

Our ref: DEV2024/1482

7 May 2024

Little Indians Pty Ltd ATF Little Indians Property Trust
Att: Mr James Greville
PO Box 8304
WOOLLOONGABBA QLD 4102

Email james@twolittlefilms.com

Dear Mr Greville

S89(1)(a) Approval of PDA Development Application

PDA Development Permit for Material Change of Use for short-term accommodation at 604 Stanley Street, Woolloongabba described as part of Lot 4 on SP102439

On 7 May 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.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Mr Hayden Jensen, Senior Planner, Cross River Rail Priority Development Areas, in Economic Development Queensland, by telephone on (07) 3035 2083 or at hayden.jensen@dsdlgp.qld.gov.au.

Yours sincerely



Essen Joseph
Manager - Planning
Cross River Rail Priority Development Areas
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Woolloongabba PDA	
Site address	604 Stanley Street, Woolloongabba	
Lot on plan description	Lot number	Plan description
	Part of Lot 4	SP102439
PDA development application details		
DEV reference number	DEV2024/1482	
'Properly made' date	8 March 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 ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Material Change of Use for Short-term accommodation	
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: • Material Change of Use for Short-term accommodation	
Decision date	7 May 2024	
Currency period	6 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.	General Plan, Lot 4, 604 Stanley Street Woolloongabba (as amended in red)	Un-numbered	Undated, amended 7 May 2024

Preamble, abbreviations, and definitions

PREAMBLE

Nil or insert preamble

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in 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.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2023 (as amended from time to time).

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

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@dsmip.qld.gov.au
- b) EDQ IS: EDQ_PrePostConstruction@dsmilqp.qld.gov.au

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 and any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
2.	Maintain the Approved Development Maintain the approved development generally in accordance with the approved plans and documents	At all times following commencement of use
3.	Car parking a) Construct, sign, and delineate car parking spaces generally in accordance with Australian Standard AS2890 – Parking Facilities and the approved plans. b) Maintain at least one (1) car parking space for the Short-term accommodation.	a) Prior to commencement of use b) At all times

PDA development conditions		
No.	Condition	Timing
	c) To comply with item a) of this condition, ensure no more than two (2) car parking spaces are provided at the rear of the premises (Jacob Lane), as per the amendments in red on the approved plan. d) Submit to EDQ IS evidence that the requirements of this condition have been satisfied. <i>Note: Four (4) car parking spaces are shown on the approved plan. However, there is insufficient width within the property to include two (2) parking spaces side-by-side. The above conditions of approval and the amendments in red on the approved plan address this matter by requiring two (2) spaces to be removed, as annotated.</i>	c) Prior to commencement of use, if required to achieve compliance with item a) d) Prior to commencement of use
4.	Outdoor lighting a) Design, construct, and maintain outdoor lighting in the location shown on the approved plan, in accordance with the following Australian Standards: i. AS1158.1.1 Lighting for Roads and Public Spaces; and ii. AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting; and b) Submit to EDQ DA evidence to demonstrate that the design and construction requirements of part a) of this condition have been satisfied.	a) Design and construction – prior to commencement of use Maintenance of lighting – at all times b) Prior to commencement of use
5.	Surveillance / CCTV a) Install a surveillance / CCTV camera at the Jacob Lane frontage and ensure: i. The camera is placed sufficiently high to be visible from Jacob Lane. ii. The camera maintains a view of the full car park area at the rear of the premises. iii. Recording equipment is installed to store footage for a minimum of 30 days. b) Submit to EDQ DA evidence to confirm that the requirements of item a) of this condition have been satisfied. c) Maintain the surveillance / CCTV camera described in item a) of this condition.	a) Prior to commencement of use b) Prior to commencement of use c) At all times
6.	Infrastructure charges Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment. Where the application is a MCU, provide certified detailing the gross floor area at the time of payment.	In accordance with the IFF

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 ****