



Our ref: DEV2020/1151/3 – F23/2416 – D23/65027
Your ref: 13293; BBH P/L.-TRANSMIT-000869

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

16 May 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 Group

Att: Jack Reed
19 Finchley Street
MILTON QLD 4064

Email: jreed@bennettandbennett.com.au

Dear Jack

**SECTION 99 APPROVAL - APPLICATION TO CHANGE PDA DEVELOPMENT APPROVAL
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 16 May 2023 the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the amendment application applied for, subject to PDA development conditions set out in this PDA decision notice.

The PDA decision notice and approved plans/documents can be viewed in the MEDQ Development Approvals Register via the Department website www.dsdilgp.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@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

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

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	DEV2020/1151/3	
'Properly made' date	10/05/2023	
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	
Description of proposal applied for	Development Permit for Reconfiguration of a Lot – 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. The approval is for: Development Permit for Reconfiguration of a Lot – 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	

Original Decision date	26/02/2021
Change to approval date	16/05/2023
Currency period	4 years from the original decision date

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
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
4.	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
5.	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
6.	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
7.	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
8.	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
9.	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
10.	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
11.	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
12.	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
13.	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

14.	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
15.	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
16.	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
17.	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
18.	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			
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 1 of 18 — Basement Level 4 and Below	13293_241_PRO, Revision G	21/04/2023
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 2 of 18 — Basement Level 3	13293_241_PRO, Revision G	21/04/2023
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 3 of 18 — Basement Level 2	13293_241_PRO, Revision G	21/04/2023
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 4 of 18 — Basement Level 1	13293_241_PRO, Revision G	21/04/2023
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 5 of 18 — Level 00	13293_241_PRO, Revision G	21/04/2023
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 6 of 18 — Level 1	13293_241_PRO, Revision G	21/04/2023
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 7 of 18 — Level 2	13293_241_PRO, Revision G	21/04/2023
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 8 of 18 — Level 3	13293_241_PRO, Revision G	21/04/2023

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 9 of 18 — Level 4	13293_241_PRO, Revision G	21/04/2023
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 10 of 18 — Level 4M	13293_241_PRO, Revision G	21/04/2023
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 11 of 18 — Level 5	13293_241_PRO, Revision G	21/04/2023
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 12 of 18 — Level 5M	13293_241_PRO, Revision G	21/04/2023
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 13 of 18 — Level 6	13293_241_PRO, Revision G	21/04/2023
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 14 of 18 — Level 6M	13293_241_PRO, Revision G	21/04/2023
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 15 of 18 — Level 7	13293_241_PRO, Revision G	21/04/2023
34.	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 G	21/04/2023
35.	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 G	21/04/2023
36.	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 G	21/04/2023
STAGE THREE			
37.	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 G	21/04/2023
38.	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 G	21/04/2023
39.	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 G	21/04/2023

40.	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 G	21/04/2023
41.	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 G	21/04/2023
42.	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 G	21/04/2023
43.	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 G	21/04/2023
44.	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 G	21/04/2023
45.	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 G	21/04/2023
46.	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 G	21/04/2023
47.	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 G	21/04/2023
48.	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 G	21/04/2023
49.	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 G	21/04/2023
50.	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 G	21/04/2023
51.	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 G	21/04/2023
52.	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 G	21/04/2023
53.	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 G	21/04/2023
54.	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 G	21/04/2023
55.	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 G	21/04/2023

56.	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 G	21/04/2023
57.	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 G	21/04/2023
58.	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 G	21/04/2023
59.	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 G	21/04/2023

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 for the relevant stages

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.

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 ****