



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

Our ref: DEV2022/1324

13 October 2022

Brisbane City Council
C/- Wolter Consulting Group
Att: Mr Daniel Jeon
PO Box 436
NEW FARM QLD 4005

Email: djeon@wolterconsulting.com.au

Dear Daniel

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

**PDA Development Permit for Reconfiguring a Lot – 1 lot into 3 volumetric lots at
52C O'Connell Terrace, Bowen Hills described as Lot 41 on SP238936**

On 13 October 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.dsdilgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Mr Chris Hinton, Principal Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7494 at chris.hinton@dsdilgp.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	52C O'Connell Terrace, Bowen Hills	
Lot on plan description	Lot number	Plan description
	Lot 41	SP238936
PDA development application details		
DEV reference number	DEV2022/1324	
'Properly made' date	29 August 2022.	
Type of application	☒ PDA development application for: ☒ Reconfiguring a lot ☒ Development permit	
Proposed development	Reconfiguring a Lot – 1 lot into 3 volumetric 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	
Decision date	13 October 2022	
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 Lots 1-3 cancelling Lot 41 on SP238936', prepared by Wolter Consulting Group Pty Ltd	SP329545_VOL_Version 1_15-07-2022	15 July 2022
2. 'Three Dimensional View, viewed from the South East', prepared by Wolter Consulting Group Pty Ltd	SP329545_VOL_Version A_15-07-2022	15 July 2022
Preamble, abbreviations, and definitions		
PREAMBLE Nil		
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.

**** End of Package ****