



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

Our ref: DEV2022/1314
Your ref: P0036156

8 September 2022

Lendlease (Bowen Hills) Pty Ltd
C/- Urbis Pty Ltd
Attn: Sirena Kwok
Level 32, 300 George Street
BRISBANE CITY QLD 4000

skwok@urbis.com.au

Dear Sirena

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

PDA Development Permit for Reconfiguring a Lot – Boundary Realignment (3 lots into 3 lots) at 498 St Pauls Terrace, 25 Exhibition Street and 665 Gregory Terrace, Bowen Hills described as Lots 109, 110 and 111 on SP288047

On 8 September 2022, 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 Chris Hinton, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7494 or at chris.hinton@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)	Bowen Hills	
Site address	498 St Pauls Terrace, 25 Exhibition Street and 665 Gregory Terrace, Bowen Hills QLD 4006	
Lot on plan description	Lot number	Plan description
	109	SP288047
	110	SP288047
	111	SP288047

PDA development application details	
DEV reference number	DEV2022/1314
'Properly made' date	31 August 2022
Type of application	☒ PDA development application for: ☒ Reconfiguring a lot ☒ Development permit
Proposed development	Reconfiguring a Lot – Boundary Realignment (3 into 3)

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	8 September 2022
Currency period	Four (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.	'Proposed Reconfiguration Plan', prepared by Jensen Bowers	S-6441-264-B	5 July 2022

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

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

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

EDQ means Economic Development Queensland.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

PDA development conditions

No.	Condition	Timing
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

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.

ADVICE NOTICE

Please note that all subject lots must be appropriately serviced and remediated in accordance with the requirements of the following conditions (where relevant) of PDA Development Permit DEV2010/047, prior to commencing use of new development on the site:

- Condition 22 – Water infrastructure
- Condition 23 – Sewer infrastructure
- Condition 24 – Stormwater infrastructure
- Condition 28 – Electricity
- Condition 29 – Telecommunications
- Condition 30 – Gas Supply
- Condition 31 – Service Conduits & Mains
- Condition 33 – Site Decontamination and Remediation

**** End of Package ****