



Department of
State Development and Infrastructure

Our ref: DEV2023/1461

13 March 2024

62 Broadway Pty Ltd
C/- Murray Bell Planning Co.
Att: Mr Sam Underwood, Senior Town Planner
Level 2, 145 Eagle Street
BRISBANE QLD 4000

Email: sam@mbplanning.com.au

Dear Mr Underwood

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

PDA Development Permit for Building Work (demolition of a pre-1946 dwelling) at 62 Broadway Street, Woolloongabba described as Lot 1 on RP82966

On 13 March 2024, 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 Hayden Jensen, Senior Planner, Cross River Rail Priority Development Areas, in Economic Development Queensland, by telephone on (07) 3035 2083 or at hayden.jensen@dsdilgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Owen Haslam
Project Director
Cross River Rail Priority Development Areas
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Woolloongabba	
Site address	62 Broadway Street, Woolloongabba	
Lot on plan description	Lot number	Plan description
	Lot 1	RP82966
PDA development application details		
DEV reference number	DEV2023/1461	
'Properly made' date	18 January 2024	
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 ☒ Building Work ☐ Preliminary approval ☒ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Demolition of a pre-1946 dwelling	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant <u>all</u> of the PDA development approval applied for, <u>subject to</u> PDA development conditions forming part of this decision notice. The approval is for: • Demolition of a pre-1946 dwelling	
Decision date	13 March 2024	
Currency period	2 years from the date of the decision	

PREAMBLE

The following abbreviations, definitions and operational provisions apply as part of the development permit.

ABBREVIATIONS, AND DEFINITIONS

COUNCIL means the relevant local government for the land the subject of this approval.

DSDI means the Department of State Development and Infrastructure.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

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: pdadevelopmentassessment@dsdmip.qld.gov.au
- b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au

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.	Demolition Plan, prepared by Murray Bell Planning Co, dated 1 November 2023	DA01-Rev1	01 November 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	Prior to expiration of the currency period
2.	Hours of work - demolition Undertake all works within the hours of 6:30am to 6:30pm, Monday to Saturday, excluding public holidays.	During demolition unless otherwise endorsed
3.	Demolition impacts Manage all demolition impacts to ensure they are contained within the site. <i>NOTE: For example, ensure that roads and adjoining properties are protected from ponding or nuisance from stormwater.</i> <i>NOTE: All emissions (e.g. noise and dust) resulting from the approved development are subject to the requirements of the Environmental Protection Act 1994.</i>	During demolition
4.	Erosion and sediment management Manage erosion and sediment run-off in accordance with the following: a) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A); and b) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites.</i>	During demolition
5.	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Should existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and adopted design standards. <i>NOTES: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	a) Within 40 business days from completion of demolition work b) Within 40 business days from completion of demolition work

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 ****