



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2021/1205

22 December 2021

Herston Development Company Pty Ltd
C/- Bennett + Bennett
Att: Jacque Tait
PO Box 2020
KELVIN GROVE QLD 4059

Email: jtait@bennettandbennett.com.au

Dear Jacque

S89(1)(a) Approval of PDA development application

PDA development application DEV2021/1205 for a Development Permit for a for reconfiguring a lot for staged subdivision and access easement at 86 Bramston Terrace, Herston described as Lot 1545 on SP316602

On 22 December 2021, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached 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 at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Penny Milton, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7587 or at penny.milton@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Beatriz Gomez
**Director
Development Assessment
Economic Development Queensland**

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Herston Quarter PDA	
Site address	86 Bramston Terrace, Herston, QLD, 4006	
Lot on plan description	Lot number	Plan description
	Lot 1545	SP316602
PDA development application details		
DEV reference number	DEV2021/1205	
'Properly made' date	27 August 2021	
Type of application	☒ PDA development application for: ☐ Material change of use ☐ Preliminary approval ☐ Development permit ☒ Reconfiguring a lot ☐ Preliminary approval ☒ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Reconfiguring a Lot for Stage Subdivision and Access Easement: • Stage A – 6 standard format lots and 1 access easement (Emt AF in Lot 1). • Stage B – 2 standard format lots.	
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 The approval is for: • Development Permit for Reconfiguring a Lot.	
Decision date	22 December 2021	
Currency period	4 years from the date of the decision	

Approved plans and documents

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

Approved plans and documents		Number	Date
1.	Plan of Proposed Staged Boundary Reconfiguration of Lots 1-6 & 1545 and Emt AF in Lot 1 & Emt AG in Lot 1546 on SP318644 Cancelling Lot 1545 on SP316602 (SP326025 & SP326611) – Sheet 1 of 3 – Stage A	161102_082_PRO – Revision J	9 December 2021 (amended in red)
2.	Plan of Proposed Staged Boundary Reconfiguration of Lots 1-6 & 1545 and Emt AF in Lot 1 & Emt AG in Lot 1546 on SP318644 Cancelling Lot 1545 on SP316602 (SP326025 & SP326611) – Sheet 2 of 3 – Stage A Detail	161102_082_PRO	5 May 2021
3.	Plan of Proposed Staged Boundary Reconfiguration of Lots 1-6 & 1545 and Emt AF in Lot 1 & Emt AG in Lot 1546 on SP318644 Cancelling Lot 1545 on SP316602 (SP326025 & SP326611) – Sheet 3 of 3 – Stage B	161102_082_PRO	5 May 2021

PDA development conditions

PREAMBLE AND ABBREVIATIONS

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. **DSDILGP** means the Department of State Development, Infrastructure, Local Government and Planning.
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.

No.	Condition	Timing
1	Carry out the approved development Carry out the approved development generally in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to survey plan endorsement for the relevant stage.
2	Vehicle and Pedestrian Access (a) Pedestrian access must be maintained 24 hours a day 7 days a week to the buildings located on lots 2, 3 and 5 on <i>Plan of Proposed Staged Boundary Reconfiguration of a Lots 1-6 & 1545 and Emt AF in Lot 1 & Emt AG in Lot 1546 on SP318644 (Plan no.: 161102_082_PRO – Sheets 1 – 3) Revision J dated 09/12/2021 (and Lot 5 in Stage B)</i>. (b) Vehicle access (including access for service vehicles) to the service area and car park located on Lot 1 on <i>Plan of Proposed Staged Boundary Reconfiguration of a Lots 1-6 & 1545 and Emt AF in Lot 1 & Emt AG in Lot 1546 on SP318644 (Plan no.: 161102_082_PRO – Sheets 1 - 3) Revision J dated 09/12/2021</i> is to be maintained. (c) Vehicular access sufficient to enable servicing of the buildings located on Lots 2, 3 and 5 <i>Plan of Proposed Staged Boundary Reconfiguration of a Lots 1-6 & 1545 and Emt AF in Lot 1 & Emt AG in Lot 1546 on SP318644 (Plan no.: 161102_082_PRO – Sheets 1 - 3) Revision J dated 09/12/2021 (and Lot 5 in Stage B)</i> is to be provided. (d) Ensure all buildings located on lots 2, 3 and 5 on <i>Plan of Proposed Staged Boundary Reconfiguration of a Lots 1-6 & 1545 and Emt AF in Lot 1 & Emt AG in Lot 1546 on SP318644 (Plan no.: 161102_082_PRO – Sheets 1 – 3) Revision J dated 09/12/2021 (and Lot 5 in Stage B)</i> are adequately provided with services including (but not limited to) refuse, water, sewer and other essential infrastructure.	At all times.
3.	Staging Stage B shall not occur prior to the plan of subdivision for Stage A being registered with the Registrar of Titles for the relevant Queensland State Government Authority.	As indicated

STANDARD ADVICE

Please note that 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 ****