



Department of
State Development,
Tourism and Innovation

Our ref: DEV2020/1138

27 October 2020

Destination Brisbane Consortium Integrated Resort Operations Pty Ltd
ACN 608 538 638 as trustee for the Destination Brisbane Consortium Integrated Resort
Operating Trust, QWB Residential Precinct Operations Pty Ltd ACN 608 792 329 as
trustee for the QWB Residential Precinct Operations Trust and The Star Entertainment
QLD Limited ACN 010 741 045
C/- Bennett + Bennett
Att: Ms Katie Yang
PO Box 2020
KELVIN GROVE QLD 4059

Dear Katie

**SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT
APPLICATION FOR A PDA DEVELOPMENT PERMIT FOR RECONFIGURING A LOT
– 1 LOT INTO 1 STANDARD FORMAT LOT AND 2 VOLUMETRIC LOTS AT 80
GEORGE STREET, BRISBANE DESCRIBED AS LOT 400 ON SP312019**

On 27 October 2020 the Minister for Economic Development Queensland (MEDQ) approved the Priority Development Area (PDA) development application pursuant to s.85(4)(b) of the *Economic Development Act 2012*. The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can also be viewed in the MEDQ Development Approvals Register via the Department website www.DSDTI.qld.gov.au/pda-da-applications.

Should you have any queries in relation to this PDA decision notice, please do not hesitate to contact Essen Joseph (Principal Planner, Development Assessment) on 3452 7196 or by email at essen.joseph@dsdti.qld.gov.au.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
GPO Box 2202
Brisbane Queensland 4001 Australia
Website www.edq.qld.gov.au
ABN 76 590 288 697

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Queen's Wharf Brisbane PDA	
Site address	80 George Street, Brisbane	
Lot on plan description	Lot number	Plan description
	400	SP312019
PDA development application details		
DEV reference number	DEV2020/1138	
'Properly made' date	21 September 2020	
Type of application	☒ New development involving: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Changing a PDA development approval ☐ Extending the currency period of a PDA approval	
Description of proposal applied for	DP for ROL – One lot into: - Two volumetric lots; and - One remainder standard format lot.	

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.
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Decision date	27 October 2020
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Currency period	4 years from the decision date
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Plans and documents

The plans and documents approved by the MEDQ and referred to in the PDA development conditions are detailed in the table below.

Approved plans and documents		Number (if applicable)	Date (if applicable)
1.	Basement Level 4 and Below – Identification Plan of Proposed Lot 405 (Remainder) and Lots 406 & 407 (Volumetric)	13293_239_PRO Sheet 1 Revision D	04/08/2020
2.	Basement Level 3 – Identification Plan of Proposed Lot 405 (Remainder) and Lots 406 & 407 (Volumetric)	13293_239_PRO Sheet 2 Revision D	04/08/2020
3.	Basement Level 2 – Identification Plan of Proposed Lot 405 (Remainder) and Lots 406 & 407 (Volumetric)	13293_239_PRO Sheet 3 Revision D	04/08/2020
4.	Basement Level 1 – Identification Plan of Proposed Lot 405 (Remainder) and Lots 406 & 407 (Volumetric)	13293_239_PRO Sheet 4 Revision D	04/08/2020
5.	Level 00 – Identification Plan of Proposed Lot 405 (Remainder) and Lots 406 & 407 (Volumetric)	13293_239_PRO Sheet 5 Revision D	04/08/2020
6.	Level 1 – Identification Plan of Proposed Lot 405 (Remainder) and Lots 406 & 407 (Volumetric)	13293_239_PRO Sheet 6 Revision D	04/08/2020
7.	Level 2 – Identification Plan of Proposed Lot 405 (Remainder) and Lots 406 & 407 (Volumetric)	13293_239_PRO Sheet 7 Revision D	04/08/2020
8.	Level 3 – Identification Plan of Proposed Lot 405 (Remainder) and Lots 406 & 407 (Volumetric)	13293_239_PRO Sheet 8 Revision D	04/08/2020
9.	Level 4 – Identification Plan of Proposed Lot 405 (Remainder) and Lots 406 & 407 (Volumetric)	13293_239_PRO Sheet 9 Revision D	04/08/2020
10.	Level 4M – Identification Plan of Proposed Lot 405 (Remainder) and Lots 406 & 407 (Volumetric)	13293_239_PRO Sheet 10 Revision D	04/08/2020
11.	Level 5 – Identification Plan of Proposed Lot 405 (Remainder) and Lots 406 & 407 (Volumetric)	13293_239_PRO Sheet 11 Revision D	04/08/2020

12.	Level 5M – Identification Plan of Proposed Lot 405 (Remainder) and Lots 406 & 407 (Volumetric)	13293_239_PRO Sheet 12 Revision D	04/08/2020
13.	Level 6 – Identification Plan of Proposed Lot 405 (Remainder) and Lots 406 & 407 (Volumetric)	13293_239_PRO Sheet 13 Revision D	04/08/2020
14.	Level 6M – Identification Plan of Proposed Lot 405 (Remainder) and Lots 406 & 407 (Volumetric)	13293_239_PRO Sheet 14 Revision D	04/08/2020
15.	Level 7 – Identification Plan of Proposed Lot 405 (Remainder) and Lots 406 & 407 (Volumetric)	13293_239_PRO Sheet 15 Revision D	04/08/2020
16.	Level 7M – Identification Plan of Proposed Lot 405 (Remainder) and Lots 406 & 407 (Volumetric)	13293_239_PRO Sheet 16 Revision D	04/08/2020
17.	Level 8 and Above – Identification Plan of Proposed Lot 405 (Remainder) and Lots 406 & 407 (Volumetric)	13293_239_PRO Sheet 17 Revision D	04/08/2020
18.	3D View – Lots 406 & 407 – Identification Plan of Proposed Lot 405 (Remainder) and Lots 406 & 407 (Volumetric)	13293_239_PRO Sheet 18 Revision D	04/08/2020

PDA Development Conditions – Reconfiguring a Lot		
No.	Condition	Timing
General		
1.	Carry out the Approved Development Carry out the approved development generally in accordance with the approved plans and documents.	Prior to survey plan endorsement for the relevant stages

ADVISORY NOTES

Development Approvals Generally

Please note that in order 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.

Further Development Approval for Reconfiguring a Lot

Should the design of the basement car parking change through further detailed design, as per discussions held between EDQ and DBC, a future development application for reconfiguring a lot may be required.

**** End of Package ****