

OUR REF: M000320
EDQ REF: DEV2025-BHN-4174

23 June 2026

Economic Development Queensland
GPO Box 2202
Brisbane QLD 4001

To whom it may concern,

**COMBINED APPLICATION - AMENDMENT APPLICATION TO PDA DEVELOPMENT APPROVAL
DEV2025-BHN-4174 AND CURRENCY PERIOD EXTENSION AT 39 ABBOTSFORD ROAD,
BOWEN HILLS SECTION**

We write on behalf of Cintra Property Pty Ltd (the Applicant), in lodging this application seeking to amend the existing development approval at 39 Abbotsford Road, Bowen Hills. The relevant development approval (MEDQ Reference DEV2020/1134) was granted by the Minister Economic Development Queensland (MEDQ), on 24 September 2020 for the following:

PDA Development Permit:

- Stage One: Material Change of Use for Multiple Dwelling (66 Units), Office and Shop (316m²) and Building Work for Partial Demolition and Extension works to a Heritage Place.
- Stage Two: Material Change of Use for Multiple Dwelling (70 Units).

This amendment application is made pursuant to s.99 of the *Economic Development Act 2012* (the 'Act'). This application is to be considered with the following:

- Owners consent letter
 - **Attachment 1** – EDQ Development Application Form
 - **Attachment 2** – Heritage report
 - **Attachment 3** – Heritage proposed plans
 - **Attachment 4** – Existing approval
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BACKGROUND

The site has a recent history of development applications and approvals. Development approval DEV2012/397 was approved by MEDQ on 30 May 2014 and has since been subject to several approved changes. This original approved granted a PDA development permit for a Multiple Dwelling delivering 168 units over two stages, commercial and retail within the Heritage Place and Building Work for partial demolition and extensions to the Heritage Place. This approval has now lapsed.

The current approval, DEV2020/1134, was lodged as a new application in 2020 seeking the same outcomes as the previous approval. The purpose of this application was to facilitate a development that meets changing market conditions, is constructable, and practical to deliver. This comes after delays, the impact of the COVID-19 pandemic, and changes in construction requirements and legislation (including the National Construction Code (NCC)). The most recent approval was subject to an amendment application that was approved on 13 December 2023 and 7 February 2025.

A pre-lodgement meeting was held with the Development Assessment team in EDQ on 25 November 2025 to discuss the proposed changes to both the tower elements and heritage building. In the meeting, MEDQ were satisfied the change would not result in a substantially different development and a s.99 change to approval request was confirmed as the preferred application pathway.

Post pre lodgement a minor change application was submitted (DEV-2025-BNH-4174) approving tower element changes on the 4 June 2026.



This application is now seeking to approve the proposed changes to the heritage building.

PROPOSED CHANGES

The development of 39 Abbotsford Road, Bowen Hills has undergone a design journey to provide practical and constructable buildings. The preservation of the Heritage place has remained at the forefront of the latest changes. This change is limited to the Heritage building aspects of the development.

The overall scale and operation of the buildings remain unchanged, the proposed changes are refinement of the existing approved built form for the heritage building.

The proposed key changes are illustrated in **Attachment 2 and 3** and best summarised as follows:

- External paint colour scheme changes
- External Changes
 - o Central Doorways to the East
 - o Removal of rear stair.
 - o Removal of proposed rear annexe
 - o Realignment of Verandah posts.
 - o Restoration of External Cladding.
- Internal Changes
 - o Changes to internal openings
 - o Inclusion of two French doors.
 - o Modification/changes to ceilings.
 - o Ground floor layout changes
 - o Relocation of internal stair
 - o Changes to internal partitions.

Detailed identification and assessment of proposed changes are provided in the attached Heritage Report prepared by David Carter Architects.

PLANS AND DOCUMENTS

We are seeking the following changes to the drawings in the approval package:

Delete

Plans and documents previously approved on 4 September 2020

1. Heritage House (pages 32 – 48) dated 24/01/2020 (As amended in read 4/09/2020)

New Proposal Plans

DRAWING OR DOCUMENT	NUMBER	PLAN DATE
Cover Sheet	A0000 P5	17/06/2026
Notes	A0001 P5	17/06/2026
Site plan	A0100 P5	17/06/2026
Existing 3D Views	A1000 P5	17/06/2026
Proposed 3D Views	A1001 P5	17/06/2026



Demolition GAP Plans – Level 1 & 2	A2100 P5	17/06/2026
Demolition GAP Plans – Roof	A2101 P5	17/06/2026
Demolition RCP Plans – Ground and Level 1	A2102 P5	17/06/2026
Proposed GAP & RCP Plans	A2500 P5	17/06/2026
Proposed GAP Plans – Level 2 & Roof	A2501 P5	17/06/2026
Proposed RCP Plans – Ground & Level 1	A2502 P4	17/06/2026
Proposed RCP Plans – Level 2	A2503 P4	17/06/2026
Demolition Elevations West & North	A3200 P5	17/06/2026
Demolition Elevations East & South	A3201 P5	17/06/2026
Proposed Elevation – West	A3400 P5	17/06/2026
Proposed Elevations – North	A3401 P5	17/06/2026
Proposed Elevations – East	A3402 P5	17/06/2026
Proposed Elevation – South	A3403 P5	17/06/2026
Proposed Section – AA	A3404 P4	17/06/2026
Proposed Section – BB	A3405 P4	17/06/2026
Details Section & Elevation Stair 01 Sheet 1	A4400 P2	17/06/2026
Detail Section & Elevations – Stairs 01 Sheet 2	A4401 P2	17/06/2026
Door Types – Typical	A4402 P3	17/06/2026
Window Types – Typical	A4403 P3	17/06/2026
Glazing Types – Typical	A4403.1 P3	17/06/2026
Wall Type Details – Typical	A4404 P3	17/06/2026



Internal Details – Threshold, Door heads & Ceiling	A4405 P3	17/06/2026
Window Details – Sill Head & Jamb	A4406 P2	17/06/2026
Dormer Details	A4407 P3	17/06/2026
External Details – Wall Junctions	A4408 P2	17/06/2026
Details – MISC	A4409 P3	17/06/2026
Roof Details: Ridge, Barge Return & final	A4410 P3	17/06/2026

CONDITIONS

No changes are proposed to the conditions of approval for DEV-2025 – BNH – 4174.

REASON FOR APPROVAL

Overall, the proposed changes maintain consistency with the outcomes of the High-density residential zone requirements in the *Bowen Hills PDA Development Scheme*. The development maintains the approved maximum building height, setbacks, landscaping areas, car parking, and building separation distances.

The proposed changes to the heritage building are required for future users of the site and in response building requirements.

CHANGE CRITERIA

The change criteria is stated at s.99 of the Act and reads:

- 1) *A person may apply (the **amendment application**) to MEDQ to change a PDA development approval.*
- 2) *However, the amendment application may be made only if MEDQ is satisfied the change would not result in the relevant development being substantially different.*

Guidance has been taken from schedule 1 of the *Development Assessment Rules* on what is considered substantially different development. A change may be considered substantially different development where it:

- a) *involves a new use; or*
- b) *results in the application applying to a new parcel of land; or*
- c) *dramatically changes the built form in terms of scale, bulk and appearance; or*
- d) *changes the ability of the proposed development to operate as intended; or*
- e) *removes a component that is integral to the operation of the development; or*
- f) *significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or*
- g) *introduces new impacts or increase the severity of known impacts; or*
- h) *removes an incentive or offset component that would have balanced a negative impact of the development; or*
- i) *impacts on infrastructure provisions.*



The table below provides a response to each criteria to demonstrate the development does not result in substantially different development.

CRITERIA	RESPONSE
A. <i>involves a new use; or</i>	The proposed changes do not introduce any new uses.
B. <i>results in the application applying to a new parcel of land; or</i>	The proposed amendment will not result in the application applying to a new parcel of land.
C. <i>dramatically changes the built form in terms of scale, bulk and appearance; or</i>	The amendments will not dramatically change the built form of the heritage house, rather undertaking restoration work outlines in the conditions package.
D. <i>changes the ability of the proposed development to operate as intended; or</i>	The changes will not impact the ability of the development to operate as intended as the changes do not introduce or take away an approved use or change the function of these uses.
E. <i>removes a component that is integral to the operation of the development; or</i>	The proposed changes will not remove any component of the development that is integral to its operation.
F. <i>significantly impacts on traffic flow and the transport network, such as increasing traffic to the site; or</i>	The proposed change will not result in an increase in traffic demand as the heritage building will provide facilities for residents.
G. <i>introduces new impacts or increase the severity of known impacts; or</i>	The proposed change will not introduce new impacts or increase the severity of known impacts.
H. <i>removes an incentive or offset component that would have balanced a negative impact of the development; or</i>	The proposed change will not remove an incentive or offset component.
I. <i>impacts on infrastructure provisions.</i>	The proposed change will not impact on infrastructure provisions as there is no increase to the intensity or operation of the development approval.

CURRENCY PERIOD EXTENSION

This application also seeks an extension to the currency period to allow for sufficient time to complete all building works. Site works have commenced with all works and delivered in 2028. As such the period sought is two years for both stage 1 and 2 buildings to be completed by 30 November 2028.

SUMMARY

This amendment application has been prepared on behalf of Cintra Property Pty Ltd (The Applicant) seeking to change development approval DEV-2025 – BNH – 4174, over land 39 Abbotsford Road, Bowen Hills, formally described as Lot 1 on SP287744. In accordance with s.99 of the Act and , the changes do not result in substantially different development pursuant to schedule 1 of the *Development Assessment Rules*.

Should you require any further information, please contact the undersigned via phone on 0402 208 759 pcristaldi@mecone.com.au

Yours Faithfully

PCristaldi

Phil Cristaldi

Brisbane Practice Director