

Our ref: DEV2020/1151

Department of
State Development,
Tourism and Innovation

26 February 2021

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 – STAGED VOLUMETRIC SUBDIVISION AT 25 QUEENS WHARF ROAD AND 80 GEORGE STREET, BRISBANE DESCRIBED AS LOT 220 ON SP289470, LOT 405 ON SP312022

On 26 February 2021 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.dsdilqp.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 07 3452 7196 or by email at essen.joseph@dsdti.qld.gov.au.

Yours sincerely



Desiree Houston-Jones
Executive Director
Development Assessment
Economic Development Queensland

Minister for Economic Development
Queensland
GPO Box 2202
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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	25 Queens Wharf Road, Brisbane and 80 George Street, Brisbane	
Lot on plan description	Lot number	Plan description
	Lot 220	SP289470
	Lot 405	SP312022
PDA development application details		
DEV reference number	DEV2020/1151	
'Properly made' date	19 November 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 – Staged Subdivision: • Stage One – One (1) volumetric lot and one (1) volumetric balance lot • Stage Two – Two (2) volumetric lots, one (1) remainder standard format lot and one (1) volumetric thoroughfare easement for access • Stage Three – One (1) volumetric lot and one (1) 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	
Decision date		26 February 2021	
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	Date
STAGE ONE			
1.	Identification Plan of Proposed Lots 414 & 415 (Volumetric) Cancelling Lot 220 on SP289470 (SP312028), Sheet 1 of 18	13293_356_PRO, Revision C	9/12/2020
2.	Identification Plan of Proposed Lots 414 & 415 (Volumetric) Cancelling Lot 220 on SP289470 (SP312028), Sheet 2 of 18 — Basement Level 5 & Below	13293_356_PRO, Revision C	9/12/2020
3.	Identification Plan of Proposed Lots 414 & 415 (Volumetric) Cancelling Lot 220 on SP289470 (SP312028), Sheet 3 of 18 — Basement Level 5 & Below	13293_356_PRO, Revision C	9/12/2020
1.	Identification Plan of Proposed Lots 414 & 415 (Volumetric) Cancelling Lot 220 on SP289470 (SP312028), Sheet 4 of 18 — Basement Level 4	13293_356_PRO, Revision C	9/12/2020
2.	Identification Plan of Proposed Lots 414 & 415 (Volumetric) Cancelling Lot 220 on SP289470 (SP312028), Sheet 5 of 18 — Basement Level 4	13293_356_PRO, Revision C	9/12/2020
3.	Identification Plan of Proposed Lots 414 & 415 (Volumetric) Cancelling Lot 220 on SP289470 (SP312028), Sheet 6 of 18 — Basement Level 3	13293_356_PRO, Revision C	9/12/2020
4.	Identification Plan of Proposed Lots 414 & 415 (Volumetric) Cancelling Lot 220 on SP289470 (SP312028), Sheet 7 of 18 — Basement Level 3	13293_356_PRO, Revision C	9/12/2020
5.	Identification Plan of Proposed Lots 414 & 415 (Volumetric) Cancelling Lot 220 on SP289470 (SP312028), Sheet 8 of 18 — Basement Level 2	13293_356_PRO, Revision C	9/12/2020

6.	Identification Plan of Proposed Lots 414 & 415 (Volumetric) Cancelling Lot 220 on SP289470 (SP312028), Sheet 9 of 18 — Basement Level 2	13293_356_PRO, Revision C	9/12/2020
7.	Identification Plan of Proposed Lots 414 & 415 (Volumetric) Cancelling Lot 220 on SP289470 (SP312028), Sheet 10 of 18 — Basement Level 1	13293_356_PRO, Revision C	9/12/2020
8.	Identification Plan of Proposed Lots 414 & 415 (Volumetric) Cancelling Lot 220 on SP289470 (SP312028), Sheet 11 of 18 — Basement Level 1	13293_356_PRO, Revision C	9/12/2020
9.	Identification Plan of Proposed Lots 414 & 415 (Volumetric) Cancelling Lot 220 on SP289470 (SP312028), Sheet 12 of 18 — Level 00	13293_356_PRO, Revision C	9/12/2020
10.	Identification Plan of Proposed Lots 414 & 415 (Volumetric) Cancelling Lot 220 on SP289470 (SP312028), Sheet 13 of 18 — Level 00	13293_356_PRO, Revision C	9/12/2020
11.	Identification Plan of Proposed Lots 414 & 415 (Volumetric) Cancelling Lot 220 on SP289470 (SP312028), Sheet 14 of 18 — Level 01	13293_356_PRO, Revision C	9/12/2020
12.	Identification Plan of Proposed Lots 414 & 415 (Volumetric) Cancelling Lot 220 on SP289470 (SP312028), Sheet 15 of 18 — Level 01	13293_356_PRO, Revision C	9/12/2020
13.	Identification Plan of Proposed Lots 414 & 415 (Volumetric) Cancelling Lot 220 on SP289470 (SP312028), Sheet 16 of 18 — Level 02 & Above	13293_356_PRO, Revision C	9/12/2020
14.	Identification Plan of Proposed Lots 414 & 415 (Volumetric) Cancelling Lot 220 on SP289470 (SP312028), Sheet 17 of 18 — Level 02 & Above	13293_356_PRO, Revision C	9/12/2020
15.	Identification Plan of Proposed Lots 414 & 415 (Volumetric) Cancelling Lot 220 on SP289470 (SP312028), Sheet 18 of 18 — Isometric View	13293_356_PRO, Revision C	9/12/2020

STAGE TWO			
16.	Identification Plan of Proposed Lot 409 (Remainder), Lots 410 & 411 (Volumetric) and Easement B (Volumetric) in Lot 409 Cancelling Lot 405 on SP312022 (SP312024), Sheet 1 of 18 — Basement Level 4 and Below	13293_241_PRO, Revision D	17/09/2020
17.	Identification Plan of Proposed Lot 409 (Remainder), Lots 410 & 411 (Volumetric) and Easement B (Volumetric) in Lot 409 Cancelling Lot 405 on SP312022 (SP312024), Sheet 2 of 18 — Basement Level 3	13293_241_PRO, Revision D	17/09/2020
18.	Identification Plan of Proposed Lot 409 (Remainder), Lots 410 & 411 (Volumetric) and Easement B (Volumetric) in Lot 409 Cancelling Lot 405 on SP312022 (SP312024), Sheet 3 of 18 — Basement Level 2	13293_241_PRO, Revision D	17/09/2020
19.	Identification Plan of Proposed Lot 409 (Remainder), Lots 410 & 411 (Volumetric) and Easement B (Volumetric) in Lot 409 Cancelling Lot 405 on SP312022 (SP312024), Sheet 4 of 18 — Basement Level 1	13293_241_PRO, Revision D	17/09/2020
20.	Identification Plan of Proposed Lot 409 (Remainder), Lots 410 & 411 (Volumetric) and Easement B (Volumetric) in Lot 409 Cancelling Lot 405 on SP312022 (SP312024), Sheet 5 of 18 — Level 00	13293_241_PRO, Revision D	17/09/2020
21.	Identification Plan of Proposed Lot 409 (Remainder), Lots 410 & 411 (Volumetric) and Easement B (Volumetric) in Lot 409 Cancelling Lot 405 on SP312022 (SP312024), Sheet 6 of 18 — Level 1	13293_241_PRO, Revision D	17/09/2020
22.	Identification Plan of Proposed Lot 409 (Remainder), Lots 410 & 411 (Volumetric) and Easement B (Volumetric) in Lot 409 Cancelling Lot 405 on SP312022 (SP312024), Sheet 7 of 18 — Level 2	13293_241_PRO, Revision D	17/09/2020

23.	Identification Plan of Proposed Lot 409 (Remainder), Lots 410 & 411 (Volumetric) and Easement B (Volumetric) in Lot 409 Cancelling Lot 405 on SP312022 (SP312024), Sheet 8 of 18 — Level 3	13293_241_PRO, Revision D	17/09/2020
24.	Identification Plan of Proposed Lot 409 (Remainder), Lots 410 & 411 (Volumetric) and Easement B (Volumetric) in Lot 409 Cancelling Lot 405 on SP312022 (SP312024), Sheet 9 of 18 — Level 4	13293_241_PRO, Revision D	17/09/2020
25.	Identification Plan of Proposed Lot 409 (Remainder), Lots 410 & 411 (Volumetric) and Easement B (Volumetric) in Lot 409 Cancelling Lot 405 on SP312022 (SP312024), Sheet 10 of 18 — Level 4M	13293_241_PRO, Revision D	17/09/2020
26.	Identification Plan of Proposed Lot 409 (Remainder), Lots 410 & 411 (Volumetric) and Easement B (Volumetric) in Lot 409 Cancelling Lot 405 on SP312022 (SP312024), Sheet 11 of 18 — Level 5	13293_241_PRO, Revision D	17/09/2020
27.	Identification Plan of Proposed Lot 409 (Remainder), Lots 410 & 411 (Volumetric) and Easement B (Volumetric) in Lot 409 Cancelling Lot 405 on SP312022 (SP312024), Sheet 12 of 18 — Level 5M	13293_241_PRO, Revision D	17/09/2020
28.	Identification Plan of Proposed Lot 409 (Remainder), Lots 410 & 411 (Volumetric) and Easement B (Volumetric) in Lot 409 Cancelling Lot 405 on SP312022 (SP312024), Sheet 13 of 18 — Level 6	13293_241_PRO, Revision D	17/09/2020
29.	Identification Plan of Proposed Lot 409 (Remainder), Lots 410 & 411 (Volumetric) and Easement B (Volumetric) in Lot 409 Cancelling Lot 405 on SP312022 (SP312024), Sheet 14 of 18 — Level 6M	13293_241_PRO, Revision D	17/09/2020
30.	Identification Plan of Proposed Lot 409 (Remainder), Lots 410 & 411 (Volumetric) and Easement B (Volumetric) in Lot 409 Cancelling Lot 405 on SP312022 (SP312024), Sheet 15 of 18 — Level 7	13293_241_PRO, Revision D	17/09/2020

31.	Identification Plan of Proposed Lot 409 (Remainder), Lots 410 & 411 (Volumetric) and Easement B (Volumetric) in Lot 409 Cancelling Lot 405 on SP312022 (SP312024), Sheet 16 of 18 — Level 7M	13293_241_PRO, Revision D	17/09/2020
32.	Identification Plan of Proposed Lot 409 (Remainder), Lots 410 & 411 (Volumetric) and Easement B (Volumetric) in Lot 409 Cancelling Lot 405 on SP312022 (SP312024), Sheet 17 of 18 — Level 8 and Above	13293_241_PRO, Revision D	17/09/2020
33.	Identification Plan of Proposed Lot 409 (Remainder), Lots 410 & 411 (Volumetric) and Easement B (Volumetric) in Lot 409 Cancelling Lot 405 on SP312022 (SP312024), Sheet 18 of 18 — 3D View - Lots 410, 411 & Emt B	13293_241_PRO, Revision D	17/09/2020
STAGE THREE			
34.	Identification Plan of Proposed Lot 412 (Remainder), & Lot 413 (Volumetric) Cancelling Lot 409 on SP312024 (SP312025), Sheet 1 of 23 — Basement Level 4 and Below	13293_242_PRO, Revision D	03/08/2020
35.	Identification Plan of Proposed Lot 412 (Remainder), & Lot 413 (Volumetric) Cancelling Lot 409 on SP312024 (SP312025), Sheet 2 of 23 — Basement Level 3	13293_242_PRO, Revision D	03/08/2020
36.	Identification Plan of Proposed Lot 412 (Remainder), & Lot 413 (Volumetric) Cancelling Lot 409 on SP312024 (SP312025), Sheet 3 of 23 — Basement Level 2	13293_242_PRO, Revision D	03/08/2020
37.	Identification Plan of Proposed Lot 412 (Remainder), & Lot 413 (Volumetric) Cancelling Lot 409 on SP312024 (SP312025), Sheet 4 of 23 — Basement Level 1	13293_242_PRO, Revision D	03/08/2020
38.	Identification Plan of Proposed Lot 412 (Remainder), & Lot 413 (Volumetric) Cancelling Lot 409 on SP312024 (SP312025), Sheet 5 of 23 — Level 00	13293_242_PRO, Revision D	03/08/2020

39.	Identification Plan of Proposed Lot 412 (Remainder), & Lot 413 (Volumetric) Cancelling Lot 409 on SP312024 (SP312025), Sheet 6 of 23 — Level 1	13293_242_PRO, Revision D	03/08/2020
40.	Identification Plan of Proposed Lot 412 (Remainder), & Lot 413 (Volumetric) Cancelling Lot 409 on SP312024 (SP312025), Sheet 7 of 23 — Level 2	13293_242_PRO, Revision D	03/08/2020
41.	Identification Plan of Proposed Lot 412 (Remainder), & Lot 413 (Volumetric) Cancelling Lot 409 on SP312024 (SP312025), Sheet 8 of 23 — Level 3	13293_242_PRO, Revision D	03/08/2020
42.	Identification Plan of Proposed Lot 412 (Remainder), & Lot 413 (Volumetric) Cancelling Lot 409 on SP312024 (SP312025), Sheet 9 of 23 — Level 4	13293_242_PRO, Revision D	03/08/2020
43.	Identification Plan of Proposed Lot 412 (Remainder), & Lot 413 (Volumetric) Cancelling Lot 409 on SP312024 (SP312025), Sheet 10 of 23 — Level 4M	13293_242_PRO, Revision D	03/08/2020
44.	Identification Plan of Proposed Lot 412 (Remainder), & Lot 413 (Volumetric) Cancelling Lot 409 on SP312024 (SP312025), Sheet 11 of 23 — Level 5	13293_242_PRO, Revision D	03/08/2020
45.	Identification Plan of Proposed Lot 412 (Remainder), & Lot 413 (Volumetric) Cancelling Lot 409 on SP312024 (SP312025), Sheet 12 of 23 — Level 5M	13293_242_PRO, Revision D	03/08/2020
46.	Identification Plan of Proposed Lot 412 (Remainder), & Lot 413 (Volumetric) Cancelling Lot 409 on SP312024 (SP312025), Sheet 13 of 23 — Level 6	13293_242_PRO, Revision D	03/08/2020
47.	Identification Plan of Proposed Lot 412 (Remainder), & Lot 413 (Volumetric) Cancelling Lot 409 on SP312024 (SP312025), Sheet 14 of 23 — Level 6M	13293_242_PRO, Revision D	03/08/2020
48.	Identification Plan of Proposed Lot 412 (Remainder), & Lot 413 (Volumetric) Cancelling Lot 409 on SP312024 (SP312025), Sheet 15 of 23 — Level 7	13293_242_PRO, Revision D	03/08/2020

49.	Identification Plan of Proposed Lot 412 (Remainder), & Lot 413 (Volumetric) Cancelling Lot 409 on SP312024 (SP312025), Sheet 16 of 23 — Level 7M	13293_242_PRO, Revision D	03/08/2020
50.	Identification Plan of Proposed Lot 412 (Remainder), & Lot 413 (Volumetric) Cancelling Lot 409 on SP312024 (SP312025), Sheet 17 of 23 — Levels 8-44	13293_242_PRO, Revision D	03/08/2020
51.	Identification Plan of Proposed Lot 412 (Remainder), & Lot 413 (Volumetric) Cancelling Lot 409 on SP312024 (SP312025), Sheet 18 of 23 — Level 45	13293_242_PRO, Revision D	03/08/2020
52.	Identification Plan of Proposed Lot 412 (Remainder), & Lot 413 (Volumetric) Cancelling Lot 409 on SP312024 (SP312025), Sheet 19 of 23 — Level 46	13293_242_PRO, Revision D	03/08/2020
53.	Identification Plan of Proposed Lot 412 (Remainder), & Lot 413 (Volumetric) Cancelling Lot 409 on SP312024 (SP312025), Sheet 20 of 23 — Level 47-64	13293_242_PRO, Revision D	03/08/2020
54.	Identification Plan of Proposed Lot 412 (Remainder), & Lot 413 (Volumetric) Cancelling Lot 409 on SP312024 (SP312025), Sheet 21 of 23 — Level 65	13293_242_PRO, Revision D	03/08/2020
55.	Identification Plan of Proposed Lot 412 (Remainder), & Lot 413 (Volumetric) Cancelling Lot 409 on SP312024 (SP312025), Sheet 22 of 23 — Level 66 and Above	13293_242_PRO, Revision D	03/08/2020
56.	Identification Plan of Proposed Lot 412 (Remainder), & Lot 413 (Volumetric) Cancelling Lot 409 on SP312024 (SP312025), Sheet 23 of 23 — 3D View – Lot 413	13293_242_PRO, Revision D	03/08/2020s

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 ****