



DSDMIP reference: TUL 2020/0035
Council reference: A0052777201

20 April 2020

Department of
**State Development,
Manufacturing,
Infrastructure and Planning**

BMI Group
C/- The Development Directive Pty Ltd
GPO Box 1359
Brisbane City QLD 4001
lachlan@developmentdirective.com.au

Attention: Lachlan Macgregor

Dear Mr Macgregor

Temporary Use Licence Decision Notice – New use (Shop) – 32 Colmslie Road and 506 Lytton Road, Morningside

(Decision Notice given under section 275J of the *Planning Act 2016*)

As a delegate of the chief executive of the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP), I advise that your application for a temporary use licence for a new use (Shop) at 32 Colmslie Road and 506 Lytton Road, Morningside is approved.

Applicant details

Applicant:	BMI Group C/- The Development Directive Pty Ltd
Applicant contact details:	Lachlan Macgregor GPO Box 1359 Brisbane City QLD 4001 lachlan@developmentdirective.com.au

Premises details

Street address:	32 Colmslie Road and 206 Lytton Road, Morningside QLD 4170
Real property description:	Lot 2 on SP303654 and Lot 8 on SP161337
Local government area:	Brisbane City Council
Existing use:	Low Impact Industry, Medium Impact Industry and Warehouse

Decision details

Decision:	Temporary use licence is approved under section 275I of the <i>Planning Act 2016</i> .
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Conditions: This approval is subject to the condition in **Attachment 1**.

Details of relevant change: Change of existing lawful use by adding a new use for a Shop

Approved changes:

- Amend condition 51 within Brisbane City Council's Decision Notice dated 11 October 2019 and reference A005277201
- Addition of a condition requiring the Shop to be ancillary in size and operation to the primary Warehouse use

Date of decision: 20 April 2020

Timing: This Temporary use licence is in effect for the period of the COVID-19 emergency applicable event declared in accordance with section 275K of the *Planning Act 2016*.

Applicable event name: COVID-19 emergency

Applicable event declaration: 20 March 2020

Applicable event end date: 20 June 2020 (unless extended under s275F of the *Planning Act 2016*)

This Temporary use licence is effective under section 275L of the *Planning Act 2016*. It does not constitute a development approval under section 63 or change to an existing development permit under section 83 of the *Planning Act 2016*.

This Temporary use licence authorises the use of premises within the jurisdiction of the *Planning Act 2016*. A temporary use licence does not remove the need to obtain any other approvals that might be required by local, State and/or Commonwealth jurisdictions.

It is the responsibility of the holder of this licence to determine whether other permits or approvals are required before the use can lawfully commence.

If you require further information, please contact Duncan Livingstone, Principal Planner, Development Assessment Division, Department of State Development, Manufacturing, Infrastructure and Planning, on (07) 3452 7180 or duncan.livingstone@dsdmip.qld.gov.au who will be pleased to assist.



Steve Conner
Executive Director
Development Assessment Division

cc: Brisbane City Council - dalodgement@brisbane.qld.gov.au

Attachment 1 – Temporary use licence conditions

No.	Condition of Temporary use licence
Altered condition of A005277201	
51	This approval is limited to the following uses: <ul style="list-style-type: none">• Warehouse• Low Impact Industry• Medium Impact Industry• Shop within Building 4• Bulk Earthworks. Any future use outside the definitions of the approved uses will be assessable as per the requirements of City Plan 2014 as amended from time to time.
Additional condition	
1	The Shop within Building 4 is to be ancillary in size and operation to the primary Warehouse use.

Note: The above 'Altered condition of A005277201' overrides condition 51 of Brisbane City Council's Decision Notice dated 11 October 2019 and reference A005277201. All other conditions of the Brisbane City Council Decision Notice remain applicable to the approved use.