bowyer, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3214 9579 or at Jocelyn.bowyer@edq.qld.gov.au, who will 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	30 Cintra Road and 23-39 Abbotsford Road Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 3	RP40430
	Lot 1	SP284477

PDA development application details

DEV reference number	DEV2025/1655
'Properly made' date	02 July 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 ☐ Application to change PDA development approval ☐ Application to extend currency period
Proposed development	Operational Work – Removal of Significant Vegetation (Rose Apple Tree)

PDA development approval details

Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice. The approval is for: i. Operational Work – Removal of Significant Vegetation
Decision date	15 October 2025
Currency period	2 years from the date of the decision

Assessment Team

Assessment Manager (Lead)	Jocelyn Bowyer, Principal Planner
Manager	Peita McCulloch, Manager
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.	Arborist Comments report prepared by Independent Arboricultural Services	IAS18198	11/05/2025
2.	Shoring General Arrangement Plan prepared by abc consultants as amended in red dated 15/10/2025	STR-ABC-SO1.003 Rev 1	30/04/2025

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

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

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

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

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.

EP Act means the *Environmental Protection Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for

- iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

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 expiration of the currency period

PDA Development Conditions		
No.	Condition	Timing
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 practical completion
Construction Management		
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.	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
5.	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) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) 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; 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. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and	a) Prior to commencing work

PDA Development Conditions		
No.	Condition	Timing
	12. any out of hours work as endorsed via Compliance Assessment. 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
6.	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 and through 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) Prior to commencing work b) During construction
7.	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 practical completion b) Prior to practical completion

PDA Development Conditions		
No.	Condition	Timing
Tree Management		
8.	Tree Protection a) A suitably qualified and experienced arborist (minimum of Australian Qualifications Framework (AQF) Level 5) (the project arborist) is to be present on site to supervise and direct all works within any Tree Protection Zone (TPZ), including fencing, and as outlined in the approved Arborist Comments report prepared by Independent Arboricultural Services. b) Protection of retained trees on Lot 3 on RP40430 and establishment of a TPZ during construction works in accordance with <i>AS4970 Protection of Trees on Development Sites and the AS4373 Pruning of Amenity trees</i>: i) Any required tree works including the pruning of overhanging canopy to be undertaken by a minimum AQF Level 3 Arborist under the Supervision of the Project Arborist. ii) Any works that interfere with the root system of retained trees must be assessed through a Qualified Tree Risk Assessment by the supervising Project Arborist prior to severance of roots; iii) For trees to be retained, all works to be excluded from the Structural Root Zone. c) Carry out tree removal of the Rose Apple Tree in accordance with the approved Arborist Comments report prepared by Independent Arboricultural Services and the Shoring General Arrangement Plan as amended in red. d) All cleared vegetation must be chipped or mulched on site to be used on site or disposed of at a green waste facility. Cleared vegetation must not be burnt. e) Submit to EDQ DA certification from a qualified arborist (AQF Level 5 or above) that tree removal has been carried out in accordance with part a) and b) of this condition.	a) At all times b) At all times c) At all times d) Within 1 month of tree clearing. e) Within 1 month of clearing.
9.	Landscape Works – Compliance Assessment a) Submit to EDQ DA for Compliance Assessment, a detailed landscape replanting plan certified by an AILA to plant replacement trees on Lot 1 on SP284477 that includes: i. Replanting plan for 3 mature specimens of ex-ground stock of Rose Water Apple (<i>Syzygium aqueum</i>) or similar species ii. A maintenance strategy for an establishment period of 2 years. b) Undertake landscape works in accordance with the plans endorsed under part a) of this condition.	a) Within 3 months of tree removal b) Within 2 years of tree removal or as agreed in writing by MEDQ

PDA Development Conditions		
No.	Condition	Timing
	c) Maintain landscape works in accordance with the maintenance strategy approved in part a) of this condition and ongoing.	c) At all times

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 ****