



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

Our ref: DEV2022/1338  
Your ref: 13293 and BBH P/L.-TRANSMIT-000827

16 March 2023

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 (collectively referred to as 'DBC' or the 'Destination Brisbane Consortium' being 'the Applicant')  
C/- Bennett and Bennett

Att: Jack Reed  
PO Box 2020  
Kelvin Grove QLD 4059

Email: jreed@bennettandbennett.com.au

Dear Jack

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

**Development Permit for reconfiguring a lot (volumetric subdivision) for 1 volumetric lot, 1 standard format lot and an easement at 153 Stanley Street, South Brisbane described as Lot 934 SP251794**

On 16 March 2023, 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](http://www.dsdlgp.qld.gov.au/pda-da-applications).

If you require any further information, please contact Ms Tiana Hill, Senior Planner, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7518 or at [tiana.hill@dsdlgp.qld.gov.au](mailto:tiana.hill@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) | Queen's Wharf Brisbane                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                  |
| Site address                            | 153 Stanley Street, South Brisbane                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                  |
| Lot on plan description                 | Lot number                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Plan description |
|                                         | Lot 934                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | SP251794         |
| PDA development application details     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| DEV reference number                    | DEV2022/1338                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                  |
| 'Properly made' date                    | 15 November 2022                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                  |
| Type of application                     | <input checked="" type="checkbox"/> PDA development application for: <ul style="list-style-type: none"> <li><input type="checkbox"/> Material change of use               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> <li><input checked="" type="checkbox"/> Reconfiguring a lot               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input checked="" type="checkbox"/> Development permit</li> </ul> </li> <li><input type="checkbox"/> Operational work               <ul style="list-style-type: none"> <li><input type="checkbox"/> Preliminary approval</li> <li><input type="checkbox"/> Development permit</li> </ul> </li> </ul> <input type="checkbox"/> Application to change PDA development approval<br><input type="checkbox"/> Application to extend currency period |                  |
| Proposed development                    | Reconfiguration of a Lot (Volumetric Subdivision) 1 volumetric lot, 1 standard formal lot and an easement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                  |
| PDA development approval details        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                  |
| Decision of the MEDQ                    | <p>The MEDQ has decided to grant <b>all</b> of the PDA development approval applied for, <b>subject to</b> PDA development conditions forming part of this decision notice</p> <p>The approval is for:</p> <ul style="list-style-type: none"> <li>• Reconfiguration of a Lot (Volumetric Subdivision) 1 volumetric lot, 1 standard formal lot and an easement</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |
| Decision date                           | 16 March 2023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  |
| 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 Lot 233 (Volumetric), Lot 934 (Restricted) Remainder, Easement CA (Volumetric) in Lot 934 Cancelling Lot 934 on SP251794 (SP322278) Sheet 1 of 4                                                                                                                                                         | 13293_1059_PRO<br>Issue E<br>Sheet 1 of 4                                          | 19/01/2023 |
| 2.                                                                                                                                                                                                                                                               | Plan of Proposed Lot 233 (Volumetric), Lot 934 (Restricted) Remainder, Easement CA (Volumetric) in Lot 934 Cancelling Lot 934 on SP251794 (SP322278) Sheet 2 of 4                                                                                                                                                         | 13293_1059_PRO<br>Issue E<br>Sheet 2 of 4                                          | 19/01/2023 |
| 3.                                                                                                                                                                                                                                                               | Plan of Proposed Lot 233 (Volumetric), Lot 934 (Restricted) Remainder, Easement CA (Volumetric) in Lot 934 Cancelling Lot 934 on SP251794 (SP322278) Sheet 3 of 4                                                                                                                                                         | 13293_1059_PRO<br>Issue E<br>Sheet 3 of 4                                          | 19/01/2023 |
| 4.                                                                                                                                                                                                                                                               | Plan of Proposed Lot 233 (Volumetric), Lot 934 (Restricted) Remainder, Easement CA (Volumetric) in Lot 934 Cancelling Lot 934 on SP251794 (SP322278) Sheet 4 of 4                                                                                                                                                         | 13293_1059_PRO<br>Issue E<br>Sheet 4 of 4                                          | 19/01/2023 |
| Preamble, abbreviations, and definitions                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                           |                                                                                    |            |
| <b>ABBREVIATIONS AND DEFINITIONS</b><br>The following is a list of abbreviations utilised in this approval:<br><br><b>EDQ</b> means Economic Development Queensland.<br><br><b>EDQ DA</b> means Economic Development Queensland's – Development Assessment team. |                                                                                                                                                                                                                                                                                                                           |                                                                                    |            |
| Submitting documentation to EDQ                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                           |                                                                                    |            |
| Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:                                                                                                                         |                                                                                                                                                                                                                                                                                                                           |                                                                                    |            |
| a) EDQ DA: <a href="mailto:pdadevelopmentassessment@dsdilgp.qld.gov.au">pdadevelopmentassessment@dsdilgp.qld.gov.au</a> .                                                                                                                                        |                                                                                                                                                                                                                                                                                                                           |                                                                                    |            |
| b) EDQ IS: <a href="mailto:EDQ_PrePostConstruction@dsdilgp.qld.gov.au">EDQ_PrePostConstruction@dsdilgp.qld.gov.au</a> .                                                                                                                                          |                                                                                                                                                                                                                                                                                                                           |                                                                                    |            |
| PDA development conditions                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                           |                                                                                    |            |
| No.                                                                                                                                                                                                                                                              | Condition                                                                                                                                                                                                                                                                                                                 | Timing                                                                             |            |
| 1                                                                                                                                                                                                                                                                | <b>Carry out the approved development</b><br>Carry out the approved development in accordance with:<br>a) the approved plans and documents.                                                                                                                                                                               | Prior to survey plan endorsement                                                   |            |
| 2                                                                                                                                                                                                                                                                | <b>Grant Easements</b><br>a) Submit to EDQ DA easement documentation, in a registerable form, for Easement CA (volumetric) for access and maintenance purposes in Lot 934 SP251794 in favour of Lot 233 as indicated on the approved drawings.<br><br>b) Register all easements required under part a) of this condition. | a) At or prior to survey plan endorsement<br><br>b) At registration of survey plan |            |

**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 \*\***