

Our ref: DEV2020/1137

28 October 2020

Herston Development company Pty Ltd
C/- Bennett + Bennett
Att: Ms Katie Yang
PO Box 2020
KELVIN GROVE QLD 4059

Email: kyang@bennettandbennett.com.au

Dear Katie

SECTION 89(1)(a) PDA DEVELOPMENT APPROVAL FOR A PDA DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR RECONFIGURING A LOT – STAGED VOLUMETRIC SUBDIVISION AND ACCESS EASEMENTS AT 296 HERSTON ROAD, HERSTON DESCRIBED AS LOT 3 ON SP316602.

On 28 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 Chris Hinton on 3451 7494 or at chris.hinton@dsdti.qld.gov.au.

Yours sincerely



Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice – Approval

Site information		
Name of priority development area (PDA)	Herston Quarter	
Site address	296 Herston Road, Herston QLD 4006	
Lot on plan description	Lot number	Plan description
	Lot 3	SP316602
PDA development application details		
DEV reference number	DEV2020/1137	
'Properly made' date	15 October 2020	
Type of application	☒ New development involving: ☒ Reconfiguring a lot ☒ Development permit	
Description of proposal applied for	Reconfiguring a Lot (Staged Volumetric Subdivision and Access Easements)	

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.		
Decision date	28 October 2020		
Currency period	4 years from the decision date		
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.	STARS DEVELOPMENT Proposed Reconfiguration for Final Tenure - Step 1, prepared by Bennett + Bennett	161102_046_PRO Sheets 1-10	20/08/2020
2.	STARS DEVELOPMENT Proposed Reconfiguration for Final Tenure - Step 2, prepared by Bennett + Bennett	161102_047_PRO Sheets 1-3	20/08/2020 (Amended in Red 26 October 2020)

PREAMBLE

For the purpose of interpreting this approval, including the conditions, the following applies:

ABBREVIATIONS AND DEFINITIONS:

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

1. **BFP** means Building Format Plan.
2. **DSDTI** means the Department of State Development, Tourism and Innovation.
3. **EDQ** means Economic Development Queensland.
4. **EDQ TS** means Economic Development Queensland's – Technical Services team.
5. **EP Act** means the *Environmental Protection Act 1994*.
6. **MEDQ** means the Minister for Economic Development Queensland.
7. **PDA** means Priority Development Area.

SUBMITTING DOCUMENTATION TO EDQ:

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ TS, submit the documentation to:

- a) EDQ DA at: pdadevelopmentassessment@dsdmip.qld.gov.au.
- b) EDQ TS at: prepostconstruction@dsdmip.qld.gov.au.

PDA Development Conditions		
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 stage
Surveying, land transfers and easements		
2.	Easement CA – Grant (a) Grant an access easement (Form 9 Easement) in favour of the owner of proposed Lot 35 on SP318631. The easement must be on terms and conditions acceptable to MEDQ, including provisions that Easement CA is for temporary access and will be surrendered consistent with Condition 3.	(a) Prior to survey plan endorsement for the relevant stage

	(b) Register the easement referred to in Condition 2(a) with the Department of Natural Resources, Mines and Energy. (c) Maintain the easement referred to in Condition 2(a) until such time as the surrender condition in Condition 3 has been satisfied.	(b) Within 60 days after survey plan endorsement for the relevant stage (c) At all times until surrendered in accordance with Condition 3.
3.	Easement CA – Surrender Surrender Easement CA as shown on the approved plan STARS DEVELOPMENT Proposed Reconfiguration for Final Tenure - Step 2, prepared by Bennett + Bennett (Ref. 161102_047_PRO, dated 20/08/2020, Amended in Red 26 October 2020).	Prior to the commencement of use of the future adjoining building to the west or the creation of alternate legal access, whichever is the earlier.

STANDARD ADVICE

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.

ADVISORY NOTE

Building Management Statement

A BFP should be registered on the title for each proposed lot, which appropriately covers common building management items (e.g. shared services/utilities, shared vehicular and pedestrian access, visitor car parking, loading dock).

**** End of Package ****